



LOCAL DEVELOPMENT FRAMEWORK ADVISORY COMMITTEE

Wednesday, 23 November 2011 at 7.30 p.m.

Committee Room 1, 1st Floor, Town Hall, Ilford, IG1 1DD

QUORUM: 3

Membership:

Councillors: Councillors J. Athwal (Chairman), G. Deakins (Vice-Chairman),
Mrs R. Clark, H. Coomb and N. Hayes

Substitutes: Councillors F. Maravala, R. Hoskins and M. Stark

The attendance of the above Members is requested at the above meeting

The Agenda for the meeting is overleaf.

**Simon Goodwin
Borough Solicitor and Secretary
Town Hall
Ilford,
Essex,
IG1 1DD**

For further information (including information on background papers),
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Local Development Framework Advisory Committee
 Wednesday, 23 November 2011
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Local Development Framework Advisory Committee, Monday, 5 September 2011

Report of the Local Development Framework Advisory Committee

Monday, 5th September, 2011 (7.30 p.m. - 8.50 p.m.)

Present: Councillors J. Athwal (Chairman), G. Deakins (Vice-Chairman), Mrs R. Clark, H. Coomb and N. Hayes

Also present: Councillor Turbefeild- Cabinet Member for Housing.

1. Apologies for absence

An apology for lateness was received from Councillor Deakins.

2. Declaration of Interest

Noted.

3. Minutes of previous meeting held on 13th July 2011 (for signature)

Resolved: That we agree the minutes of the meeting held on 13th July 2011.

4. Public Participation

None.

5. Householder Design Guide Supplementary Planning Document – Consultation Summary

The Householder Design Guide draft Supplementary Planning Document (SPD) was presented to the LDF Advisory Committee at its meeting on the 9 February 2011. The SPD had been prepared as guidance for Redbridge residents when considering and extension or alteration to their house.

Subject to a number of minor alterations the draft SPD was commended by the committee to the Cabinet Member for Planning and Regeneration for public consultation. The report sets out a summary of representations received as a result of the public consultation on the SPD, which took place between 4 March and 15 April 2011.

The Council received 17 representations (with 7 from external organisations), the majority expressing strong support for the SPD. A summary of the representations was attached as Appendix 2 of the report. The draft SPD as detailed in Appendix 1 of the report had now been updated to provide greater clarity, with tracked changes in response to the representations.

Resolved:-That we (i) note and comment on the content of the updated draft Supplementary Planning Document (Appendix 1); and

(ii) Commend the Householder Design Guide SPD (Appendix 1) to Cabinet for

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adoption.

6. Houses in Multiple Occupation

The General Permitted Development Order sets out classes of development (known as permitted development), which are automatically given planning permission without the need to submit a planning application to the Local Planning Authority. It has been amended to permit dwelling houses to convert into small Houses in Multiple Occupation (HMO) comprising three to six people without planning permission from the Council.

A report was presented to the Environment and Community Safety Scrutiny Committee on 7th February 2011 (ref: ECS/09/070211) addressing the implications of the amendment to the General Permitted Development Order relating to HMOs for the services within the portfolios of the Committee. Members noted the issues raised in this report and requested that a further report be submitted to the Committee addressing potential ways to deal with these concerns.

A further report was referred to Environment and Community Safety Scrutiny Committee on Wednesday 6th April 2011 considering the use of an Article 4 Direction to address the issues with Houses in Multiple Occupation (ECSS/08/060411). Members of the Committee agreed that the LDF Advisory Committee should consider the policy position regarding Houses in Multiple Occupation as part of the Core Strategy Review and the use of an Article 4 Direction to control HMOs. Clarification of policy would be necessary to underpin service of an Article 4 Direction across extensive areas of the borough.

This report sets out the background to the changes to the HMO regulations, information on HMOs in Redbridge, the use of Article 4 directions to control HMOs and how a policy approach to controlling HMOs could be progressed through the Core Strategy Review.

Resolved: That we (i) note the report and the following comments on the contents of the report, including the process and evidence required to bring an Article 4 Direction into effect:-

- consideration needs to be given when preparing policy changes to the monitoring arrangements which would be needed to implement controls over the distribution and standard of HMO's
- there was need for planning policy to control the spread, overproliferation and standards of HMO's because of the cumulative environmental impact that an excessive number can have in certain areas;
- identify borough wide areas in which HMO's may be an issue and where further research and evidence gathering is warranted; and
- consider whether a planning policy on HMO's should be criteria based rather than targeted at specific locations of the borough

(ii) Consider applying an Article 4 Direction across the borough where this is supported by a criteria based policy to assist in the determination of resultant applications.

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Monday, 5 September 2011**

7. Date of next meeting

Resolved: That the next meeting be held on Wednesday 23rd November 2011 at 7.30 pm.

8. Any other items which the Chairman decides for the reasons stated are urgent

None.

Chairman

Date 23 November 2011	Classification Public	Committee Local Development Framework Advisory Committee
From Chief Planning & Regeneration Officer	Title Of Report Core Strategy Review – Consultation responses	

This report is of interest to all Members

1. Executive Summary

- 1.1 The purpose of this report is to provide details of the responses received during the Core Strategy Review Issues & Options consultation which took place from 12 September 2011 until 28 October 2011. A complete summary of responses is set out in Appendix 1. Officers will now use the consultation responses alongside collated evidence and national/regional guidance to identify key policy issues and prepare draft policy options. Unlike the initial consultation brochure, this next stage of policy preparation will result in a Preferred Options Report to set out explicit policy proposals for a further round of consultation before the Council finalises its revised Core Strategy.
- 1.2 Key issues to emerge from the initial consultation and evidence base gathering include:
- The possibility of uniting strategic and development management policies into one Development Plan Document.
 - The Redbridge population is increasing rapidly, with significant implications for infrastructure and housing need,
 - A requirement for additional policies dealing with climate change/sustainable design and construction.
 - Economic development should be dealt with more comprehensively than is currently the case.
 - In response to Member and resident concerns, greater restrictions on hot food take-aways should be considered.
 - A new minimum housing target up to 2026 is required that is in line with the 2011 London Plan.
 - Regard should be made to potential concentrations of Houses in Multiple Occupation (HMOs) in established residential areas and their negative impacts.
 - Policies are required on the future use of any sites that are proposed for release from the Green Belt.
- 1.3 This report sets out suggested directions in developing the policy options in response to issues raised in the evidence base and consultation.
- 1.4 Under the timetable provided by the Council's draft Local Development Scheme, the Preferred Options Report is to be published for consultation in

May/June 2012. Consultation on the pre-submission document is scheduled for October/November 2012 and submission for independent examination in early 2013.

2. Recommendations

That the Advisory Committee:

- 2.1 Note and comment on the responses received during the Core Strategy Review initial consultation, as set out in Appendix 1.
- 2.2 Note and comment on the emerging issues for consideration while drafting the Core Strategy Review Preferred Options Report and the proposed structure and timescales for its preparation.

THE DECISIONS PROPOSED IN THE RECOMMENDATIONS TO THIS REPORT MAY NOT BE REQUISITIONED IN ACCORDANCE WITH STANDING ORDER 54.1(r).

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3. Background

- 3.1 The initial public consultation on the Core Strategy Review took place for seven weeks during September and October 2011. The consultation sought the views of residents and businesses, and a broad range of internal and external service providers on the main issues for consideration as well as identifying other issues that may need to form part of the review.
- 3.2 The consultation yielded 32 representations, with a range of comments from statutory organisations, Area Committees and local residents. These comments have been viewed alongside on-going dialogue with service providers and collated evidence base items previously considered by this Committee (for example the Community Infrastructure Plan, Green Belt Review, Open Space Assessment and Local Economic Assessment). The number of detailed representations was fairly limited due to the general nature of the initial consultation. It is expected that the Preferred Options consultation will generate more detailed comments when views are sought on specific policy directions.
- 3.3 The key issues raised through the representations, dialogue with service areas and background research can be categorised into distinct themes, which are summarised in Sections 5 to 12 below.

4. Scope and Structure of Review

- 4.1 When considering the scope of the Core Strategy review, it has become apparent that some of the areas of potential policy revision are likely to have “knock on” effects for the Borough Wide Primary Policies Development Plan Document. For instance, any new target for housing provision is provided in the Core Strategy but is in turn reflected in the development management housing policy located in the Borough Wide Primary Policies. The Borough Wide Primary Policies also make several references to the use of planning obligations which need to be modified in light of the introduction of the Community Infrastructure Levy.
- 4.2 In addition, the initial consultation confirmed strong local feeling about some matters currently dealt with in the Borough Wide Primary Policies. A particular example was the need for policy to more strongly limit the proliferation of hot food takeaways. Changes introduced through the new London Plan require other revisions to development management policies, such as the standards for the internal space of new homes.
- 4.3 It would be possible to deal with this by inserting a series of new development management policy provisions in the Core Strategy itself. These would then supersede the relevant Borough Wide Primary Policies. However, that approach would cloud the distinction between the two documents and risked confusing developers, service providers and other users of the LDF.
- 4.4 Instead, Officers believe the best option may be to merge the two documents, but to maintain the distinction between strategic and development management policies. In many cases little or no change will be required to the existing policies and the overall result would be a

reduction in the number of separate planning documents, as advocated by existing and proposed national planning policy.

- 4.5 It is proposed that the draft Preferred Options Report will set out its “strategic” and “development management” policies under separate themes. Members should note that Officers will also be seeking to improve the layout and appearance of the Core Strategy to make it more attractive and presentable to a broader range of readers.

5. Population Growth

- 5.1 A key factor informing several different elements of the Core Strategy Review is the significant population growth currently being experienced in the Borough, the rate of which is due to increase further over the Plan period. The Office for National Statistics project that the population will of Redbridge will increase by 66,000, or 25% between 2011 and 2033 based on current birth rate trends. Previous projections from 2006 had anticipated that the Redbridge population would reach 266,000 by 2016, however the latest estimates show that this figure has already been reached:

2008	2011	2016	2021	2026	2031	2033	% change
263,800	273,700	289,500	304,000	316,000	326,200	330,200	25.2

6. Housing

- 6.1 The type and quality of new residential development attracted a significant number of representations from residents and Area Committees. Whilst many respondents recognised the increasing need for new housing, concerns tended to focus on providing continued safeguards for the established residential areas with larger family dwellings, with protection from conversions/sub-divisions and Houses in Multiple Occupation, as well as the protection of back garden land from inappropriate development.
- 6.2 The Core Strategy will need to address the continuing increase in housing need, incorporating the new affordable rent tenure model into policy. The protection of the established residential areas and Houses in Multiple Occupation (HMO) will also require further consideration.
- 6.3 The new London Plan (July 2011) sets a housing target to deliver a minimum of 760 new dwellings per annum over the period 2011 to 2021 in Redbridge. The target is based on the London-wide Strategic Housing Land Availability Assessment (SHLAA) undertaken in 2009.
- 6.4 However in accordance with current national policy (and the emerging draft National Planning Policy Framework), the new Core Strategy will cover a 15 year period and its housing target will have to reflect this. While sufficient capacity has been identified to deliver the London Plan 2011-21 target, need continues to outstrip supply, and additional capacity will need to be identified for the 2021-26 period.

- 6.5 Furthermore, the Friends, Families and Traveller and Traveller Law Reform Project (OTH147) highlighted the importance of addressing the needs of gypsies and travellers in line with national and regional planning guidance.

7. Social and Community Infrastructure

- 7.1 The need to provide additional social and community infrastructure, particularly schools to support the growing population, as a result of the surge in the birth rate over the last 10 years in the Borough was highlighted by a number of respondents including *Area 5 Committee, Metropolitan Police Authority (SPE039), Sport England (ORG099), the Theatres Trust (OTH118), the NHS Primary Care Trust, local residents and the Council's Children's Services*. Both Sport England and the Theatres Trust highlighted the importance of providing high quality cultural and leisure facilities across the borough. The Metropolitan Police Authority supported the introduction of the Community Infrastructure Levy as well as the continued use of site specific Section 106 Agreements to help fund infrastructure.
- 7.2 Preferred policy options will need to reflect the introduction of the Community Infrastructure Levy and to respond positively to "neighbourhood planning". In addition, the policy presumption in favour of essential community facilities such as schools could be strengthened in line with emerging national policy and the findings of the Redbridge Community Infrastructure Plan.

8. Design Excellence

- 8.1 English Heritage (SPE005) stated that the Core Strategy review is an opportunity to draw on the Borough's particular local and historic character to inform the highest quality design. The Metropolitan Police Authority (SPE039) also emphasised the importance of high quality design, particularly the spaces around buildings, which should be safe, healthy and accessible to all. This approach to strengthening policy on design is supported by the Council's Urban Design and Conservation Officers.
- 8.2 The Core Strategy Review needs to be flexible to respond to a range of characters and architectural styles across the borough when assessing new development proposals. The current policies in the Core Strategy (Strategic Policy 3: Built Environment) and Borough Wide Primary Policies (Policies BD1 – BD7) are considered to be largely appropriate, however, one of the key design issues to come out of public consultation is the importance of implementation and outcomes.

9. Climate Change

- 9.1 The climate change agenda has moved on significantly since the Core Strategy was adopted in 2008 (with its preparation commencing in 2005). For example:

- 9.1.1 the Government is perusing a zero-carbon buildings agenda, with new residential buildings to be zero carbon by 2016 and non-residential buildings by 2019.
 - 9.1.2 the Code for Sustainable Homes (residential) and the Building Research Establishment Environmental Assessment Method (BREEAM) (non residential) have established themselves as the nationally accepted method to assess the overall environmental performance of buildings.
 - 9.1.3 the need to adapt to the impacts of climate change already projected to occur has become increasingly recognised.
- 9.2 There are also a number of structural improvements that could be made to the existing LDF documents:
- 9.2.1 a binding recommendation of the Planning Inspector who examined the Core Strategy and Borough Wide Primary Policies DPDs to delete the proposed energy policy and instead cross-refer to the London Plan left the adopted documents relatively weak in this regard.
 - 9.2.2 the current documents also sought to integrate climate change throughout the document rather than having specific climate change policies, reflecting that most policy areas have some link to climate change. It is however arguable that as a result of this approach the issue does not have the profile in the documents that it now has in government / regional policy.
- 9.3 Given the above, the Council's Sustainable Design and Construction SPG (May 2005) is in the process of being updated and this is anticipated to be considered by Cabinet in January 2012 (refer to separate report on this agenda). The Core Strategy review is an opportunity to reinforce a number of elements of the SPD and some of the SPD proposals are still evolving (such as requiring energy efficiency measures as part of householder approvals and establishing a carbon offset fund). Essentially, the Core Strategy review will draw on much of the work already undertaken for the SPD and supplement this with additional evidence and policy, resulting in more developed, stronger policies.

10. Open Spaces and the Green Belt

- 10.1 Representations on these issues showed strong support for a better natural environment in the borough, whilst several responses considered potential changes to the Green Belt boundary.
- 10.2 Representations from the *North East London NHS Foundation Trust (OTH053) and Barking, Havering and Redbridge University Hospitals NHS Trust (OTH148)* support the release of some parcels of Green Belt potentially enabling the provision of new community infrastructure and enhanced open space. *Capita Symonds (on behalf of Barnardo's) (DEV005)* also made representations in respect of Green Belt sites not recommended for release by the Green Belt Review and the potential for new residential

development. The Council's Children's and Property Services have recognised the potential for any land released from the Green Belt to help provide a significant number of new school places to meet the current birth rate. However, *Area Committees 1, 3, and 6* and some *residents* expressed some reservations over any inappropriate release of Green Belt land or change in its policy designation.

- 10.3 In terms of wider environmental issues, the *Environment Agency (SPE031)* representation highlighted the potential to seek river restoration measures through planning obligations (CIL/S106) from new development to support the actions in its Thames River Basing Management Plans (RBMP), and the proposals to enhance and improve the quality of the River Roding and Seven Kings Water. Their comments also suggested that the Redbridge Strategic Flood Risk Assessment be updated where necessary and that the current policies on flood risk could be strengthened to reflect their Surface Water Management Plans.
- 10.4 *Natural England (SPE006)* highlighted the importance of green infrastructure and how it can help mitigate the impacts of climate change such as flood water storage and ameliorating the urban heat island effect. *Sport England (ORG099)* also highlighted the importance of maintaining and enhancing good quality playing fields.
- 10.5 More generally, *Thames Water (SPE029)* welcomed the opportunity to work closely with the Council as the Core Strategy evolves, enabling them to better plan and effectively deliver infrastructure upgrades.

11. Transport

- 11.1 In terms of transport, representations from *Area 3 Committee* and *residents* sought the continued improvement of cycling and public transport infrastructure supporting sustainable transport choices, including the use of travel plans, as well as better consideration of parking standards for new development.
- 11.2 The Council's Highways and Cleansing service identified the need to consider a better approach to parking standards, notably more guidance on cycle parking and the potential to introduce a minimum and maximum *sliding scale* standard of car parking.
- 11.3 The *Greater London Authority/Transport for London (SPE012)* representation continues to support the thrust of the current Strategic Policy 6 (Movement and Transport), subject to a number of minor alterations and updates.
- 11.4 In addition to the issues stated above, GLA/TfL has suggested updates to the current policy to include a greater emphasis on smoothing traffic flow and the importance of providing integrated interchange facilities. There is also the need to update references to key projects, such as Crossrail 1 and 2 and the East London Transit extension, in accordance with the Mayor's Transport Strategy and the Borough's LIP2. GLA/TfL also make clear that any future additions to the bus network should reflect evolving demand and travel patterns as well as present value for money, and a reliable and comprehensive service.

- 11.5 The GLA/TfL also note the removal of maximum parking standards at a national policy level; however they expect maximum parking standards to be retained at a Borough level in accordance with the new London Plan.

12. Retail and Employment

- 12.1 Consultation responses focused on the threat of Stratford, the rise in 'undesirable' land use types such as 99p shops and betting shops and the proliferation of takeaways, combined with a general satisfaction with the offer and management in town centres, including the evening offer.
- 12.2 Since the global financial crisis of 2008, national planning policy has more strongly emphasised the need to promote economic growth. This is especially so with the draft National Planning Policy Framework which says that the Council must ensure sufficient land and floorspace is made available to support all types of economic activity.
- 12.3 The Core Strategy currently contains a Strategic Policy on "Retail" and one on "Employment", but does not fully consider economic development issues. The Core Strategy Review could pull together elements of existing policy and respond to emerging national policy with a more comprehensive approach to the borough's economic growth and town centres. This would help to tackle recent trends in town centres.

13. Next Steps

- 13.1 It is anticipated that a detailed draft of the Preferred Options Report will be considered by this Committee at its February 2012 meeting, and subject to Cabinet approval, the completed Preferred Options Report is intended to be published for consultation in May and June 2012. The final Core Strategy will then be drafted and published for pre-submission consultation following further consideration by LDF Advisory Committee and Cabinet and approved by full Council.
- 13.2 Provided no major changes are deemed necessary following consultation, the Core Strategy will then be submitted for independent examination by a Planning Inspector appointed by the Secretary of State. Following the examination the Inspector will publish a report. If the report finds the Core Strategy to be "sound", the Council may then formally adopt it. The whole timetable is set out in the table below, which is adapted from the Council's 2010/2011 Annual Monitoring Report.

Timetable for Core Strategy Review	
Stage	Dates
Background Research (Strategic Housing Land Availability Assessment, Strategic Housing Market Assessment, Open Space Assessment, Green Belt Review and Community Infrastructure Plan)	January 2009- February 2011
Early Stakeholder Engagement and Community Involvement setting out Issues	September- October 2011
We are at this point in the process	
Preparation of Preferred Options Report & Sustainability Appraisal	August 2011- April 2012
Publish Preferred Options Report and Sustainability Appraisal for consultation	May - June 2012
Preparation of pre-submission Core Strategy & Sustainability Appraisal	June- September 2012
Pre-Submission Core Strategy and Sustainability Appraisal published for consultation.	October-November 2012
Submit Core Strategy & Sustainability Appraisal to Secretary of State.	February 2013
Pre-Examination Meeting	April 2013
Examination Hearings	June 2013
Inspector's report	October 2013
Adoption & publication	December 2013

14. Comments of the Director of Finance and Resources

- 14.1 This report is asking your Committee to note and comment on the consultation responses received
- 14.2 The cost of the various stages of the core strategy review including consultation would be met from the existing budgetary provisions of the Planning and Regeneration Service Area.
- 14.3 The results of the consultation will feed into the overall issues/outcome of the Core Strategy Review. This Review may have a financial impact on the Council for example as a landowner through increased development, as well as potential service delivery implications and a full evaluation would be undertaken as appropriate once the review is complete.

15. Comments of the Borough Solicitor and Secretary

- 15.1 The Council's planning policy is set out in the Local Development Framework ('LDF') which is comprised of individual Local Development Documents.
- 15.2 The Core Strategy is the overarching document in the 'LDF' to which all other plans must relate. The preparation of the LDF is incorporated into a

programme known as the Local Development Scheme which is the work programme for preparing and keeping under review Local Development Documents such as the Core Strategy.

- 15.3 In accordance with Section 26 of the Planning and Compulsory Purchase Act 2004 the Council as local planning authority may at any time prepare a revision of a Local Development Document which includes the Core Strategy.
- 15.4 Any review of the Core Strategy must satisfy the consultation requirements as set out in the Town and Country Planning (Local Development)(England) (Amendment) Regulations 2008.

Appendix 1: Summary of representations to the Core Strategy Review Issues and Options consultation

Building Design representations

Individual Rep	Last Name	Organisation	Building design comments
COM059/01	Zammett	The Counties Residents' Association	The standard of design needs to be higher. Poor examples include developments at corner of Leicester Road/The Avenue and Chepstow.
ORG099/01	Durrans	Sport England	Sport England's guidance note Active Design provides advice on how increased physical activity and sport can be incorporated and promoted as part of the master planning of new communities.
PUB1567/01	Godden		The standard of design is not high enough.
PUB1634/01	Wood		'Green' requirements should be retained/enhanced/enforced. There should be a higher quality of design for householder alterations alongside stronger enforcement.
SPE005/01	Bishop	English Heritage	An opportunity to ensure that a refreshed Core Strategy draws on Redbridge's particular local and historic character to inform the highest quality design.
SPE039/01		Metropolitan Police Authority/Metropolitan Police Service	Strategic Policy 3 (Built Environment), part (e) requires spaces around buildings to be safe, healthy and accessible to all. This issue should be given greater emphasis, both in the policy and the justifying text. This is in accordance with PPS1 (para 27) and the draft NPPF (para 116).

Climate Change representations

Individual Rep	Last Name	Organisation	Climate Change comments
COM059/01	Zammett	The Counties Residents' Association	The current requirements for sustainable construction for new development are suitable.
PUB1567/01	Godden		Every effort should be made to improve the standard of green construction to combat climate change.
SPE006/01	Harries	Natural England	Green infrastructure can help address climate change issues such as flood water storage and ameliorating the urban heat island effect.

Community facilities and infrastructure

Individual Rep	Last Name	Organisation	Community facilities and infrastructure comments
Area 3		Area 3 Committee	The provision of leisure facilities and infrastructure improvements, particularly roads, to be considered when considering new developments.
Area 6		Area 6 Committee	Members expressed their expectation that some of the Section 106 and Community Infrastructure Levy funds would be spent in the Area.
COM059/01	Zammett	The Counties Residents' Association	The use of larger community spaces (such as schools) for a wider range of community uses is appropriate.
OTH053/01		North East London NHS Foundation Trust	Strategic Objective 9 and Strategic Policy 10 should be revisited to look at healthcare provision in light of the NHS report on releasing public sector land for development.
OTH118/01	Freeman	The Theatres Trust	With regard to Strategic Policy 10, we suggest the description at (b) of the policy is inadequate and for clarity suggest a more inclusive description is added to the Glossary along the lines of - community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.
PUB1567/01	Godden		The use of larger community spaces (such as schools) for a wider range of community uses is appropriate where available.
PUB1634/01	Wood		Schools should used as much as possible to provide community space to avoid unnecessary new buildings.

Individual Rep	Last Name	Organisation	Community facilities and infrastructure comments
PUB1637/01	Taylor		<p>The secondary schools are already too big, 1500 children in each school often occupying plots far too small to accommodate such large numbers of children comfortably. The tube in the rush hour is crammed full despite trains arriving every couple of minutes. There are just too many people and cars in Redbridge.</p> <p>School facilities should be used outside school hours. This would provide a valuable income for schools.</p>
PUB1640/01	Mulcherjee		<p>Schools should promote wider social integration across the borough. These should support citizenship values and responsibilities from a young age.</p>
SPE039/01		Metropolitan Police Authority/Metropolitan Police Service	<p>Strategic Policy 10 (Community Facilities), part (a) seeks to protect existing and promote new facilities, which is supported and should be retained.</p> <p>The Core Strategy should recognise the increasing need and pressure to provide community facilities. However, it is important that where there is no longer a demand for a policing facility that the loss of such facilities should be allowed where justified.</p> <p>Strategic Policy 12 (Planning Obligations) is supported and should be updated to reflect the introduction of CIL.</p>

Economic Development representations

Individual Rep	Last Name	Organisation	Economic Development comments
Area 7		Area 7 Committee	Consideration of the very high number of offices converted into colleges.
PUB1567/01	Godden		Sites that have been left vacant by previous business use should be advertised and promoted with financial incentives (if possible) to continue the commercial use of these sites (eg Hainault Industrial Estate & designated shopping parades in the Borough).
SPE039/01		Metropolitan Police Authority/Metropolitan Police Service	Strategic Policy 5 (Employment) - support the flexibility to deliver mixed use schemes within business areas. The Core Strategy should elaborate on part (b) to show what alternative uses may be suitable in the designated SILs, in accordance with para 2.84 in the London Plan.

Environment and Open Space

Individual Rep	Last Name	Organisation	Environment and open spaces comments
ANON001/01		Anonymous	As far as open spaces, I think you could save on mowing in the Roding Valley. I wonder if Redbridge gets a good return on Golf Courses it rents out. A small arboretum in one park would be cheap and useful.
Area 1		Area 1 Committee	In the light of potential green belt and urban open space changes in future, highlight the importance of protection of green belt and Epping Forest land.
Area 3		Area 3 Committee	The need to be mindful of the Green Belt when considering development sites.
Area 6		Area 6 Committee	Members expressed concern about the implication in the report that Green Belt areas should be considered for uses other than urban open spaces, these uses not being outlined. Concern was also expressed about the suggestion that there should be increased protection of back garden land, which it was felt would contribute to overcrowding within the existing properties.
Area 7		Area 7 Committee	The need for safeguarding the remaining six acres of the PLA site (The Drive, Ilford) and protecting Valentines Park from any changes.
COM059/01	Zammett	The Counties Residents' Association	Evergreen Field (28-30 High Street, Wanstead) should be opened up for public use.

Individual Rep	Last Name	Organisation	Environment and open spaces comments
DEV005/01		Barnardo's Property and Facilities Management	This site is currently within the green belt and was assessed as part of the larger parcel (GB12: Claybury Hospital). It is considered that this strategic approach did not consider how smaller parcels of land performed against green belt objectives or whether this site could be brought forward for development and released from the green belt and its heritage land designations in the future.
ORG099/01	Durrans	Sport England	Sport England supports the existing approach to providing open spaces and leisure facilities in the Core Strategy. The review could look at strengthening the evidence base in the context of planning for open space in light of increasing demand for housing, in accordance with PPG17. The evidence base could include a Playing Pitch Strategy, that can assist in identifying priorities for action to improve the accessibility and quality of playing fields and of ancillary facilities, such as changing rooms. Such evidence would also assist the Council in resisting the loss of playing fields and in making more informed decisions on priorities for investment in sport, e.g. to find out where improvements are likely to have the biggest impact for users.
OTH053/01		North East London NHS Foundation Trust	Strategic Objective 2 and Strategic Policy 2 require updating to reflect the draft NPPF and the classification of inappropriate development in the Green Belt. It is considered that the designation of Goodmayes Hospital as a Major Developed Site would enable conversion to residential use.
OTH148/01		Barking, Havering and Redbridge University Hospitals NHS Trust	Support the findings of the Green Belt review and the identified sites for potential release from the Green Belt, particularly at King George Hospital. It should be contained as a strategic allocation for alternative uses including residential.
PUB1567/01	Godden		All existing green belt areas should be protected and back gardens which collectively form an important green space.

Individual Rep	Last Name	Organisation	Environment and open spaces comments
PUB1634/01	Wood		Green Belt should not be diminished in any way. It should be extended and/or enhanced. Garden land should be protected from development. Open spaces should be audited, protected and upgraded.
PUB1639/01	Wood		Quality of parks and maintenance has decreased. TPO protection needs to be stronger. Conservation Areas should be extended. Green Belt should not be lost.
SPE006/01	Harries	Natural England	<p>Green Infrastructure - Ensure that new development secures open space and habitats that contribute to the wider network of green infrastructure in the borough and beyond. This will help support biodiversity, provide a healthy environment for outdoor recreation and provide for climate change adaptation.</p> <p>Recommend the Accessible Natural Greenspace (ANGst) standards for access to open space.</p>
SPE031/01	Murphy	Environment Agency	<p>Continued support for Strategic Policies 2 and 3 in respect of flood risk. Reference should be made to the Thames River Basin Management Plan (RBMP) and the proposals to enhance and improve the quality of the River Roding and Seven Kings Water.</p> <p>Could review the Strategic Flood Risk Assessment in terms of flood storage areas and the need to apply the Sequential Test to any strategic allocations.</p> <p>Policies E2 (Nature Conservation) and E5 (Flooding and Water Quality) should be retained and strengthened in light of advice on surface water flood risks, flood storage and the Thames RBMP.</p>

Housing representations

Individual Rep	Last Name	Organisation	Housing comments
ANON001/01		Anonymous	In-fill development should be located in areas where the infrastructure could be provided. Is there potential for higher density residential development around Hainault, Fairlop and Barkingside Stations.
Area 3		Area 3 Committee	Concern at the small size of new and recently built dwellings and the design standards applicable to them.
Area 5		Area 5 Committee	No more new housing be developed unless schools are built first or alongside any development. This is to enable local children access to local primary schools within walking distance.
Area 6		Area 6 Committee	It was observed that there was an obvious polarisation between the North and South of the Borough, the majority of the population being fitted into the Southern area and if this was not addressed the polarisation would get worse causing further concerns; and concerns regarding lack of housing for the growing population were voiced.
COM059/01	Zammett	The Counties Residents' Association	Production of plans need to be speeded up, particularly with the emerging NPPF.
DEV005/01		Barnardo's Property and Facilities Management	Barnardo's would like to put forward their site 'Nine Acre Site' in Woodford Bridge for consideration as site suitable for residential development.

Individual Rep	Last Name	Organisation	Housing comments
DEV303/01		Five Oaks Land Ltd	The provision of housing sites within Redbridge to meet the London Plan targets is a key issue. We are actively working towards developing the site at Five Acre Lane, Chigwell and not only support the continued inclusion of the site within the Development Sites with Housing Capacity DPD, but can demonstrate this commitment through the submission of a planning application earlier this year. We are currently working with the Council through the planning application process to arrive at a revised design solution for the site, which is viable in economic terms and will deliver a well-planned scheme of 425 dwellings, including a significant proportion of affordable housing, community / leisure centre and a local convenience shop as well as up to 9ha of formal and informal open space for Redbridge Borough. It is expected that this development will come forwards within the next 5 years, and as such we could consider that it should remain as an allocation.
OTH053/01		North East London NHS Foundation Trust	<p>Strategic Objective 7 and Strategic Policy 7 should be updated to reflect the new borough housing target for 2011-2021 in the London Plan, as well as the draft NPPF requirement to allocate a further 20% provision of housing (para 109).</p> <p>Strategic Objective 7 and Strategic Policy 8 should be revisited to take into account the new London Plan and the removal of a London-wide percentage target for affordable housing. There should also be more guidance on assessing viability of schemes.</p>
PUB1567/01	Godden		<p>Protect the gardens - front and back. The permitted development rights have enabled back gardens to be developed and the loss of front gardens for off-street parking. This has impacts on the environmental wellbeing of the Borough and its residents.</p> <p>Concern at the level of private sector rented properties being used as social housing, with an impact on the area and its social fabric. Local residents should have more stake in their communities.</p>
PUB1634/01	Wood		Concern at the increase in the number of flats. Are they needed and do new sites need to be identified? Stop conversions of larger family houses into flats. Better liaison between developers and utilities providers to ensure adequate servicing is in place.

Individual Rep	Last Name	Organisation	Housing comments
PUB1637/01	Taylor		We should not build on green areas and we should try to avoid building high rise flats and densely built housing estates. Firstly, we want to keep the open spaces for recreational use; secondly, the borough is already densely populated and traffic congestion will only get worse; thirdly, there are plenty of brownfield sites in the England that can be used for residential housing. There are many studies showing that high housing density can cause social problems.
PUB1638/01	No Surname		<p>Land to the north of Forest Road from Fullwell Cross to Elmbridge is largely CR3 with C1 & C2 usage. It is developed land under the CRoW Act as it has buildings and hard-standing areas such as access roads and car parks in excess of 5% ("one twentieth") of the land area.</p> <p>This land has hitherto been divided up on a number of departmental "plans" such that built-on areas 100% developed but adjoining areas are 0% developed so as to get round the 5% constraint.</p> <p>Such areas can no longer be considered "green belt" but are 'protected' by PPG2 & PPG17. They are as much or as little "green belt" as a football stadium in which the hectare of grass in the middle is as much an integral part of the development as the surrounding structures!</p>
PUB1639/01	Wood		Loss of family homes into flats with little or no regard to environment by tenants and landlords.
PUB1640/01	Mulcherjee		Affordable housing should be promoted and made widely available by Housing Associations. New affordable housing should be spread across the borough, rather than in existing 'estates'. Housing associations should provide more part buy/part rent properties. Tenants have a communal responsibility to their area and responsible citizenship should be rewarded.

Individual Rep	Last Name	Organisation	Housing comments
PUB1641/01	Brion		<p>Redevelopment of houses with large gardens into flats should not be allowed:</p> <p>1. In any area where there is a lack of safe public open space for children to play; Removal of back gardens means that this way of meeting the need for play space is no longer available. Amenity land provided around flats does not meet this need with consequent adverse social and educational consequences for children and their families.</p> <p>2. In an area where there are already significant numbers of flats already built or in the pipeline. Excessive redevelopment into flats which are usually one and two bedrooms is liable to produce an unbalanced population structure and subsequent social problems.</p> <p>Although immediate predictions may put an emphasis on smaller dwellings this fails to take sufficient account of longer term social trends which is for larger dwellings to take account of technological change and increase in working at home and similar changes – plenty of evidence from existing housing that owner occupiers are willing to put their money into extending dwellings.</p>

Town Centres and Retail representations

Individual Rep	Last Name	Organisation	Town centres and retail comments
ANON001/01		Anonymous	<p>As far as shopping centres, I think you may need to see Gants Hill and Barkingside as in need of redevelopment or managed decline. The Council is right, I think, to stress Ilford Town Centre, although the police are not visible enough around Ilford Station and parking is not policed enough along Ilford Lane.</p> <p>Elsewhere in London I have seen shops in centres that attract trade but may not generate good rents (e.g. hardware, music) and better information centres, if you need such shops.</p>
Area 3		Area 3 Committee	<p>Concern at the proliferation of A3, A4 and A5 uses in Barkingside Town Centre.</p>
Area 6		Area 6 Committee	<p>Concerns were expressed with regard to hot food takeaways, specifically the lack of variety and the waste management issues that existed. It was suggested that take away premises should be made responsible for keeping a specific area surrounding the premises clean and they should use marked containers.</p> <p>It was suggested that there should be more control exerted over the composition of the business landscape to prevent a preponderance of betting shops, £1 stores and takeaways.</p>
Area 7		Area 7 Committee	<p>The increasing display of goods outside shops detracting from the character of the Borough.</p>
COM059/01	Zammett	The Counties Residents' Association	<p>The protection of retail uses is the main priority for the Borough's town centres.</p>

Individual Rep	Last Name	Organisation	Town centres and retail comments
OTH118/01	Freeman	The Theatres Trust	We suggest there should be a policy for your town centres with reference to the evening economy to provide continued vibrancy after the shops have closed. Planning policies should aim to recognise the key role played by leisure and cultural facilities in contributing towards creating vital and vibrant town centres. The council's aim should be to ensure that there is a dynamic and healthy retail economy for daytime activities and that its town centres are the focus for a range of services including the evening entertainment offer.
PUB1567/01	Godden		<p>With the advent of the Stratford Westfield centre - the largest shopping mall in Europe, Ilford has a massive task in attracting business to the area in regards to retail, therefore it must look at initiatives for reasons to shop in Ilford.</p> <p>This could mean an improved environment. i.e. greater diversity in what is on offer in Ilford for example promoting the Kenneth More Theatre, better quality individual shops, and quality restaurants (not chains) and public houses</p> <p>and an improved greener street scene.</p>
PUB1634/01	Wood		Unlikely to see town centres 're-born' in current climate. Long term vacancies should be promoted for alternative uses to retail.
PUB1637/01	Taylor		Business rates for small independent shops should be drastically lowered. I know many shops in Barkingside have gone due to the high business rates in Redbridge. Independent retailers should be encouraged into the smaller shopping centres.
SPE039/01		Metropolitan Police Authority/Metropolitan Police Service	Strategic Policy 4 (Retail), part 1(c) allows for a range of services in town centres to serve local need. This should include policing facilities, such as neighbourhood team bases/front counters in accordance with the London Plan (para 2.72).

Transport representations

Individual Rep	Last Name	Organisation	Transport comments
Area 3		Area 3 Committee	Concern at the lack of parking provision for newly built dwellings and the need to review parking standards.
COM059/01	Zammett	The Counties Residents' Association	Unaware of the benefits of Crossrail and how it will affect Redbridge.
PUB1567/01	Godden		The benefits of Crossrail should be advertised and promoted more - this will surely identify Ilford Town Centre as a potentially excellent transport mode.
PUB1634/01	Wood		The proliferation of dropped kerbs compound parking problems, reducing the road space for parking.
PUB1637/01	Taylor		<p>If local and central government want to encourage people to cycle then dedicated cycle paths should be built. Not a random narrow piece of coloured road that car drivers ignore, but proper wide continuous cycle paths. The cycle superhighways in central London are an improvement but are still not wide enough and many car drivers ignore cycle lanes. Many paths around the borough could include cycle paths because they are wide but also because pedestrians rarely use them.</p> <p>Parking near small businesses should be made easier to encourage people to use independent retailers. It is not convenient to have to hunt around for change/coins to buy a parking ticket just to be able to pop into a local shop for 10 mins. There are areas along Seven Kings High Road where there is no parking available, no parking meters and no car park - only residential parking and double yellow lines - I do not know how the local businesses survive. Parking near small, local shops should be free for the first 30 mins.</p>
PUB1639/01	Wood		Loss of front gardens to car parking with an impact of biodiversity and green corridors.
PUB1640/01	Mulcherjee		The Council should maximise the arrival of Crossrail and the economic benefits it will bring.

Individual Rep	Last Name	Organisation	Transport comments
SPE012/01	Tibebe	Greater London Authority	<p>The general theme of Strategic Policy 6 (Movement and Transport) is still relevant. Emphasis on smoothing traffic flow could be incorporated into section (c) of the policy.</p> <p>Update the justification text to SP6 to reflect any new Key Projects set out in the London Plan and the MTS. The Core Strategy should reflect the latest positions on Crossrail 1 and the safeguarding for Crossrail 2.</p> <p>No further extensions to the East London Transit are proposed by TfL, any future additions to the bus network should reflect evolving demand and travel patterns as well as present value for money, and a reliable and comprehensive service.</p> <p>Update SP6b(iii) to "providing integrated interchange facilities" and make reference to TfL best practice guidance.</p> <p>The review should also consider TfLs response to the LBR LIP2 and the need for a stronger context for proposed measures and delivery relating to the MTS and Sub-Regional Plan.</p> <p>Note the changes to parking standards at national level, however maximum car parking standards remain within the new London Plan.</p> <p>Support the provision for infrastructure and the need for Travel Plans to support sustainable transport choices.</p> <p>Support directing development and growth to areas with good existing public transport. New growth areas require adequate improvements to walking, cycling, public transport and highway infrastructure to maintain capacity.</p>
SPE013/01	Blake	Highways Agency	No comments at this stage. Would like to be kept informed throughout the process.

Other issues representations

Individual Rep	Last Name	Organisation	Other issues comments
Area 2		Area 2 Committee	No comments.
Area 6		Area 6 Committee	<p>Concerns were raised about the possible underestimation of population growth and it was suggested that the incoming population needed to be considered in the estimates. Under-registration at the last census was noted as a factor that would affect the Local Development Framework.</p> <p>Concern was also expressed about the presumption in favour of granting a planning application (promoted as part of the National Localism Bill) , as it was felt that the public would object to this.</p>
Area 7		Area 7 Committee	Concern over the proliferation of small hotels.
COM059/01	Zammett	The Counties Residents' Association	<p>Improved consultation and engagement on planning applications.</p> <p>"Although the minimum requirement is for 2 letters of Council notice of planning applications, we find that close neighbours often have no idea of a particular planning development. Therefore we feel that a minimum of 30 letters should be sent to occupants in the immediate vicinity."</p>
DEV289/01		Brett Lafarge Ltd	<p>Minerals planning should be included at strategic level in the Core Strategy. It is also noted that there is a policy in the Borough Wide Primary Policies and the emerging Minerals DPD.</p> <p>Brett Lafarge are considering the future options of Fairlop Quarry and are in the process of securing a potential extension to the site with restoration utilising the importation of inert material.</p>

Individual Rep	Last Name	Organisation	Other issues comments
OTH053/01		North East London NHS Foundation Trust	<p>NHS NELFT owns a number of sites in Redbridge, including Goodmayes Hospital. These sites should be considered as part of the review and their ability to provide alternative uses on the site.</p> <p>Goodmayes Hospital - as part of a phased development programme the existing hospital buildings within the Green Belt are potential suitable for conversion. This should be protected and acknowledged in the Core Strategy.</p>
OTH118/01	Freeman	The Theatres Trust	<p>There could be an opportunity to introduce a new policy regarding engaging with the community for Neighbourhood Plans.</p> <p>Culture and Recreation - The Theatres Trust support Strategic Policy 9 on Culture and Recreation which will safeguard existing cultural facilities, support proposals for improvements and modernise existing cultural facilities. Item (i) of the policy also encourages shared cultural accommodation within schools and other institutions which we particularly support in view of the expected increase in population and lack of funding for new infrastructure.</p> <p>We also strongly suggest that Strategic Objective 8 includes the word 'cultural' to reflect Strategic Policy 9. A 'vibrant culture' should involve cultural facilities.</p>

Individual Rep	Last Name	Organisation	Other issues comments
OTH147/01	Staines	Friends, Families and Traveller and Traveller Law Reform Project	<p>We welcome this opportunity to comment on this consultation. Clearly policy as regards Gypsy and Traveller accommodation is in a state of flux but it is equally clear that responsibility for assessment of need and provision rests with London Boroughs.</p> <p>Policy 3.8 of the replacement London Plan states that:</p> <p>Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments.....</p> <p>Taking account of housing requirements identified at regional, sub-regional and local levels, boroughs should work with the Mayor and local communities to identify the range of needs likely to arise within their areas and ensure that:...</p> <p>i) the accommodation requirements of gypsies and travellers (including travelling show people) are identified and addressed in line with national policy...</p> <p>Currently circular 1/2006 still stands and as such local authorities must allocate sufficient sites in sites allocation DPDs. Such allocation should be based on the best available evidence. The Pan London GTAA found a need for a total of 17 pitches to 2017. The CLG and GOL guidance states that any minimum figure has no validity. Any policy therefore should set out a borough target and being the process of site identification, assembly and development. Developing current Government policy seems to indicate that local authorities should continue to make provision in the light of local need and historic demand. We note that the site at Northview, the only one in the Borough, was established in 1968 and is at capacity with 16 caravans on 16 pitches. Clearly further provision is immediate, urgent and continuing. The policy should follow the guidance to encourage the provision of pitches within major development schemes and incorporate them within the definition of affordable/social housing that is used in negotiating sec 106 agreements. There must be a timetable for delivery.</p> <p>Circular 1/2006 requires that all policies for sites should contain a set of realistic criteria which will guide allocations and meet unexpected demand. The Borough should be mindful in establishing criteria that the main barrier to the construction of Traveller sites is public and official prejudice. The policy should set annualised targets as the absence of such a target would mean that monitoring would be meaningless., especially since the Mayor has declined to set no target in the London plan.</p>

Individual Rep	Last Name	Organisation	Other issues comments
PUB1634/01	Wood		<p>Growth continues at an increasing pace, along with downturns these need to be considered in the Review. Cannot guess what future Government or London Mayor may do, plans need to be flexible to deal with changing circumstances, but less planning control will not help growth.</p> <p>Regardless of the proposals., planning enforcement must be used to control unauthorised development.</p>
PUB1638/01	No Surname		<p>NPPF - There are many issues surrounding where the decision making powers actually rest, which is by no means the same as who gets consulted. Who decides what a "neighbourhood" is or how 'local' is "Local"? Can Councillors in one part of a Borough vote through a development in another part of a Borough that solves a problem in their Wards but is detrimental to the interests of Residents in the other part (much as - it is perceived - it happens at present)?</p> <p>What price the built environment if cultural, leisure and recreational amenities that make an area a pleasant place to live are themselves built upon?</p> <p>Minerals - North of Forest Road there is poor quality grit at a depth of 10 - 15 cm. There are other "deposits" of hard-core inc. hogging that were used to level off land after Military use and demolition of buildings. These "deposits" are not commercially viable. Most grit now comes from rock-crushing plants and sand & ballast comes from coastal dredging.</p>
PUB1639/01	Wood		<p>Core Strategy should not be a process to 'rubber stamp' degradation of the borough over the last ten years. Protect the borough from inappropriate development that will have a long term impact on the environment.</p>
SPE001/01	Preuss	National Grid	<p>No comments at this stage.</p>
SPE029/01	Bell	Thames Water	<p>Thames Water would welcome the opportunity to work closely with Redbridge as their Core Strategy evolves. This will enable Thames Water to get a better understanding as to the exact location, scale and phasing of development enabling Thames Water to better plan and effectively deliver infrastructure upgrades.</p>

Individual Rep	Last Name	Organisation	Other issues comments
SPE031/01	Murphy	Environment Agency	Look at the potential to seek river restoration measures through planning obligations (CIL/S106) from new development to support the actions in the RBMPs. Take into account any policy recommendations from the emerging Surface Water Management Plan.
SPE037/01	Streather	The Coal Authority	No comments at this stage.

Date	Classification	Committee
23.11.11	Public	Local Development Framework Advisory Committee
From		Title Of Report
Chief Planning & Regeneration Officer		Sustainable Design and Construction Supplementary Planning Document – update and outcome of consultation

This Report Is Of Interest To All Members

1. Executive Summary

- 1.1 The Sustainable Design and Construction Supplementary Planning Document (SPD) provides detailed guidance on the Council's sustainability requirements for new developments, as well as for extensions and conversions. Once adopted, the SPD will form part of the Council's Local Development Framework (LDF).
- 1.2 The SPD seeks to raise the required environmental performance of new development in the borough (as measured by recognised environment assessment methods) ahead of Government requirements, and also pave the way for the Council to introduce planning policy approaches to address the environmental impact of extensions, conversions and refurbishments.
- 1.3 The draft SPD was considered by this Committee at its meeting on 13 July 2011. The Committee made a number of comments on the document and commended it to the Cabinet Member for Planning and Regeneration prior to its public consultation.
- 1.4 A formal six-week consultation was undertaken from Monday 5 September 2011 to Monday 17 October 2011. Appendix 1 has a summary of all consultation responses.
- 1.5 This report outlines the key areas of the Sustainable Design and Construction SPD, and also provides feedback on the consultation responses.
- 1.6 Due to the length of the draft SPD, hard copies have been circulated to Members separately.

2. Recommendations

- 2.1 That the LDF Advisory Committee:
 - (a) Note and comment on the content of the amended Sustainable Design and Construction SPD following formal consultation.
 - (b) Recommend the Sustainable Design and Construction SPD to Cabinet for adoption.

**THE DECISIONS PROPOSED IN THE RECOMMENDATIONS TO THIS REPORT MAY NOT BE
REQUISITIONED IN ACCORDANCE WITH STANDING ORDER 54.1(r).**

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3. Background

3.1 The Planning and Compulsory Purchase Act 2004 resulted in fundamental changes to the Development Plan system. Among these is the need to prepare a range of Local Development Documents including:

- Development Plan Documents (DPDs) which set policy and;
- Supplementary Planning Documents (SPDs) which expand upon or explain the implementation of those policies.

3.2 The principles of sustainability are embedded throughout the Local Development Framework. Key policies that the Sustainable Design and Construction SPD expands and elaborates upon include Strategic Policy 3: Built Environment (Core Strategy, adopted March 2008) and Policy BD1: All Development (Borough Wide Primary Policies, adopted May 2008). The draft SPD also provides local detail on sustainability policies in the London Plan.

3.3 Supplementary Planning Documents do not set new policy, but are used to assist in the application of policy in the determination of planning applications. The draft SPD will also act as a 'good practice' guide for development proposals that do not require planning permission.

4. Key requirements of the SPD

4.1 Improving the environmental performance of new (and existing) buildings is becoming an increasingly important tool to meet national, regional and local environmental objectives, including responding to climate change.

4.2 The draft SPD sets out the key sustainable design and construction principles for new development in the borough, as well as sustainability requirements for extensions, conversions and refurbishments. It also identifies Redbridge-specific requirements (i.e. local wind speed and local air quality conditions).

4.3 *New developments*

4.4 The SPD proposes to increase the Council's minimum Code for Sustainable Homes and BREEAM¹ requirements (ahead of Government requirements):

(a) Code for Sustainable Homes (residential)

- From 2012 – Code Level 4 for all new builds.
- From 2016 – zero carbon development.

(b) BREEAM (for all non-residential development 500 sq/m and above)

- From 2012 – BREEAM Excellent for all new builds.
- From 2019 – zero carbon development.

4.5 In terms of energy and carbon emissions, the SPD proposes to reflect at a local level the requirements of the London Plan (which in the London Plan are to be applicable to major applications only):

¹ The Code for Sustainable Homes and Building Research Establishment Environmental Assessment Method (BREEAM) are nationally recognised methods of measuring the sustainability credentials of residential development (Code for Sustainable Homes) and non-residential development (BREEAM).

- (a) Residential
- From 2012, 25 per cent improvement on 2010 Building Regulations, Part L (equivalent to Code Level 4 for energy).
 - Increasing requirements up to zero carbon from 2016.
- (b) Non-residential
- From 2012, 25 per cent improvement on 2010 Building Regulations, Part L.
 - Increasing requirements up to zero carbon from 2019.
- (c) Energy Hierarchy / Renewable Energy
- There will be no on-site renewable energy target in the SPD (which is consistent with London Plan). Developers will be required to meet carbon emission reduction targets through following the energy hierarchy.
- (d) Carbon off-set fund
- In line with London Plan policy 5.2, the SPD proposes the use of carbon off-setting as a mechanism to meet the Council's carbon reduction targets. Carbon off-setting allows developers to pay into a fund to offset emissions elsewhere in the borough to offset carbon reductions that cannot be met on-site. Currently an off-setting mechanism is not in place and the Council will need to undertake further analysis and viability testing (i.e. to set a 'local price' for carbon).

4.6 Extensions, Conversions, Refurbishments

4.7 Collectively extensions and conversions create a large increase in carbon emissions in Redbridge as a high proportion of the Council's planning applications are for this type of development. Therefore, the SPD is proposing the following:

- (a) Residential Extensions
- Simple, cost-effective and proportionate energy efficiency measures to the existing property to offset the environment impact of the extension. The Council is currently preparing its procedural requirements for this, which will be set out in separate guidance.
- (b) Non-Residential Extensions
- If the floor area of the development (i.e. the footprint of the existing building combined with the footprint of the extensions) is 500sq.m or above, BREEAM Excellent is required.
- (c) Refurbishment projects
- The Building Research Establishment is developing an environmental assessment method for refurbishment / change-of-use projects, and the Council will be using this when it is 'live' (which should be during 2012). This assessment method takes into account practical constraints of refurbishing an old building.

5. Previous LDF Advisory Committee Comments

- 5.1 This Committee considered an earlier draft of the SPD at its meeting on 13 July 2011, prior to formal external consultation being undertaken. The Committee resolved (Min: LDF/08/130711):

That we (i) note the following comments on the draft Sustainable Design and Construction SPD:-

- *That we welcome the approach to ensure the environmental impact of extensions and conversions is included.*
- *That we support, in principle, the idea of a carbon off-set fund.*
- *That we support the idea of seeking higher carbon reduction targets ahead of Building Regulations where viable.*
- *The lack of renewable energy targets is sensible and it is beneficial to follow the energy hierarchy as the most appropriate and cost-effective way to reduce emissions from a development.*
- *That we strengthen the wordings for Item 8.17 page 39, and also reflect that collection of recycling is for 'most suitable flats.'*

(ii) Commend the draft Sustainable Design and Construction SPD) to the Cabinet Member for Planning and Regeneration prior to public consultation being undertaken.

6. Consultation responses

- 6.1 The draft Sustainable Design and Construction SPD was subject to a formal six week consultation between Monday 5 September 2011 – Monday 17 October 2011. The SPD was available at all local libraries, the Council's One Stop Shop and the Council's website. It was presented to all Area Committee's, forwarded to key statutory and local organisations and was advertised in Redbridge Life and the local media.

- 6.2 19 responses were received in response to the consultation, including from the GLA, Metropolitan Police, English Heritage and the Environment Agency. Appendix 1 has a full summary of responses (complete with an officer response and any amendments that were made to the SPD).

- 6.3 Key consultation responses included:

- (a) *Consultation response:* The SPD does not go far enough in setting in what instances a departure from the Council's sustainability requirements may be allowed.

Officer response: Section 2.2 of the SPD has been amended to further elaborate on where exceptions to the Council's sustainability requirements may be permitted (i.e. the applicant will need to demonstrate issues with technical and financial viability of these requirements, having regard to the nature of the proposal, the site and existing buildings, and the locality).

- (b) *Consultation response:* Achieving BREEAM Excellent is difficult, particularly for refurbishment / change of use / conversions etc.

Officer response: The Council will be using BREEAM Domestic / Non-Domestic Refurbishment environment assessment method when this goes 'live' (likely to be in 2012). This assessment method is specifically for refurbishment projects and the

practical constraints of refurbishing an existing building will have been considered. Prior to this going 'live', the Council will only be specifying sustainability assessment criteria for refurbishment projects 500sq.m and above.

- (c) *Consultation response:* The carbon reductions / off-set fund proposal could impact on the viability of schemes. Suggest this will be pursued unless it can be demonstrated that this will impact on the overall viability of a scheme.

Officer response: The London Plan requires major non-domestic buildings to achieve a 25% improvement on 2010 Building Regs, Part L. The draft SPD is reflecting this. In addition, as mentioned in 6.3 (a), Section 2.2. has been expanded to clarify where exceptions to the Council's sustainability requirements may be allowed.

7. Next Steps

- 7.1 Subject to feedback from this Committee, it is anticipated that the draft SPD will be considered by Cabinet for adoption at it's meeting on 10 January 2012.
- 7.2 The Council is in the process of reviewing its Core Strategy (refer to separate report on this meeting's agenda). The review is an opportunity to reinforce a number of elements of the SPD and some of the SPD proposals are still evolving with respect to their detailed implementation (such as requiring energy efficiency measures as part of householder approvals and establishing a carbon offset fund). The Core Strategy review will therefore draw on much of the work already undertaken for the SPD and supplement this with additional evidence and policy, resulting in more developed, stronger policies with clear implementation mechanisms.

8. Comments of the Director of Finance and Resources

- 8.1 This report is asking your Committee to note and comment on the amended Sustainable Design and Construction Supplementary Planning Document following formal consultation and recommends it to Cabinet for adoption.
- 8.2 The costs of the Supplementary Planning Document including the costs connected with the consultation are met from the Planning and Regeneration Service Area budgetary provisions.

9. Comments of the Borough Solicitor and Secretary

- 9.1 Section 15 of the Planning and Compulsory Purchase Act 2004 requires the preparation of a Local Development Scheme. This consists of a number of local development documents. Some, but not all, of these documents will be development plan documents which are subject to examination by the Secretary of State.
- 9.2 Those local development documents which are not development plan documents are described in regulation 2(1) of the Town and Country Planning (Local Development) (England) Regulations 2004 ("the Regulations") as "supplementary planning documents" or "SPDs".
- 9.3 Regulation 17 of the Regulations provides that prior to adopting an SPD, the Council must ensure that copies of it are made available for inspection together with a

statement which sets out the name of the SPD, its subject matter, the area it is to cover, the period during which representations may be made about the SPD, the address to which those representations should be sent and a statement that any representations may include a request to be notified of the adoption of the SPD.

- 9.4 Regulation 18 allows any person to make representations concerning the SPD within the specified timescale. By Regulation 18(4) the Council is required to take into consideration any representations made before adopting an SPD. Also, before an SPD can be adopted the Council must prepare a statement setting out a summary of the main issues raised in the representations and how these have been addressed in the SPD which is to be adopted.

Appendix 1 – Summary of consultation responses (below)

Appendix 1 - Sustainable Design and Construction SPD – Summary of consultation responses

Organisation	Summary of representation	Officer response
Area 1 Cttee (19.09.11)	Express support for the energy hierarchy / renewable energy and carbon fund.	Noted.
Area 2 Cttee (27.09.11)	No comments.	Noted.
Area 3 Cttee (14.09.11)	No comments.	Noted.
Area 4 Cttee	No Area Cttee meeting in Sept. SPD sent to Cttee Members separately.	Noted.
Area 5 Cttee (19.09.11)	No comments.	Noted.
Area 6 Cttee (14.09.11)	<ol style="list-style-type: none"> 1. Concern about the absence of renewable energy. 2. Concern about recycling for <i>specific</i> types of flats (all flats should have recycling). 	<ol style="list-style-type: none"> 1. Renewable energy is still included in the Council's requirements, but the focus is more on the overall carbon reductions achieved and the energy hierarchy to reduce these emissions, in line with the London Plan. 2. The Council's Recycling Team has confirmed that all <i>suitable</i> flats in the borough (which is the vast majority) have a recycling service. <i>Every</i> flat does not currently have separate recycling as agreement is needed, for example, with managing agent etc first. Discussions on-going.
Area 7 Cttee (27.09.11)	No comments.	Noted.
Thames Water	<ol style="list-style-type: none"> 1. Support the inclusion of guidance on reducing the risk of flooding and the demand for water. 2. <i>Chapter 8 (Water)</i> does not provide guidance on point 12 of Policy BD1 in the BWPP (i.e. the Council will seek development to provide evidence that there is capacity in utility infrastructure including water, foul drainage and sewage). <u>Note:</u> Thames Water has sent text for inclusion in the SPD (after Section 8.22). 	<ol style="list-style-type: none"> 1. Noted. 2. Agreed. A new sub-heading created ('water and wastewater infrastructure') and Thames Water paragraph included.

Organisation	Summary of representation	Officer response
Metropolitan Police Authority / Metropolitan Police Service	<ol style="list-style-type: none"> <li data-bbox="539 233 1458 320">1. <i>Chapter 2 (section 2.2)</i> - does not go far enough in setting out in what instances a departure may be allowed, e.g. a building in a conservation area or a refurbishment. <li data-bbox="539 507 1458 627">2. <i>Chapter 4 and Chapter 5 (Sustainability requirements)</i> - Achieving BREEAM 'Excellent' is difficult, particularly for refurbishment / change of use / conversions / restricted areas, as there are difficulties in achieving certain credits, e.g. building orientation and CO2 reduction targets. <li data-bbox="539 994 1458 1114">3. <i>Chapter 5 (Sustainability requirements - Redbridge Requirements box)</i> - Confusing what the requirements under (2) 'Large scale refurbishment and change of use' and (3) 'Non-residential' apply to. For example, would non-residential refurbishment involving a change of use fall into 2 or 3? <li data-bbox="539 1145 1458 1233">4. Set out in more detail where exceptions may be allowed, e.g. to take into account delivery of essential public and community buildings and services, the refurbishment of listed buildings, buildings in conservation areas etc. 	<ol style="list-style-type: none"> <li data-bbox="1494 233 2040 416">1. Section 2.2 has been amended to further elaborate on where exceptions to the Council's requirements may be permitted (i.e. subject to technical and financial viability, having regard to the nature of the proposal, the site and existing buildings, and the locality). <li data-bbox="1494 507 2040 962">2. For non-residential refurbishment / change of use, the Council will follow BREEAM Non-Domestic Refurbishment, which is an environmental assessment method specifically for refurbishment projects. BREEAM Non-Domestic Refurbishment is still to go 'live', but as the Council requires 'best practice' in sustainable design and construction, when the scheme is 'live' it will require BREEAM Non-Domestic Refurbishment 'Excellent.' As BREEAM Non-Domestic Refurbishment will be designed specifically for refurbishment / change of use, the practical constraints of refurbishing an existing building will have been taken into consideration. <li data-bbox="1494 994 2040 1026">3. This section has been amended and clarified. <li data-bbox="1494 1145 2040 1265">4. The SPD, for example section 2.2, has been expanded upon to further clarify where exceptions to the Council's sustainability requirements may be allowed.

Organisation	Summary of representation	Officer response
Peacock and Smith (representations by WM Morrison Supermarkets PLC)	<ol style="list-style-type: none"> 1. <i>Chapter 4 (Sustainability requirements)</i> - BREEAM Excellent from 2011 and zero carbon from 2019 represents an unreasonable burden on companies. SPD should include flexibility regarding the BREEAM requirements, e.g. subject to the test of suitability and viability. 2. <i>Chapter 6 (Energy and reducing carbon emissions)</i> - The costs of achieving carbon reductions / off-set fund contribution for non-residential development could result in an unreasonable burden on companies and the viability of schemes. Suggest carbon requirements / off-set fund will be pursued unless it can be demonstrated that this will impact on the overall viability of a scheme. 	<ol style="list-style-type: none"> 1. Section 2.2 of the SPD has been expanded upon to further clarify where exceptions to the Council's sustainability requirements may be permitted (i.e. subject technical and financial viability). 2. The London Plan (policy 5.2) states major non-domestic buildings to achieve a 25% improvement on 2010 Building Regs. The Council's SPD is reflecting these requirements. Section 2.2 of the SPD has been expanded upon to further clarify where exceptions to the Council's sustainability requirements may be permitted.
Coal Authority	No comments.	Noted.
English Heritage	<ol style="list-style-type: none"> 1. <i>Section 6.81 (Historic environment)</i> – while we are pleased to see the historic environment identified as an issue, it is too narrowly focused on energy, conservation areas, listed buildings. The SPD should address impacts on all heritage assets (listed buildings, conservation areas, registered parks and gardens, scheduled monuments and archaeological priority areas). 2. Historic environment section should be expanded to address the full range of potential climate change impacts on heritage assets, e.g. the impact of SUDS on historic landscapes or renewables / urban greening on the character of conservation areas / listed buildings. 3. Provide a stand alone 'Historic Environment' section which addresses issues relevant to each section of the document. 	<ol style="list-style-type: none"> 1. Section 2.2 has been amended to highlight a wider range of potential historic environment constraints, and Chapter 6 has been expanded to address a wider range of historic environment considerations. 2. Agreed. Text has been included to cover other potential climate change impacts on heritage assets (Chapter 2 and Chapter 6). 3. This approach was considered, but there were issues over repetition, as well as the impact upon the overall structure of the document which is based on the CfSH / BREEAM headings. The historic environment section is still in Chapter 6, but has been expanded to other impacts on heritage assets.

Organisation	Summary of representation	Officer response
	<p>4. Briefly set out the statutory framework for planning decisions relating to the historic environment. This could go after paragraph 6.82.</p> <p>5. Welcome the approach to retrofitting (paragraph 6.87). In addition, emphasise the importance of behaviour change in point (a) as the starting point for conserving energy. Signpost to English Heritage's '<i>Climate Change and Your Home</i>' guidance.</p> <p>6. Appendix 1 – Reference <i>PPS5: Planning for the Historic Environment (2010)</i> and its accompanying <i>Historic Environment Planning Practice Guide (2010)</i>.</p>	<p>4. Agreed. This has been added, but kept relatively general so as to not become superseded by any minor legislative changes.</p> <p>5. Agreed. This has been added.</p> <p>6. Agreed. This has been added.</p>
Greater London Authority	<p>1. The SPD appears comprehensive and should prove to be a useful tool for both planners and prospective developers.</p> <p><u>Chapter 6 - Energy and reducing carbon emissions</u></p> <p>2. <i>Section 6.6, under 3 (b) (ii)</i>, regardless of whether there are 'firm' proposals for a DE network, if a development is constructed in a high density part of an opportunity area, it should be built to allow future connection to a network.</p> <p>3. <i>Section 6.29</i> – reword to reflect that heat load should be the starting point for system sizing.</p> <p>4. <i>Section 8.12</i> – green walls, as well as roofs, should be supported (refer London Plan policy 5.10).</p> <p><u>Air quality</u></p> <p>5. The Mayor's '<i>Control of dust and emissions from construction and demolition</i>' must be followed during the construction phase of a development.</p> <p>6. <i>Section 6.23 (supply energy efficiently)</i></p> <p>i. Low / zero carbon energy must not be significant in terms of local air quality and create opportunities to improve local air quality.</p> <p>ii. The Mayor's Air Quality Strategy (2010) and London Plan aims to ensure new development shall as a minimum be 'air quality neutral' through the</p>	<p>1. Noted.</p> <p>2. Chapter 6 has been amended with a new hierarchy to encourage DE proposals even if there is not a 'firm' proposal for a DE network.</p> <p>3. Amended.</p> <p>4. Noted. This has been added, as well as a new section (8.16) on green walls.</p> <p>5. This has been added in Chapter 10 as a requirement.</p> <p>6.</p> <p>i. This statement has been added.</p> <p>ii. 'Air quality neutral' text had been added in Chapter 10.</p>

Organisation	Summary of representation	Officer response
	<p>management and mitigation of emissions.</p> <p>iii. Mitigation measures could include – Best Available Technologies in managing emissions to land, Local Air Quality Management Support, travel plan, vehicle retrofits / alternative fuel.</p> <p>iv. An emissions assessment must be included as part of the standard air quality assessment that includes Combined Heat and Power.</p> <p>v. The Mayor’s CHP emissions limit (to be published winter 2011) must be met.</p> <p>vi. GLA will require CHP operators to monitor and provide yearly evidence (through an annual monitoring report), demonstrating on-going compliance with the Mayor’s emissions limits.</p> <p>7. <i>Section 6.42 (biomass)</i></p> <p>i. Low / zero carbon energy must not be significant in terms of local air quality and create opportunities to improve local air quality.</p> <p>ii. The Mayor’s Air Quality Strategy (2010) and London Plan aims to ensure new development shall as a minimum be ‘air quality neutral’ through the management and mitigation of emissions.</p> <p>iii. An emission assessment must be included as part of the standard air quality assessment that includes biomass.</p> <p>iv. The Mayor’s biomass emissions limits (to be published in winter 2011) must be met.</p> <p>v. GLA will require biomass operators to monitor and provide evidence on a yearly basis (through an annual monitoring report), demonstrating on-going compliance with the Mayor’s emissions limits.</p> <p>8. <i>Section 10.3 (pollution)</i> All new developments shall as a minimum be ‘air quality neutral’ in the management and mitigation of emissions. With the construction and operation</p>	<p>iii. This has been added.</p> <p>iv. This has been added in Chapter 6 and Chapter 10.</p> <p>v. This has been added as a requirement in Chapter 6 and Chapter 10.</p> <p>vi. This has been added as a requirement in Chapter 6 and Chapter 10.</p> <p>i. This statement has been added.</p> <p>ii. ‘Air quality neutral’ text had been added in Chapter 10.</p> <p>iii. This has been added in Chapter 6 and Chapter 10.</p> <p>iv. This has been added in Chapter 6 and Chapter 10.</p> <p>v. This has been added in Chapter 6 and Chapter 10.</p> <p>8. ‘Air quality neutral’ has been added in Chapter 10. The Mayor’s Air Quality Strategy has been referenced in 10.5.</p>

Organisation	Summary of representation	Officer response
	<p>of developments contributing to the delivery of policies within the Mayor's air quality strategy 'Clearing the Air' (Dec 2011).</p> <p><i>Transport for London comments</i></p> <p>9. Section 11.5 – refer to London Plan policy 5.10 Urban Greening and the Mayor's ambition to plant 10,000 street trees by March 2012 and 2 million trees by 2025.</p> <p>10. Section 12.5 – amend paragraph for clarification purposes. <i>Note: Transport for London has suggested amended text for inclusion.</i></p> <p>11. Section 12.9 – amend to include further transport references. <i>Note: Transport for London has suggested amended text for inclusion.</i></p> <p>12. Section 12.13 – amend wording to refer to London Plan standards. <i>Note: Transport for London has suggested amended text for inclusion.</i></p> <p>13. Section 12 – This section could also add words to support the greening of roads and highways adjacent to new development. <i>Note: Transport for London has suggested amended text for inclusion.</i></p>	<p>9. This has been added.</p> <p>10. Section 12.5 amended as per TfL suggestion.</p> <p>11. Section 12.9 amended as per TfL suggestion.</p> <p>12. Section 12.13 amended as per TfL suggestion.</p> <p>13. This has been included in Chapter 11.</p>
Natural England	<p>1. The SPD is written very clearly and takes a comprehensive approach to the subject.</p> <p><i>Chapter 11 - Biodiversity and the Natural Environment</i></p> <p>2. Section 11.4 (1) – Include reference to Hainault Forest SSSI and Epping Forest SSSI and SAC.</p> <p>3. Section 11.4 – point 2 a) i) – Add <i>major developments</i> and all development in green corridors.... there should be a presumption that other developments will aspire to these standards to.</p> <p>4. We are pleased to see the Trees and Landscaping and Nature Conservation SPD's are in place to support this document.</p> <p>5. Welcome and support the role of planting, green roofs, SUDS in climate change adaptation. Opportunities should be taken to introduce green roofs and living</p>	<p>1. Noted.</p> <p>2. This has been added.</p> <p>3. This has been added.</p> <p>4. Noted.</p> <p>5. Noted. The SPD already encourages green roofs and living walls in Chapter 8.</p>

Organisation	Summary of representation	Officer response
	<p>walls where possible.</p> <p>6. Support the prominence given to sustainable transport through provision of good pedestrian access, cycle routes, public transport, and provision of a club car.</p> <p>7. We support the emphasis on high quality design and environment. We are encouraged to see recognition given to planting, public realm and natural environment as being a key factor in the design and success of a development.</p>	<p>6. Noted.</p> <p>7. Noted.</p>
Environment Agency	<p>1. Pleased about the majority of requirements and how you intend to meet them. Pleased about the Code for Sustainable Homes and BREEAM levels proposed.</p> <p>2. <i>Section 6.57 (GSHP)</i> – mention that open loop systems usually require a license from the EA to Investigate Ground water, an Abstraction License and a Discharge Consent. Open loop pumps affect the temperature of ground water, which can have implications for the structure and ecology of the aquifer and surface waters.</p> <p>3. <i>Section 7.4 – point 2 a)</i> – the end of the sentence to change to ‘<i>unless the developer can justify / demonstrate that they are unfeasible.</i>’</p> <p>4. <i>Section 7.10</i> – we would always recommend that developers set land aside to incorporate SUDS features.</p> <p>5. <i>Section 8.2</i> – remove the words ‘where possible.’ All development should ‘always’ manage flood risk.</p> <p>6. <i>Section 8.4 (Reduce the risk of flooding) – point (1) (i)</i> - amend to ‘Submit a flood risk assessment or comply with the Environment Agency’s Flood Risk Standing Advice where relevant’.</p> <p>7. <i>Section 8.4 (Reduce the risk of flooding) – point (1) (iii)</i> – change to mention green/brown roofs/walls as well as planting. This is also the case for (2) (ii).</p> <p>8. <i>Section 8.4 (Reduce the risk of flooding) – point (3)</i> – support this statement, but recommend further information on what is and what is not considered a</p>	<p>1. Noted.</p> <p>2. This has been added.</p> <p>3. This has been amended.</p> <p>4. This has been included.</p> <p>5. This sentence has been amended.</p> <p>6. This has been amended.</p> <p>7. This has been amended.</p> <p>8. This has been amended to include the onus on the developer to demonstrate if a green roof is</p>

Organisation	Summary of representation	Officer response
	<p>suitable reason for not having a green roof. This could be added with the information within section 8.13.</p> <p>9. <i>Section 8.4 (Reduce the developments demand for water) – Point (3)</i> – Disappointed water efficiency has been left a low priority. We recommend re-prioritising waster consumption with BREEAM Excellent requirements.</p> <p>10. Pleased with statements in 8.8 and 8.9. Recommend the same amendments are made as 8.4.</p> <p>11. Message within 8.11 could be strengthened. Mentioning discharge to both surface and combine sewer might allow developers to go for the least sustainable option. <i>Note: Environment Agency has suggested a hierarchy to use.</i></p> <p>12. SUDS options – sections on green roofs and ponds should highlight the biodiversity and water quality benefits of these types of SUDS.</p> <p>13. <i>Section 8.19</i> – Change the statement that rainwater harvesting can be limited by the amount of land available to be more positive.</p> <p>14. <i>Chapter 10 (pollution)</i> - Reference the risk of pollution to ground water and source protection zone (SPZ) within.</p> <p>15. Groundwater vulnerability should be addressed through development by remediation of contaminated land appropriate drainage techniques.</p> <p>16. <i>Section 10.12</i> should reference risk to groundwater.</p> <p>17. <i>Section 10.17</i> should reference the Thames River Basement Management Plan.</p> <p>18. <i>Chapter 11 (Biodiversity and Natural Environment)</i> – no reference to the water environment and the environment of rivers. Reference needs to be made to river</p>	<p>not feasible.</p> <p>9. Water was not left as a low priority, but this could have come across by the way the sentence was structured. The sentence has been re-worded to demonstrate the water requirements need to meet BREEAM Excellent for developments 500 sq.m and above.</p> <p>10. This has been amended.</p> <p>11. The existing drainage hierarchy is to remain as this is consistent with the London Plan drainage hierarchy (Policy 5.13 ‘Sustainable Drainage’).</p> <p>12. This has been added to Chapter 8.</p> <p>13. This statement has been removed.</p> <p>14. Section 10.12 has been amended to include information on pollution to ground water.</p> <p>15. Section 10.12 has been amended to include information on pollution to ground water.</p> <p>16. This is now included.</p> <p>17. This is now included in 10.19.</p> <p>18. Water / river environment has been included as a new section (11.8) in Chapter 11.</p>

Organisation	Summary of representation	Officer response
	corridors, banks, and river enhancements to benefit biodiversity. Reference Redbridge's DPD which states in 3.7 'development adjoining water courses should maintain a minimum 8 meter wide (riparian) buffer free of development from the top of the bank of the water course'. This could be expanded upon in section 11.7.	
Highways Agency	No comments.	Noted.
Environment Management Team	<ol style="list-style-type: none"> 1. The maintenance of different types of permeable paving need to be considered. 2. Can there be a requirement in the SPD for a developer / resident to install an energy meter as part of approving a planning application. 	<ol style="list-style-type: none"> 1. Noted. This has been explored and the guidance on permeable paving updated. 2. Agreed. This should be a mandatory requirement and the SPD will be amended. In addition, the CfSH has display energy devices (Ene 3), where developers can achieve up to 2 credits and many developers already do this.
London Borough of Redbridge – Highways	<ol style="list-style-type: none"> 1. <i>Section 6.47</i> – biomass storage and delivery - expand on this as biomass delivery vehicles tend to be very large and can require a large turning area. 2. <i>Page 3 – policy BD1</i> – Add 14. Be sympathetic to the locality and both regular and periodic uses of the adjacent space – to avoid prejudicial development and land locked sites / ransom strips & consideration of annual festivals etc 3. <i>Sections 7.9 and 8.6</i> – this does not deal with development where there is flooding risk. There needs to be sufficient (remote) works done to mitigate the risk and severity of flooding in these areas. Planning may consider land use restrictions also. 4. Mobility issues seem to have been overlooked: <ol style="list-style-type: none"> (a) Access for all – design out level changes, lifts, ramp grades, lifetime home requirements. 	<ol style="list-style-type: none"> 1. Text has been added to this section about the size of vehicles and large turning circle. 2. Policy BD1 of the Borough Wide Primary Policies is an adopted document and cannot be changed. It is in this SPD for reference only. 3. It is felt that Chapter 8 (8.5 – 'reduce the risk of flooding') adequately deals with flood risk. The requirements in Chapter 8 will ensure new development is appropriately located and does not increase flood risk. Consideration of off-site works would be best addressed on a site allocations development plan document, as well as the Community Infrastructure Plan. 4. <ol style="list-style-type: none"> (a) The environment assessment methods, e.g. CfSH, includes criteria for Lifetime Homes.

Organisation	Summary of representation	Officer response
	<p>(b) Min dis parking req & prioritised location in car park and safe, level link to front door.</p> <p>(c) Various building control issues for accessibility</p> <p>(d) We may want a policy statement on shared space in new development</p> <p>5. Security issues seem to have been overlooked:</p> <p>(a) Secure by design – removal of dangerous communal area layouts, sightlines.</p> <p>(b) Lighting to communal areas / publically accessible to be consistent and managed</p> <p>(c) Need something for backland dev with narrow access – shared space problems – need safe access for peds (particularly children)</p> <p>6. Servicing issues seem to have been overlooked:</p> <p>(a) Explanation of a service management plan.</p> <p>(b) High Street issues – intro lay-bys, street trading need a mention.</p> <p>(c) Off street servicing should be the norm – incl entry/egress in forward gear.</p>	<p>BWPP Policy H2 (Housing Choice) requires all new homes to be built to Lifetime Homes standard and that 10% should be wheelchair accessible.</p> <p>(b) The Council has planning policy requirements for disabled parking (Policy T5 and Building Control requirements)</p> <p>(c) The Council's Building Control function will assess this for planning application through the Council's Access Officer.</p> <p>(d) This SPD is not the appropriate place for such a statement, which is picked up in other Planning Policy documents.</p> <p>5. This SPD is not the appropriate place for the points raised under 5. Other Planning Policy documents pick up on these issues. Also, CfSH has criteria that refers to 'Secure by Design' standards.</p> <p>6.</p> <p>(a) It is unclear what this statement refers to in this context.</p> <p>(b) This is picked up under other Planning Policy documents.</p> <p>(c) Section 9.16 already highlights refuse / recycling collections to be made as easy as possible, with further guidance available from the Council's Cleansing Team.</p>

Organisation	Summary of representation	Officer response
	<p>(d) Shared servicing encouraged to save land take.</p> <p>(e) Siting of recycling containers in larger developments to be sympathetic with environment (hidden, buried)</p> <p>(f) Cleaning windows etc over Highway, particularly overhanging</p> <p>(g) Emergency vehicle access</p> <p>7. <i>Chapter 12 - Sustainable Transport</i></p> <p>(a) There should be some words saying alignment of entrance points to link external cycle paths/bus stops to internal cycle storage/lobby.</p> <p>(b) Travel plan to give site specific public transport info to residents incl access to amenities, open spaces etc</p> <p>(c) Large dev contribute to initiatives underway in Smarter Travel team – such as Bike It officer</p> <p>(d) Polyclinics, large retail etc to have Countdown system installed as standard (real-time departure information for local buses)</p> <p>(e) Cycle parking should be discrete from waste storage areas</p> <p>8. <i>Point 12.5 (j)</i> - I would add 'and a service management plan' to end of para</p> <p>9. <i>Point 12.16</i> - Should add that the Council runs a car club to encourage developer to use same provider.</p> <p>10. <i>Point 12.17</i> - Are these the current standards for E veh?</p>	<p>(d) This has been added in section 9.16.</p> <p>(e) This has been added in section 9.16.</p> <p>(f) This SPD is not the appropriate place for this as it is picked up in other Planning Policy documents / Highways standards.</p> <p>(g) This SPD is not the appropriate place for this as it is picked up in other Planning Policy documents / Highways standards.</p> <p>(a) This is already covered, e.g. point 12.15.</p> <p>(b) Text has already been added to state the travel plan should be produced in accordance with guidance from Dft, TfL and Redbridge.</p> <p>(c) This text has been added under 12.10.</p> <p>(d) This text has been added under 12.10.</p> <p>(e) This text has been added under 12.10.</p> <p>8. This text has been added under 12.5.</p> <p>9. This text has been added under section 12.18.</p> <p>10. Section 12.17 is in line with the Mayor of London requirements, which are being reflected in this SPD.</p>

Organisation	Summary of representation	Officer response
	<p>11. <i>Page 57 – requirements for major development</i></p> <p>(a) Need to touch on protection of the Highway – cctv enforcement, CPZ review etc</p> <p>(b) Poss add review of travel plans?</p> <p>12. <i>Page 64 – Requirements for minor development - A general responsibility for Highway frontage – repaving etc as standard</i></p>	<p>11. Section B, which this refers to, has been removed from the SPD. All the information is contained within Section A.</p> <p>12. Section B, which this refers to, has been removed from the SPD. All the information is contained within Section A.</p>
The Counties Residents Association	The topics which are covered are thorough and well thought through.	Noted.

Date 23 November 2011	Classification Public	Committee Local Development Framework Advisory Committee
From Chief Planning & Regeneration Officer		Title of Report Local Development Framework Annual Monitoring Report 2010/11

This report is of interest to all Members

1 Executive Summary

- 1.1 This report presents the Council's seventh Local Development Framework Annual Monitoring Report (AMR) covering the financial year 2010/11. Publishing an AMR is a requirement of the Planning and Compulsory Act 2004 and its main purpose is to measure the Council's performance in producing and implementing its planning policies and recommending corrective action where they are not performing as intended.
- 1.2 The Localism Bill is currently going through Parliament and is expected to come into force in late 2011/ early 2012. The Localism Bill removes the requirement on Local Planning Authorities to submit an Annual Planning Monitoring Report to the Secretary of State. However, it maintains the requirement for local authorities to produce a monitoring report for public consumption known as an "Authorities' Monitoring Report" with the Secretary of State having powers to make regulations around the timing, content and form of reports and it is specified that the interval between subsequent reports should still be no longer than 12 months.
- 1.3 The full AMR (Appendix 1) has been circulated to all Members and substitutes with the agenda for this meeting. A copy will also be made available on:

<http://modern.gov.redbridge.gov.uk/ieListDocuments.asp?CId=652&MId=5774&Ver=4>

1.4 Key findings of the 2010/11 AMR are:

- Work was ongoing by the Planning Policy team over the year on the Joint Waste Strategy DPD; Minerals DPD; Crossrail Corridor Area Action Plan; Core Strategy Review and Community Infrastructure Levy.
- The Development Management section approved 70% of a total of 2,441 planning applications¹. Decisions were made within the target timeframes for "minor" and "other" applications and the number of successful appeals against Council planning decisions was 37% (just short of the 35% maximum target).
- There were 348 new homes built during the year. This is significantly below the annualised LDF target (2008) of 905 new homes, and the Replacement London Plan (2011) of 760 new homes per year. Redbridge can demonstrate a five year supply of deliverable sites as required by Government policy.
- About 114 units or 33% of all housing completions were affordable, and 40% of major applications were affordable units (schemes with 10 or more dwellings). This is below the 50% Core Strategy Strategic Policy 8 target, but a proportionate improvement on 2009/10 when 107 units or 12% of completions were affordable units.
- Some £1,081,797 million was received in Section 106 Contributions in 2010/11, compared with £1,414,142 million in 2009/10 (excluding cash in lieu of affordable housing).
- The National Indicator 197 on Improved Biodiversity which measures the proportion of Local Sites where positive conservation management has been or is being implemented

¹ Determined under National Indicator 17. Applications for Prior Approval, Amendments to Planning Permission and for Further Details are not counted under NI157.

was 63% (22 out of 35 sites), a positive increase on the 51.43% (18 out of 35 sites) recorded in 2009/10.

- The average recorded air quality in the borough was 46.25µg/ m³ (nitrogen dioxide annual mean), which is similar to the result from last year (46.5) and above the 40 µg/ m³ target.
- The number of buildings at risk on the English Heritage “At Risk” Register (formerly the Buildings at Risk Register) was reduced from three in 2009/10 to two, with the removal of Port of London Authority Pavilion, The Drive from the Register after repair works were completed (published June 2010). However, for the 2010 register, English Heritage added the Wanstead Park Conservation Area to reflect the inclusion of Wanstead Park (a Registered Park and Garden Grade II*) as the boundaries of both heritage assets are essentially the same. This brings the total number of Conservation Areas on the Register to two, including the Woodford Bridge Conservation Area.
- Only two town centres; Woodford Bridge and Manford Way, meet both criteria for over 70% A1 Use Class and less than 20% A3-A5 Use Class set out by Policy R3 of the Borough Wide Primary Policies DPD. The rest of the town centres have less than 70% units in A1 use. However, all town centres have less than 20% of the total number of units in use as A3- A5 Use Classes. Gants Hill District Centre was the only centre which exceeded the 10% vacancy rate target.

1.5 The AMR makes the following key recommendations:

- The Community Infrastructure Regulations (2010) require that the Council reports on the Community Infrastructure Levy every financial year. The regulations set out detailed requirements for this report including the amount of CIL received, any amount not spent, CIL expenditure and how the money has been spent. Therefore, it is recommended that this information is included in future AMRs, to sit alongside the information on Section 106 agreements (see Appendix 1 AMR section 3.16).
- Due to the low number of housing completions in 2010/11 facilitating housing delivery is a key priority (see Appendix 1 AMR section 3.7.6).
- A number of key policy areas for consideration as part of the forthcoming Core Strategy Review have been identified. These policy changes should reflect the Replacement London Plan (2011) - including the new housing target, provision for Gypsies and Travellers; internal space standards and car/ cycle parking standards. (see Appendix 1 AMR section 4.1.3). In addition local issues around the control of retail and D1 colleges and evidence base documents should be taken into consideration (see Appendix 1 AMR section 3.5.6). Furthermore, it is recommended that elements of the Borough Wide Primary Policies DPD be reviewed alongside the Core Strategy in order to consider a consolidated and fully up to date Local Plan to guide Development Management decisions in the borough.
- Recommendations are made in relation to the monitoring of environmental issues (see Appendix 1 AMR section 3.3.5); and specific indicators relating to the implementation of new Development Plan Documents such as the Joint Waste DPD (see Appendix 1 AMR section 3.1.6) and Crossrail Corridor AAP (see Appendix 1 AMR section 3.1.6).

- 1.6 Following its presentation to this Committee, the AMR will be forwarded to the Cabinet Member for Planning and Regeneration, prior to being submitted to the Department of Communities and Local Government before 31st December 2011.

2 Recommendation

That the Advisory Committee:

- 2.1 Notes the content of the London Borough of Redbridge Annual Monitoring Report for the 2010/11 financial year (Appendix 1 to be circulated separately to the report).
- 2.2 Commend the AMR to the Cabinet Member for Planning and Regeneration.

**THE DECISIONS PROPOSED IN THE RECOMMENDATIONS TO THIS REPORT MAY NOT BE
REQUISITIONED IN ACCORDANCE WITH STANDING ORDER 54.1 (r).**

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3 Background

- 3.1 The Planning and Compulsory Purchase Act 2004 requires the Council to produce LDF Annual Monitoring Reports. Their primary purpose is to monitor the implementation of the Council's Local Development Scheme (the work programme for preparing Local Development Documents such as the Core Strategy and other Development Plan Documents) and to assess the extent to which the objectives of the planning policies contained in these documents are being achieved.
- 3.2 The full AMR (Appendix 1) has been circulated to all Members and substitutes with the agenda for this meeting. A copy will also be made available on:

<http://modern.gov.redbridge.gov.uk/ieListDocuments.asp?CId=652&MId=5774&Ver=4>

- 3.3 The AMR records progress for each financial year (1 April to 31 March) and must be published and submitted to the Department for Communities and Local Government by the end of the following December. This seventh AMR deals with performance during the 2010/11 financial year.
- 3.4 Performance is measured against a series of 50 indicators. The use of these has been determined locally and reflect LDF policy targets or sustainability objectives. Collectively, these indicators comprise the AMR's "Signs of Success."

4 Progress of the Local Development Scheme

- 4.1 During the 2010/11 monitoring period the final statutory period of public consultation on the pre submission Crossrail Corridor AAP document took place between 4th September and 15th October 2010. A Community Forum Meeting was held on 9th September 2010 which gave Members, local residents and other stakeholders the opportunity to see how their previous comments have shaped the Plan. As part of this consultation, the AAP was also presented to Area Committees 5, 6 and 7. The Crossrail Corridor Area Action Plan was submitted to the Secretary of State in December 2010.
- 4.2 Following a period of public consultation on the pre- submission Joint Waste DPD in August and September 2009 proposed changes resulting from the 13 representations received were entered into a schedule, which was itself subject to a period of targeted consultation between 27th September and 8th November 2010. The DPD was submitted to the Secretary of State in November 2010.
- 4.3 Evidence base collection has been undertaken for the Core Strategy Review through work on the Community Infrastructure Plan; Open Space Assessment; Strategic Housing Land Availability Assessment, Strategic Housing Market Assessment and Green Belt Review which had all been completed by August 2010. The Local Development Framework Advisory Committee considered the key evidence base and potential Issues and Options over the time period October 2010- March 2011. Members of the LDF Advisory Committee Members made comments on the evidence base and suggested areas for further investigation.
- 4.4 The London Plan was published in July 2011, replacing the previous 2008 London Plan (consolidated with alterations since 2004). Boroughs' Local Development Documents have to be in "general conformity" with the London Plan which is also part of the statutory development plan that has to be taken into account when planning decisions are taken in any part of London. The new Plan differs from its predecessor in some important ways that affect Redbridge; including changes to the borough's housing target, the introduction of minimum internal space standards and changes to the definition of affordable housing.

5 Policy Performance in Meeting the Strategic Objectives

- 5.1 The AMR examines how policy implementation is contributing to the achievement of each of the Strategic Objectives of the Core Strategy. A brief summary of the findings is set out overleaf.

Strategic Objective 1: Managed Change

To achieve strong, sustainable communities where growth is focussed on a clear hierarchy of town centres, consistent with the character of those centres.

Location of New Homes

The Ilford Metropolitan Centre accounted for 13% of completions and District and Local Centres combined accounted for 59% of completions in 2010/11. The rest of the Borough accommodated the remaining 28%. Therefore, the District and Local Centre completions exceeded the Core Strategy Policy ambitions (SP7) of 15% to 25%, and the rest of the borough met with the policy hierarchy for 25% to 35% of completions. However, completions in the Ilford Metropolitan Centre are lower than the policy ambitions of 35% to 50%.

Previously Developed Land

The proportion of new housing on previously developed land increased from 93% in 2009/10 to 100% in 2010/11, and exceeds the 90% target.

Non-Housing Development

Some 430 sqm of new retail space was constructed in 2010/11 all in town centres. However, there was only a net gain of 242 sqm overall; as a result of schemes which involved a loss of retail floorspace. The two schemes which contributed to this overall figure were a scheme in Goodmayes Local Centre for a change of use from offices to retail with a floorspace of 108 square metres; and 322 square metres of A1 and A2 floorspace delivered as part of the Odeon Cinema mixed use redevelopment in Gants Hill District Centre which also delivered 214 new residential units. Overall this was a big decrease in the amount of completed retail in previous years 2008/09 and 2009/10 indicating that the current market conditions may make it difficult to deliver retail development.

Mixed Use

A total of four mixed-use schemes with a net increase of 196 units were completed in town centres in 2010/11. This housing delivery is 56% of total housing completions for the year.

Waste and Recycling

There has been a steady improvement in recycling rates for municipal waste in Redbridge in recent years. However, the total has slightly decreased for 2010/11 to 29.37% from 31.5% in 2009/10, which still falls short of the national target of 40% by 2010.

Strategic Objective 2: Green Environment

To provide for the long-term protection and improvement of the quality of the Borough's natural environment (including the Green Belt) in order to promote its appreciation by

residents and visitors, its biodiversity and the health of its air, soil and water.

Protecting Environmental Sites

Over the years Redbridge planning policies have been effective in protecting land designated for its environmental values. This remained true in 2010/11, when there was no recorded loss of such land. The National Indicator 197 on Improved Biodiversity which measures the proportion of Local Sites where positive conservation management has been or is being implemented was 63% (22 out of 35 sites), a positive increase on the 51.43% (18 out of 35 sites) recorded in 2009/10.

Air Quality

There were four monitoring stations measuring nitrogen dioxide levels in Redbridge during 2010/11 and the results were as follows:²

- Fullwell Cross = 51 µg/ m³
- Gardner Close= 46 µg/ m³
- South Woodford= 55 µg/ m³
- Perth Terrace= 33 µg/ m³

The average of these readings is 46.25µg/ m³ (nitrogen dioxide annual mean), which is similar to the result from last year (46.5) and above the 40 µg/ m³ target.

The Flood Plain and Water Quality

No planning permissions were granted contrary to Environment Agency advice on flooding or water quality grounds, reflecting the borough's positive approach to protecting the flood plain from inappropriate development.

Strategic Objective 3: High Quality Design

To protect and enhance places of special character and ensure that new buildings and structures and the places around them achieve a high quality and standard of sustainable design, and do not adversely impact on the amenity of neighbouring residents or the appearance of the public realm.

Heritage Assets at Risk

The number of buildings at risk on the English Heritage "At Risk" Register (formerly the Buildings at Risk Register) was reduced from three in 2009/10 to two in 2010/11, with the removal of Port of London Authority Pavilion, The Drive from the Register (published June 2010). However, for the 2010 register, English Heritage added the Wanstead Park Conservation Area onto the register, to reflect the inclusion of Wanstead Park (a Registered Park and Garden Grade II*) on the Register (the boundaries of both heritage assets are essentially the same). This brings the total number of Conservation Areas on the Register to two, including the Woodford Bridge Conservation Area.

Completion of works to another building (Barn at Aldborough House Farm) and its occupation are expected to result in the building being removed from the 2011/12 register.

Listed Buildings

During 2010/11, there were no additions to the local list. However, one listing was removed (Barnardo's Village) as these buildings were statutory listed by English Heritage on 5 May 2011 (as five separate entries). Partial demolition occurred to the locally listed buildings at 1-3 Riverdene Road; as the buildings were only locally listed there were limited options available to the Council to prevent this from occurring.

From a statutory listed building perspective, there were five additional listings during 2010/11; these relate to the previously locally listed Barnardo's Village referred to above. The five entries relate to: 22 identical cottages, the Children's Church / gate, the fountain on the green, lodge / boundary walls, and Cairns Cottage. These buildings were statutory listed by English Heritage as a result of a planning brief being prepared for the Barnardo's site.

Adapting to Climate Change

The focus during 2010/11 was on further embedding climate change adaptation into emerging

² Source: www.londonair.rog.uk

policy documents and promoting adaptation through case studies within Redbridge. Key outcomes for 2010/11 include:

- Adoption of the Redbridge Environmental Action Plan (2011-2018), which includes nine actions related to adaptation.
- Embedding adaptation into a number of planning and housing policy documents, including the draft Sustainable Design and Construction Supplementary Planning Document, the forthcoming Core Strategy review, and the LBR Housing Strategy 2011.
- Regular Environment Team attendance at the Council's Business Continuity meetings in order to promote the mainstreaming of adaptation in Council activities.
- Identification of adaptation case studies within the borough, such as:
 - vehicle purchase (to enable essential services to continue to be provided during extreme weather events such as floods and snow);
 - targeting of street tree planting in areas lacking existing trees (could be expanded to areas with poor air quality, flooding);
 - tree species selection to reflect hotter, drier summer and more draughts; and
 - changed mowing regimes to promote hardier grass coverage.
- Completion of the draft River Roding Flood Risk Management Strategy.
- Completion of draft surface water management plans for the borough as part of the 'Drain London' programme.

Renewable Energy

As in previous years, in the absence of complete information, an audit of major planning applications (schemes with ten or more units) approved during the 2010/11 monitoring year was undertaken to gauge how well renewable energy policy is being implemented.

Out of the ten major applications approved during the monitoring year, six (60%) included on-site renewable energy proposals, one (10%) was approved subject to conditions to provide renewable energy, and three (30%) proposed no renewables (nor were renewables conditioned on the approvals).

Strategic Objective 4: Safe and Healthy Places

To ensure that new buildings and the spaces around them are designed and serviced such that all people can move safely and comfortably in and around them, at all times of the day and night.

Lifetime Homes

In 2010/11 40% of all homes were completed to Lifetime Homes standard. The LDF policy target is 100%, however, all but 29 of these completions were approved before the Local Development Framework policies were adopted. One hundred percent of the 29 completions approved after the adoption of the LDF policy on Lifetime Homes were built to Lifetime Homes standard, demonstrating that the policy is being applied consistently.

Building for Life

In 2010/11 six major developments were completed in Redbridge. A sample of two schemes were chosen to be assessed against the twenty Building for Life criteria, with an overall score awarded at the end in an "informal assessment." Overall the former Odeon Cinema Site in Gants Hill (planning reference 3325/04) was scored as 'Average', this is largely due to the nature of the development, as flats have limited scope for adaptation. In addition, the scheme scored poorly in terms of sustainability due to the less stringent policy framework that was in place when it was approved. The Snakes Lane West scheme in Woodford Green (planning reference 0052/07) scored as 'Poor', however this is not to say that it is a bad development, and can be explained by the same issues that affect the former Odeon Cinema Site. In addition, the location of the site results in a wholly residential scheme, with no non-residential uses provided (unlike the former Odeon Cinema), as well as the type of housing provided (retirement), thereby losing marks in terms of tenure mix.

Strategic Objective 5: Jobs and Prosperity

To create a strong, efficient economy, delivering growing numbers of jobs and a diverse range of commercial and retailing facilities, which can be easily accessed by residents and visitors.

Employment Rates

In 2010/11 there was a slight increase in the employment rate of working people towards the target figure of 66%, reflecting (although slightly more rapid than) rates for London and Great Britain. The rate of 65.7% in Redbridge is lower than that for both London (68.2%) and the UK (70.4%). However, these figures should be treated with caution, both in relation to the quality of the data (which changes between sources and fluctuates rapidly with time).

Town Centre Health

All of the town centres with the exception of Gants Hill had a vacancy rate under 10%. It is envisaged that now the highways and public realm work is completed, this trend will be reversed and Gants Hill District centre emerges stronger. Seven Kings, Ilford, Manford Way and Goodmayes centres have vacancy rates higher than 5%, with Seven Kings deteriorating. The surveys were conducted in February 2011. The recently adopted Crossrail Corridor AAP has specific policies to improve the retail offer in Seven Kings and Goodmayes. Only two town centres, Woodford Bridge and Manford Way, meet both criteria for over 70% A1 Use Class and less than 20% A3-A5 Use Class set out by Policy R3 of the Borough Wide Primary Policies DPD. The rest of the town centres are all below the 70% threshold. However, all town centres have less than 20% of the total number of units in use as A3- A5 Use Classes.

Business Areas

There was no loss of employment floorspace from Strategic Industrial Locations or from Designated Business Areas in Redbridge in 2010/11. Although there was a gross loss of 430 sqm of office (B1) floorspace overall. Policy B1 of the Borough Wide Primary Policies DPD allows the loss of established businesses and land if it can be demonstrated that continued business activity would conflict with the character, appearance and amenity of the locality and surrounding uses. No floorspace in Use Classes B2 or B8 was completed or lost over the monitoring year.

A total of 82 square metres of B1 Office floorspace were completed in the borough in 2010/11, this was delivered by one scheme on the old Monovians Sports Ground which involved a change of use to a community fishery, including office space (planning reference 0748/06). There was a net loss of 348 square metres of B1 office space overall. The two schemes which involved a loss of B1 floorspace included one for a conversion to residential flats and the other for a conversion to retail.

Aggregates

Total production of aggregates from the extraction sites at Fairlop Plain amounted to 149,730 tonnes and exceeds the Replacement London Plan (2011) target of 100,000 tonnes per annum. This is a significant increase on the production figure from 2009/10 of 111,000 tonnes.

Strategic Objective 6: Ease of Access

To promote more effective use of private and public transport, cycling and walking in order to promote business investment and reduce commuting times, congestion and greenhouse gas emissions and improve access for all to services, facilities and jobs.

Green Travel Plans

Borough Wide Primary Policy T1 *Sustainable Transport* requires a Green Travel Plan for all major developments. During 2010/11 approvals for 14 out of 16 Major applications (88%) were subject to a Green Travel Plan condition. This was a slight improvement on the figure from 2009/10 (82%) but is still below the 100% target. Thirteen applications triggered Green Travel Plan conditions over the course of the year.

Cycle Parking

In 2010/11, 234 cycle spaces were completed in all major developments (2.6 spaces for every 3 units). This is lower than the number completed in 2009/10, reflecting the lower number of

schemes completed. Five out of the six completed major schemes incorporated a proportion of cycle parking; the development of retirement apartments being the only major application which did not include cycle parking.

Strategic Objective 7: Housing for All

To provide sufficient numbers and range of house types and sizes to meet the diverse needs of the Borough's population. These homes should be sustainably constructed and located to optimise access to public transport, jobs and services.

Housing Delivery

The 348 housing completions were significantly lower than the previous year's total of 885 completions, and the lowest figure since the financial year 2003/04. This figure is also below the 2008 Core Strategy housing target of 905 new units per year and the Replacement London Plan (2011) target of 760 new units per year.

Affordable Housing

Affordable housing accounted for 114 units or 33% of all housing completions, and 40% of major application completions. This is below the 50% Core Strategy Strategic Policy 8 target, but a proportionate improvement on 2009/10 when 107 units or 12% of completions were affordable units.

Residential Densities

Residential densities of housing schemes completed in 2010/11 were lower than 2009/10 but in general conformity with the policy targets. Completions in Ilford were at 362 dwelling per hectare; which falls within the range of 240- 435 units per hectare set out to be achieved in Policy BD3. In the District and Local Centres completions were on average 124 dwellings per hectare, this figure falls within the density range (upper density of 275 dph) set out in Policy BD3 of the Borough Wide Primary Policies DPD. In the established residential areas residential completions were at 81 dwellings per hectare; although higher than point 5 of Policy BD3 (maximum 50 units per hectare), this figure also includes completions close to Metropolitan and District Centres; and along main roads, meaning that it complies with the upper density set out in point 4 of the policy of 120 dph.

Temporary Accommodation

There were 2,145 households living in temporary accommodation in 2010/11. This compares with 2,173 in 2009/10. Consequently there was an improvement in the position over previous years but there has been no sustained long term improvement and the result remains significantly above the target of 1,167 by 2010. Although there has been a modest decrease, the prevailing economic conditions are still affecting the delivery of affordable homes and the supply of private rented sector accommodation required for such initiatives as the Bond Scheme used in homelessness prevention and for qualifying offers.

Housing Trajectory

The housing trajectory illustrates the annual breakdown of Redbridge's deliverable housing supply up to 2017 in comparison to the annualised Core Strategy target of 905 new homes. It is evident from the trajectory that the identified capacity of homes of 8,230 homes during the plan period (excluding windfall sites) is insufficient to meet the ten-year (2007/08 to 2016/17) target of 9,050 homes (1,233 units of which were delivered in 2009/10 and 2010/11), but sufficient to meet the amended Replacement London Plan target of 7,600 units.

Five Year Housing Land Supply

An analysis of identified housing sites shows that Redbridge has a deliverable 5 year supply of 4,863 dwellings (2012/13 to 2016/17), which is sufficient to allow the annualised housing target of 905 new homes to be met over this period as this figure is 107% of the 4,525 target.

Strategic Objective 8: A Vibrant Culture

To provide a wide range of leisure, open space, sports and recreational facilities in locations

accessible to all residents of the Borough.

Protection of Open Space

There was an overall loss of 0.33 hectares of open space borough-wide over the financial year 2010/11. This was a result of the completion of the racquets and fitness club on the former PLA ground (planning application reference 3443/05). While this has resulted in a loss of open ground the site is still in use as a sporting facility and it will enable wider community access to the site. This loss of open space specifically impacted on the Category 3 total; "limited access, requires special arrangements" of indicator 44 which records access to open space. The completion of the former Odeon Cinema development in Gants Hill which included amenity space meant that there was a 0.07 hectare increase in the amount of open space in the Category 2: "restricted access to small groups of people" to 276.44 hectares. These changes have not impacted on the overall figure of the general public access category which was maintained at 1016.85 hectares; a positive sign that open space protection is working.

Use Class D2 (Assembly and Leisure) Completions

Only 2% of new Use Class D2 Leisure and Assembly floorspace was constructed in town centres. The completion of the scheme on the former Odeon Cinema site within the Gants Hill District Centre meant that a net loss of 1,639 square metres of cinema floorspace was recorded. The main leisure scheme delivered was the racquets and fitness club with associated outdoor facilities plus playing fields and community use on the former PLA sports ground with a floorspace of 7,400 square metres.

Strategic Objective 9: A Supportive Community

To ensure good quality education, health and other community support facilities are available and accessible to all residents of the Borough.

Community D1 Floorspace

In 2010/11 there was an addition of 1,000 square metres of D1 Community Floorspace. Of this 92% was constructed in town centres which reflects the LDF policy requirement for new community facilities to be constructed in accessible locations.

Paying for Infrastructure

The number of Section 106 agreements completed in 2010/11 is double that in 2009/10, totalling 51 deeds. The total amount provisionally secured by s106 agreements completed in 2010/11 is £2,070,887 (or £1,930,887.05 of affordable housing cash is excluded), which is 7 times the total in 2009/10. The Community Infrastructure Levy could generate approximately £2.5 million per year for top up funding.

Some £1,081,797 million was received in Section 106 Contributions in 2010/11, compared with £1,414,142 million in 2009/10 (excluding cash in lieu of affordable housing).

6 The Next Steps

- 6.1 Following its presentation to this Committee, the AMR will be forwarded to the Cabinet Member for Planning and Regeneration, prior to being submitted to the Department of Communities and Local Government before 31st December 2011.
- 6.2 It is envisaged that the AMR will be referred to Environment and Community Safety Scrutiny Committee as an information item in January 2012.

7 Comments of the Director of Finances and Resources

- 7.1 This report is requesting that your Committee notes the content of the London Borough of Redbridge Annual Monitoring report for the 2010/11 financial year and the financial performance relating to that year has been reported to Members as appropriate. The costs

associated with the production of the report and its contents is met from existing budgetary provisions .

8 Comments of the Borough Solicitor and Secretary

- 8.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local authority to make an annual report to the Secretary of State regarding the implementation by the authority of the local development scheme.
- 8.2 The Local Development Scheme is the work programme for preparing Local Development Documents such as the Core Strategy.
- 8.3 The Annual Monitoring Report must also assess the extent to which the policies set out in the local development documents are being achieved.

Background Information

Appendix 1 (Circulated Separately)

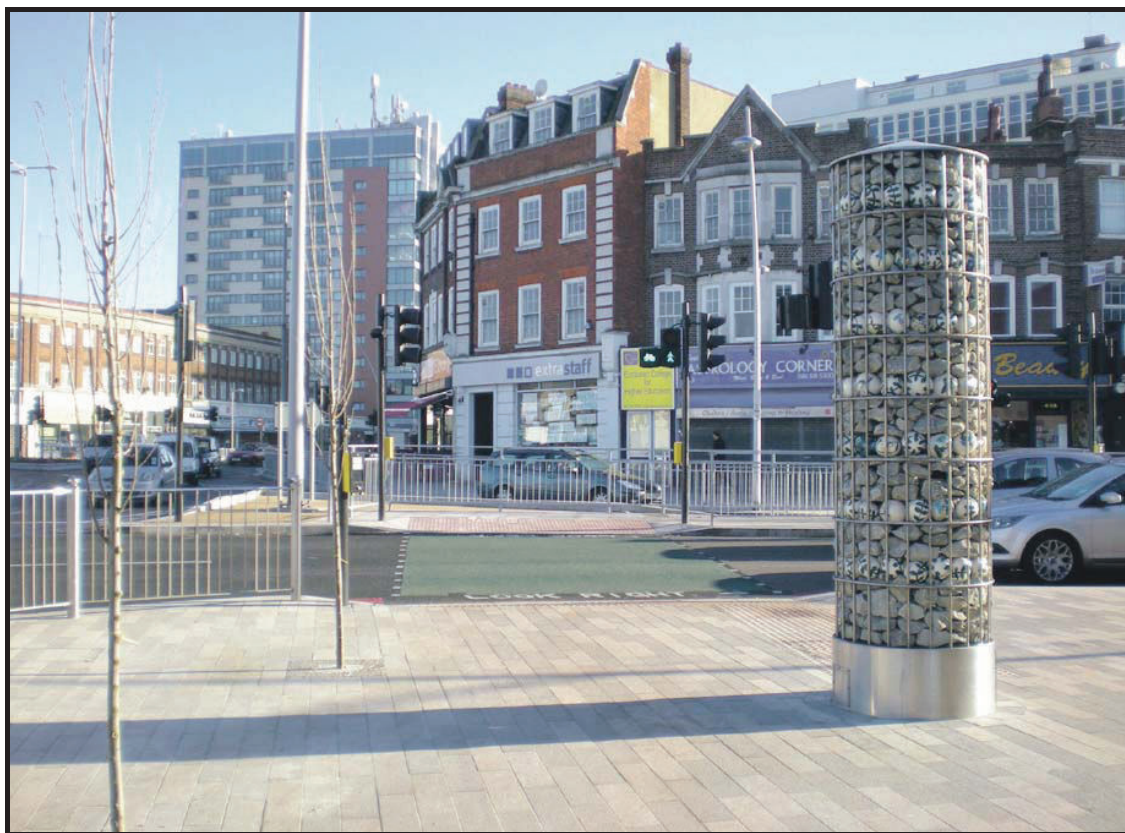
Annual Monitoring Report 2010/11

To view this document please go to:

<http://moderngov.redbridge.gov.uk/ieListDocuments.asp?CId=652&MId=5774&Ver=4>

Copies can also be obtained by contacting the author of this report.

Signs of Success



Local Development Framework

Annual Monitoring Report
2010/11



London Borough of Redbridge
Planning & Regeneration Service

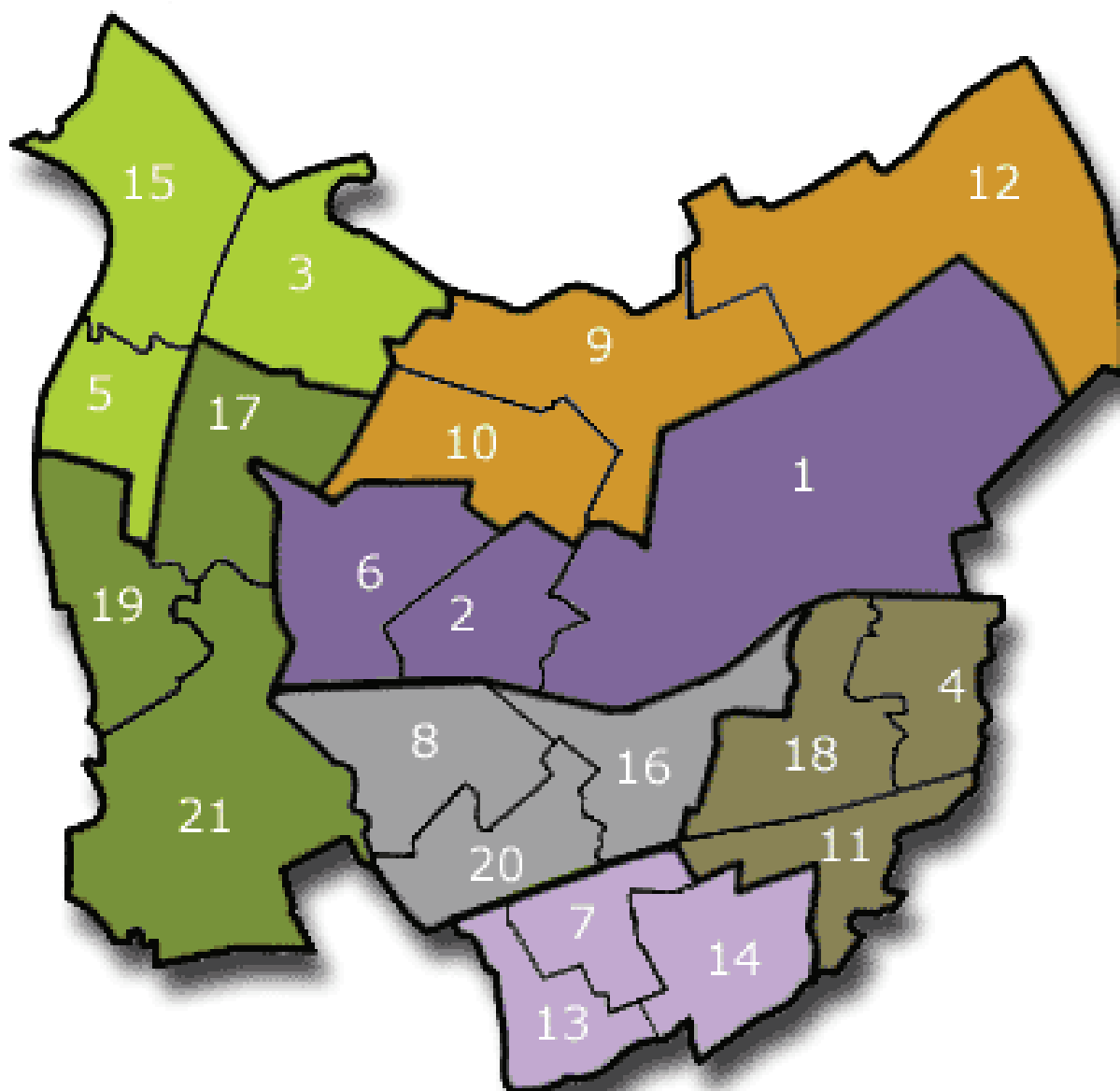
December 2011

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Wards in Redbridge



- 1 Aldborough
- 2 Barkingside
- 3 Bridge
- 4 Chadwell
- 5 Church End
- 6 Clayhall
- 7 Clementswood

- 8 Cranbrook
- 9 Fairlop
- 10 Fullwell
- 11 Goodmayes
- 12 Hainault
- 13 Loxford
- 14 Mayfield

- 15 Monkham
- 16 Newbury
- 17 Roding
- 18 Seven Kings
- 19 Snaresbrook
- 20 Valentines
- 21 Wanstead

Chapter 1: Background

1.1 Introduction

- 1.1.1 This is the seventh Annual Monitoring Report (AMR) produced by Redbridge and covers the period from 1 April 2010 to 31 March 2011. Publishing an AMR is a requirement of the Planning and Compulsory Purchase Act 2004 and its main purpose is to measure the Council's performance in producing and implementing its Local Development Framework (LDF) planning policies and recommending corrective action where they are not performing as intended.
- 1.1.2 The Localism Bill is currently going through Parliament and is expected to come into force in late 2011/ early 2012. The Localism Bill removes the requirement on Local Planning Authorities to submit an annual planning monitoring report to the Secretary of State. However, it maintains the requirement for local authorities to produce a monitoring report for public consumption known as an "Authorities' Monitoring Report" with the Secretary of State having powers to make regulations around the timing, content and form of reports and it specifies that the interval between subsequent reports should still be no longer than 12 months.
- 1.1.3 The LDF comprises a series of Development Plan Documents, which contain the policies, and Supplementary Planning Documents (SPDs) which enlarge on, or explain how the policies will be applied. Appendix A shows the full Redbridge LDF and Appendix B lists the individual policies. Appendix C shows how Redbridge performed against the chosen "Signs of Success."

1.2 Approach to Monitoring

- 1.2.1 The AMR links the Strategic Objectives of the LDF to the ambitions of the Sustainable Community Strategy, the Council's Vision and Aims, the Council's Corporate Strategic Plans, the Local Area Agreement and Service Area priorities. The nine objectives (Managed Change; Green Environment; High Quality Design; Safe and Healthy Places; Jobs and Prosperity; Ease of Access; Housing for All; A Vibrant Culture; A Supportive Community) underpin the whole LDF.
- 1.2.2 For each objective in turn, Chapter 3 of this AMR outlines the overall Redbridge context, highlights important major projects and discusses the performance of policies which are relevant to the objective. Significant achievements and shortcomings are noted and corrective actions recommended where appropriate.
- 1.2.3 Flowing from this, Chapter 4 reports on the current state of the LDF and suggests any changes which may be required to the Local Development Scheme (the work programme for producing DPDs and SPDs). Chapter 5 examines the practical performance of the Council's Development Management section in dealing with planning applications.

1.3 The "Signs of Success"










- 1.3.1 In order to monitor the effectiveness of its policies, the Council has chosen 50 indicators, and set targets for each of them. Regularly collecting data on these "signs of success" allows comparisons to be made over time and helps show how policies are performing.
- 1.3.2 Appendix C shows full details for each indicator, including targets, and data on performance for 2010/11 and previous years (where available). However, it is not necessary for readers to follow all this background detail in order to understand the findings of the AMR.

2 Chapter 2: Headlines

2.1 Signs of Success: Policy Performance


					
Around or above target	Below target	No target or mixed result	Improving	About the same	Going backwards








Note: Indicators are grouped under the LDF Objective they are considered to best relate to. However, some indicators may be used in measuring performance against more than one objective. For full details of performance against the indicators see Appendix C.

Indicator	Result	Around Target?	Improving?
LDF Objective 1: Managed Growth			
Focus on Town Centres	Ilford: 13%. Other Centres: 59%. Rest of the Borough: 28%.	Ilford 35-50%; other centres 15-25%; rest 25-35%	
Strengthening Town Centres	100% of new completed retail in town centres, 100% of new completed office in town centres and 2% of new completed leisure in town centres.	Most retail/office/leisure development in town centres	
Previously Developed Land (PDL)	100%	90% of new homes on PDL	
Derelict Land and Empty properties	1,645	Annual improvement 2,133 last year	
Encouraging Mixed Uses	No mixed use schemes in Business Areas. A total of 4 mixed uses schemes with a net increase of 196 units were completed in town centres.	"B" uses dominate mixed-use schemes in Business Areas Mixed use schemes to be directed to town centres.	
Reusing Land	No employment floorspace completed.	All new employment floorspace on PDL	
Waste Facilities	None	Joint Waste DPD identifies 7 sites for new facilities to manage East London's Waste – none in LBR	
Recycling and Composting	29.37%	Municipal: 40% by 2010 31.5% last year	
Paying for Infrastructure	£1,081,797 received from S106	Annual improvement Last Year: £1,414,142	
LDF Objective 2: Green Environment			

Indicator	Result	Around Target?	Improving?
Planning to Adapt to Climate Change	Level 1	Rising level of preparedness (5 point scale)	😊
Renewable Energy	7 of a sample of 10 major applications approved included on site renewables. 2 met the target for 20+%	More developments with 20+% renewable energy	😊
Reducing Pollution	46.25 µg/ m ³	NO ₂ must not exceed 40 µg/ m ³ 46.5 µg/ m ³ last year	😊
Protecting Green Belt	No loss	No loss	😊
Avoiding Flood Damage	No permissions contrary to Environment Agency advice	Nil contrary to Environment Agency advice	😊
LDF Objective 3: High Quality Design			
Protecting Heritage Assets	2 Listed Buildings, 1 Registered Park and 2 Conservation Areas	<10 "at risk" 5 Heritage Assets Last Year	😊
Listed Buildings	Local: 135 Statutory: 129 Total: 264	Increase the number of locally and statutory listed buildings. Last Year: 260	😊
Residential Density	Ilford- 362 dph Other District/ Local Centres- 124 dph Residential Areas- 81 dph	See Building Design Policy BD3	😊
LDF Objective 4: Safe and Healthy Places			
Lifetime Homes	40%	100%	😊
Housing Quality	Sample of Two Schemes: One scored average, one poor.	Building for Life Assessment: Above Average Rating Achieved	😊
LDF Objective 5: Jobs and Prosperity			
Health of Town Centres	Gants Hill District Centre: 10.78% Vacancy rates for all other town centres <10%	<10% vacancy rate	😊
People in Jobs	65.7%	65%	😊
New Employment Space	Net loss of 348 square metres	Net increase. Last year net loss of 1,398 square metres	😊
Protecting Strategic Industrial Land	No loss of floorspace	No loss	😊
Promoting Business Areas	No loss of floorspace	No loss	😊
Employment Land Supply (Designated)	44.4 ha	No loss on 44.4 ha	😊

Indicator	Result	Around Target?	Improving?
New Retail, Office and Leisure Development	Retail: Net gain of 77 sqm Office: Net loss of 348 sqm Leisure: Net gain of 5,761 sqm	Net increase	😊
Aggregates Production	149,730 tonnes	Replacement London Plan (2011) target: 100,000 tonnes per annum	😞
LDF Objective 6: Ease of Access			
Encouraging Cycling	234 spaces completed in all major developments (2.6 spaces for every 3 units).	Cycle parking in all major developments	😊
Travel Reduction	14 new Green Travel Plans (88%)	Green Travel Plans for all major developments	😊
LDF Objective 7: Housing for All			
Building Homes	348 new homes	905 annually	😞
Housing in Ilford	47 new homes	300+ annually	😞
Housing in Gants Hill	105 new homes	80+ annually	😞
Housing in Crossrail Corridor	10 new homes	150+ annually	😊
Delivering Affordable Homes	33% of new homes	50%	😊
Temporary Accommodation	2,145 households	1,717 households by 2010/11	😊
Gypsy and Travellers	16 pitches	16	😊
LDF Objective 8: A Vibrant Culture			
Community (D1) Floorspace	1,000 sq.m new build (92% in town centres).	Annual Improvement. Over 90% of new D1 floorspace to be located in town centres.	😊
Quantity of open space accessible to the public	1,566 Ha fully or partially accessible to the public.	Improvement on past performance Last year: 1,556 Ha	😊
LDF Objective 9: A Supportive Community			
Crime Level	92.72 criminal offences per 1,000 population	<100	😊
Income Support	11.5%	<11.1% of working age people on out of work benefits	😊
Educational Achievement	69.4%	68% Achievement of 5 or more A*-C grades at GCSE or equivalent including English and Maths at KS4 as a percentage of the number of pupils at the end of KS4.	😊

Indicator	Result	Around Target?	Improving?
Poverty Reduction	12.6%	Less than 8.7% of the population live in 14 such LSOAs that are amongst the 25% most deprived in the country	

Policy Making and Development Control Performance			
Local Development Scheme Milestones	Crossrail Corridor AAP: Pre Submission Consultation and Submission to the Secretary of State. Joint Waste DPD: Consultation on Schedule of Proposed Changes and submission to the Secretary of State. Mineral DPD: Issues and Options Consultation	Local Development Scheme timetable	
Total applications	2,441	Last year: 2,463	
Applications approved	70%	Last year: 71%	
Deciding "Major" applications	51.72%	60% decided in 13 weeks	
Deciding "Minor" applications	65.10%	65% decided in 8 weeks	
Deciding "other" applications	81.61%	80% decided in 8 weeks	
Appeals upheld	37%	35%	

2.2 Plan Making Performance

2.3 Crossrail Corridor Area Action Plan

- 2.3.1 The Crossrail Corridor Area Action Plan (AAP) provides an area-specific planning framework to guide future change and regeneration along the Crossrail Corridor, in a way that meets the needs of the community.
- 2.3.2 The AAP covers the area along the High Road, running from the eastern edge of Ilford Town Centre to the borough boundary in Chadwell Heath and seeks to rejuvenate the overall character and quality of the High Road, by identifying opportunities for some 1,500 new homes, supported by the provision of new schools, healthcare, leisure and other community facilities and services.
- 2.3.3 During the 2010/11 monitoring period the final statutory period of public consultation on the pre submission Crossrail Corridor AAP document took place between 4th September and 15th October 2010. A Community Forum Meeting was held on 9th September 2010 which gave Members, local residents and other stakeholders the opportunity to see how their previous comments have shaped the Plan. As part of this consultation, the AAP was also presented to Area Committees 5, 6 and 7. The Crossrail Corridor Area Action Plan was submitted to the Secretary of State in December 2010.
- 2.3.4 The Inspector conducting the independent examination of the Crossrail Corridor Area Action Plan held a single hearing session on 26th April 2011 in the Ilford Town Hall. Following the examination hearings the Council prepared a schedule of proposed changes to the Area Action Plan resulting from discussions with the Inspector throughout the examination process. The changes were advertised for a period of four weeks to Friday 15th July 2011.
- 2.3.5 The Inspector's final report which found the AAP sound was received by the Council in August 2011. It was adopted by full Council on 15th September 2011 and now forms part of the statutory development plan for the borough.

2.4 Joint Waste Development Plan Document

- 2.4.1 The four East London Waste Authority Boroughs of Barking & Dagenham, Havering, Newham and Redbridge have jointly prepared a Waste Development Plan Document for their area. The document sets out a planning strategy for sustainable waste management up until 2021 and will form part of each borough's Local Development Framework. The document sets out a planning strategy for sustainable waste management and enables the adequate provision of waste management facilities (including disposal) in appropriate locations for municipal; commercial and industrial; construction and demolition and hazardous wastes.
- 2.4.2 Following a period of public consultation on the pre- submission DPD in August and September 2009 proposed changes resulting from the 13 representations received were entered into a schedule, which was itself subject to a period of targeted consultation between 27th September and 8th November 2010.
- 2.4.3 It was submitted to the Secretary of State on 30 November 2010 and the Inspector appointed to carry out an Examination in Public held hearings on 5th, 6th and 7th April at Barking Town Hall. The Inspector's draft report was received on 26 October 2011. This will allow the document to be adopted at the January 2012 meeting of the full Council.

2.5 Minerals Development Plan Document

- 2.5.1 The Minerals DPD will set a policy framework for all matters related to the extraction of minerals, considering what the issues are for Redbridge, and what options are open to the Council in terms of achieving its objectives in a sustainable manner, and in accordance with national, regional and local guidance. It will provide a framework for:
- Proposing measures to safeguard mineral resources to ensure their future availability;

- Maximising the contribution of minerals extraction to the London region by ensuring a steady aggregate supply to meet current needs, and the apportioned volume of aggregates set out in the Mayor's London Plan; and
- Addressing the potential adverse impacts of mineral development on local people and the environment and ensuring the optimal restoration of sites.

- 2.5.2 Preparation for the Issues and Options consultation stage was ongoing in the first part of the 2010/11 monitoring period. The full public consultation on the Issues and Options document took place between 14th June and 26th July 2010.
- 2.5.3 The responses received from the period of consultation covered a variety of issues relating to all aspects of the DPD from concerned local residents and interested parties, and from external organisations with a relevant sphere of activity. Concerns centred around the impact that future minerals extraction might have on the local environment and local amenity in relation to land uses and the daily lives of the community, whereas external organisations tended to focus their comments on sustainable policy approaches in relation to the apportionment, transport, monitoring and the management of operations and the safeguarding of potential, viable resources.
- 2.5.4 Following on from this in developing the Pre-Submission DPD Officers have formulated more detailed and specified policies, and have explored the potential capacity, deliverability and phasing of individual sites in the borough for minerals production. Policy modifications have been made to the Issues and Options report for the Pre-Submission DPD based on the representations received to the public consultation; regional level discussions at London Aggregate Working Party (LAWP) and the Examination in Public (EiP) for the Mayor's alterations to the Replacement London Plan; and findings from the sustainability appraisal process.
- 2.5.5 The next stage is a statutory period of public consultation for the Pre-Submission Development Plan Document (DPD), scheduled to take place between December 2011 and January 2012. Once this consultation process has ended all comments and information received, together with the detailed research in the evidence base, will be submitted to the Planning Inspectorate.
- 2.5.6 It is anticipated that the Minerals Submission DPD, Sustainability Appraisal (SA) and Consultation Statement will also be submitted to the Secretary of State in March 2012, and it is expected that a Public Examination process will begin, involving a Pre-Examination meeting in Spring 2012, followed by the formal Public Examination, which will take place in Summer 2012. An Inspector's report would then be anticipated for October 2012 before final adoption of the DPD expected in December 2012.

2.6 Core Strategy Review

- 2.6.1 The Core Strategy is the overarching policy document in the LDF to which all other plans must relate. It sets out the Spatial Vision, Strategic Objectives and Strategic Policies for the borough. Consequently it is vital that the Core Strategy is regularly reviewed to take into account emerging issues and evidence that have planning policy implications for Redbridge. Since the adoption of the Core Strategy in 2008, a number of other evidence base documents have emerged or been updated, together with substantial changes in the planning policy context in which documents are prepared, notably the economic downturn, national and regional approaches to climate change, and changing infrastructure requirements across the borough.
- 2.6.2 Evidence base collection has been undertaken for the Core Strategy Review through work on the Community Infrastructure Plan; Open Space Assessment; SHLAA, SHMA and Green Belt Review which had all been completed by August 2010. The Local Development Framework Advisory Committee considered the key evidence base and potential Issues and Options over the time period October 2010- March 2011. The LDF Advisory Committee Members made comments on the evidence base and suggested areas for further investigation.

- 2.6.3 The next stage was the publication of a consultation leaflet for early stakeholder and initial community involvement taking place in September/ early October 2011. The results of the consultation and the issues raised by community members and other stakeholders will provide a basis to prepare a more detailed Preferred Options report in 2011/12. This will be published for consultation in May and June 2012.

2.7 Householder Design Guide SPD

- 2.7.1 A Householder Design Guide SPD has been prepared to assist Redbridge residents (and their agents/ architects) when considering an extension/ alteration to their home. It seeks to promote a good standard of design and construction of domestic extensions and alterations whether undertaken with planning permission or under permitted development. A formal consultation period on the draft SPD, which included the report being referred to Area Committees, ended in April 2011. The consultation responses will help shape the final SPD which is expected to be adopted by Cabinet in January 2012.

2.8 Sustainable Design and Construction SPD

- 2.8.1 The Sustainable Design and Construction SPD will provide detailed guidance on the Council's sustainability requirements for new development, as well as for conversions/ extensions. The draft SPD sets out the key sustainable design and construction principles for development (major/ minor) and extensions within the borough. It also identifies Redbridge specific requirements, as well as providing guidance on local circumstances relevant to sustainable design and construction (i.e. wind speed, air quality conditions). The draft SPD was subject to a full 6 week public consultation in September and October 2011 and the revised SPD is scheduled to go to Cabinet in January 2012.

2.9 Community Infrastructure Levy

- 2.9.1 The Community Infrastructure Levy (CIL) (as set out in the Planning Act 2008) is a new system of developer contributions and is intended to supplement other public sector funding streams to ensure that new community infrastructure (such as schools and health care facilities) can be provided to keep pace with population growth. CIL is set locally and will become a standard charge per square metre applied to all developments, with the exception of social housing, buildings used by charities and buildings into which people do not normally go, or go only for routine maintenance of plant or equipment. The charge will be imposed at the time planning permission is granted and normally be paid at the commencement of development.
- 2.9.2 CIL will replace Section 106 contributions for general types of community infrastructure, however, Section 106 will still be used for site specific mitigation measures that are required to make a development acceptable (such as a new access road) as well as for affordable housing provision.
- 2.9.3 CIL is to be paid according to a Charging Schedule prepared by the Charging Authority. In February and March 2011 London Borough of Redbridge consulted on a Preliminary Draft Charging Schedule. Following consideration of all the representations it received, the Council then published a Draft Charging Schedule for further consultation prior to its submission for independent examination, in accordance with section 212 of the Planning Act 2008 between May and June 2011.
- 2.9.4 After consideration of the representations to the consultation, the Draft Charging Schedule was submitted for an independent examination in summer 2011. The Examination of the CIL was conducted by written representations and the Inspector recommended that the submitted Charging Schedule is viable and should be approved. Implementation of the CIL is expected to commence in January 2012 after its consideration by full Council in November 2011.

2.10 Replacement London Plan

- 2.10.1 The London Plan was published in July 2011 replacing the previous 2008 London Plan (consolidated with alterations since 2004). Boroughs' Local Development Documents have to be

in “general conformity” with the London Plan which is also part of the statutory development plan that has to be taken into account when planning decisions are taken in any part of London. The new Plan differs from its predecessor in some important ways that affect Redbridge:

- The borough’s target for new housing has been reduced from 905 units per annum to 760 units per annum. The Council was unable to identify sufficient sites to achieve the former target. The new lower target should better recognise deliverable capacity.
- Strategic level targets for affordable housing provision that boroughs had to follow have been removed. Boroughs are now required to set their own targets (either percentage-based or numerical) based on local circumstances and evidence of need.
- The borough’s target for sand and gravel extraction has been reduced from 250,000 tonnes per annum to 100,000 tonnes per annum.
- Borough level targets for gypsy and traveller pitch accommodation that were proposed in the initial draft of the plan have been removed. In line with draft national policy boroughs will now set their own targets for this type of accommodation based on evidence of local need.
- In response to a representation from Redbridge, the aspiration to further extend the East London Transit has been reinserted in the plan.

Some other policy changes are:

- The plan now strongly supports boroughs that wish to introduce local policy presumptions against garden development.
- For the first time the London Plan has a policy which sets minimum internal space standards for residential dwellings (on the whole they are more demanding than current Redbridge Policy BD7 Internal Space). Redbridge planning decisions will have to reflect the London Plan standards which can be found on page 87 of the Plan.

2.11 Development Management

2.11.1 Development Management speed of decision making performance exceeded the target for the speed of determining “minor” and “other” applications. However, the speed of the determination of the major applications did not meet the determination target of 60% of all major applications determined within 13 weeks. A total of 2,441 “major”, “minor” and “other” applications were determined in 2010/11 and 70% were approved. Performance in fighting appeals has improved on the 2009/10 performance; 37% of cases which went to appeal were allowed by Inspectors in 2010/11.

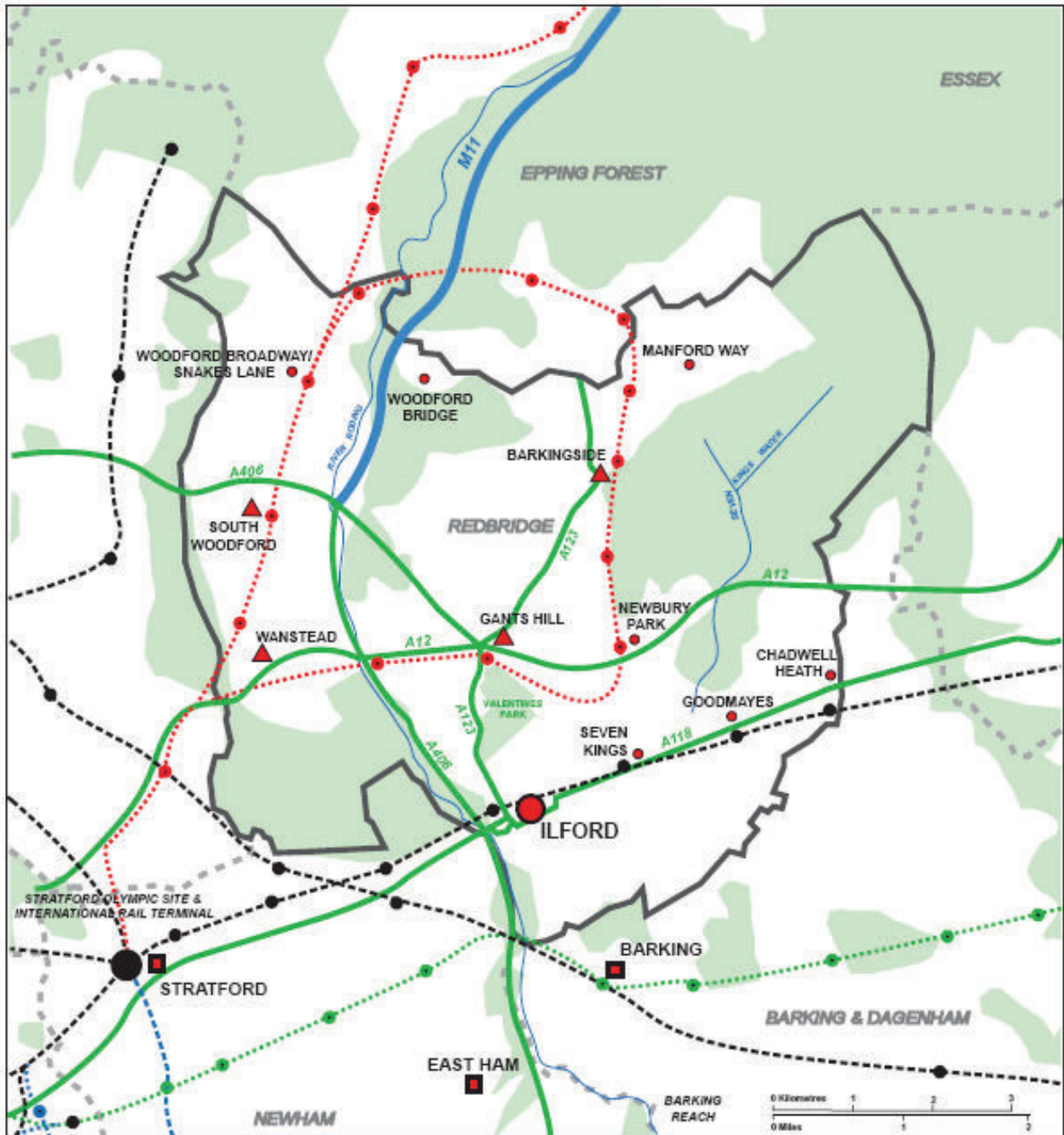
2.12 Main Recommendations

Overall the main recommendations of the 2010/11 AMR can be summarised as:

- The Community Infrastructure Regulations (2010) require that the Council as Charging Authority reports on the Community Infrastructure Levy every financial year. The regulations set out detailed requirements for this report including the amount of CIL received, any amount not spent, CIL expenditure and how the money has been spent. Therefore, it is recommended that this information is included in future AMRs, to sit alongside the information on Section 106 agreements (see section 3.16).
- Due to the low number of housing completions in 2010/11 facilitating housing delivery is a key priority (see section 3.7.6).
- A number of key policy areas for the forthcoming Core Strategy Review have been identified. These policy changes should reflect the replacement London Plan (July 2011) - including the new housing target, provision for Gypsies and Travellers; internal space standards and car/ cycle parking standards (see section 4.1.3). Local issues around the control of retail and D1 colleges and evidence base documents should also be taken into considered (see section 3.5.6). Further to this it is recommended that elements of the Borough Wide Primary Policies DPD be reviewed alongside the Core Strategy in order for there to be a consolidated and fully up to date Local Plan to guide Development Management decisions in the borough.

- Recommendations are made in relation to the monitoring of environmental issues (see section 3.3.5); new Development Plan Documents such as the Joint Waste DPD (see section 3.1.6) and Crossrail Corridor AAP (see section 3.1.6).

Main town centres, greenspace and transport corridors



- | | |
|-------------------------------------|--|
| Borough Boundary | |
| Major Roads | |
| Motorway | |
| Central Line & stations | |
| District Line & stations | |
| DLR & stations | |
| Mainline Railway & stations | |
| Metropolitan Centre | |
| Major Centre | |
| District Centre | |
| Local Centre | |
| Major Watercourse | |
| Green Belt & Metropolitan Open Land | |

3 Chapter 3: The Planning Objectives

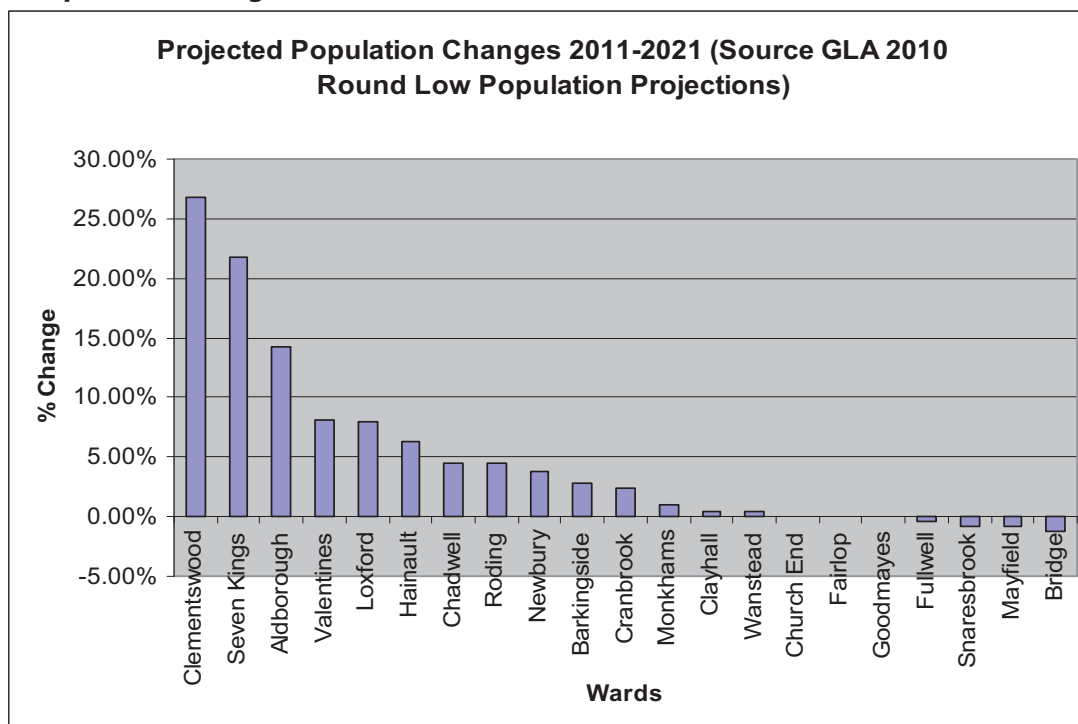
3.1 Strategic Objective 1: Managed Change

The Objective	<i>To achieve strong, sustainable communities where growth is focussed on a clear hierarchy of town centres, consistent with the character of those centres.</i>
Relevant LDF Policies	Core Strategy: SP1; SP7; SP12 Borough Wide Primary Policies: H1; BD3 Ilford Town Centre Area Action Plan: LU1 Gants Hill Town Centre Area Action Plan: GH6 Crossrail Corridor Area Action Plan: CC1
Relevant Indicators	1 to 6; 28; 30

3.1.1 Context

- 3.1.1.1 Redbridge is an outer north-east London borough which is suburban in character with large tracts of terraced, semi-detached and detached housing. Of its total area of 5,652 ha, over 2,000 ha is protected as Green Belt and open spaces. As a consequence, the remaining land is intensively developed for urban purposes. There are no significant areas of derelict or brownfield land available for new development.
- 3.1.1.2 The Borough's mid year 2010 population was estimated by the ONS to be 270,500¹. This was an increase of 2,800 people (around 1.04%) on the previous 12 months; the mid year 2009 population was 267,700. Natural population change accounted for 93% of this increase (ONS Mid Year Population Estimates for 2010).
- 3.1.1.3 Figure 1 shows the predicted percentage change from 2011 to 2021 as predicted by the GLA². In general the wards in the south and north east of Redbridge are projected to experience more rapid population growth. A large number of wards are projected to have an increase in population by 2021 with Clementswood having the highest change at 26%. However, Church End, Fairlop and Goodmayes may have no change in population size whilst other wards may incur a slight drop in population, the most significant loss projected for Bridge ward at -1.30%. By 2021 there will be an estimated difference of 7,700 people between the largest (Clementswood) and smallest (Monkhams) wards (GLA Round Low Population Projections 2010).

Figure 1: Population Change



- 3.1.1.4 With the population continuing to increase over the next two decades, there will continue to be a large mixture of ethnicities in Redbridge. Currently, according to GLA 2010 projected predictions³, those from Black and Minority Ethnic backgrounds make up 49% of the overall population in Redbridge, which makes up 4% of the Black and Minority Ethnic in Greater London. This percentage will increase slightly by 2021. Population increases in Redbridge by ethnic minorities are largely those from an Indian and Pakistani background with the lowest percentage being those from a Chinese background.
- 3.1.1.5 The Borough is served by a number of town centres which are its retail and commercial hubs, providing most of the jobs and services. The most important of these is Ilford, which is one of only 12 Metropolitan level town centres in London. Its commercial catchment extends across a large part of north-east London and into neighbouring parts of Essex.
- 3.1.1.6 The Borough also includes five District Town Centres: Barkingside, Gants Hill, Wanstead, South Woodford and Chadwell Heath (the majority of this town centre lies in the London Borough of Barking and Dagenham). These serve the commercial needs of surrounding suburbs, while a number of smaller local centres and key retail parades serve the immediate convenience shopping needs of residents. The Borough's town centres have traditionally contained few homes, although in recent years there has been a large increase in residential population in Gants Hill and Ilford as part of the regeneration of these centres.
- 3.1.1.7 Outside the town centres, employment also occurs in the borough's 8 Business Areas – two of which are designated as Strategic Industrial Locations (in recognition to their importance to the wider London economy). However, industrial employment has been in long-term decline and these Business Areas are capable of meeting any foreseeable need for industrial land.
- 3.1.1.8 For many years, Redbridge has faced challenging targets for new housing, reflected by allocations in the London Plan. The former UDP target was 540 new homes per annum, but due to upward revisions in the London Plan, this has increased to 905 homes per annum under the LDF adopted in 2008. However, the Replacement London Plan published in July 2011; revises the housing targets for Redbridge, to an overall target of 7,600 dwellings over the time period 2011 to 2021 with the annual monitoring target of 760. As LDFs must cover a 15 year period the Mayor commits to revising the targets by 2015/16. This target has been informed by the GLA Pan London SHLAA which was completed in 2009. Continuing to deliver housing in accordance with

3.1.2 Policies

- 3.1.2.1 Given the tightly constrained land supply, Strategic Objective 1 seeks to concentrate growth in the town centres where good transport, services and jobs are available. This strategy aims to remove the need to build on open spaces or to raise densities in the established residential areas to unacceptable levels. A number of LDF policies are critical to achieving the objective.
- Strategic Policy 1 *Overall Growth* states that the Metropolitan Centre (Ilford) will be the primary area for growth, followed by some growth in the District Centres, with little change expected to occur in the Local Centres. It also seeks to avoid development in areas at risk of natural hazards, such as flooding.
 - Strategic Policy 7 *Housing*, supported by the Borough Wide Policy H1 *Housing Provision* aims to distribute new housing as follows:
 - Ilford Town Centres: 35%-50%
 - District and Local Centres: 15%-25%
 - Rest of borough: 25%-35%
 - Complementing this, Borough Wide Policy BD3 *Density in New Residential Development* provides for residential densities ranging from a high of 435 dwellings/ha in Ilford to as low as 30 dwelling/ha in residential areas.
 - Strategic Policy 12 *Waste* is also important, as it sets targets for the management of the waste which will be generated by all the existing and new development.
- 3.1.2.2 The Crossrail Corridor Area Action Plan identifies a number of Opportunity Sites that the Council considers to offer significant development opportunities within the Plan period. The identification of an opportunity site enables the Council to safeguard sites for specific uses, particularly to ensure delivery of the required social and community infrastructure in the areas, whilst maximising the development potential of the land. Many of the Opportunity Sites are located within Seven Kings and Goodmayes Local Centres and Chadwell Heath District Centre and seek to improve their economic vitality and viability and provide wider community benefits.
- 3.1.2.3 The Mayor's Outer London Commission published its final report in July 2010 in order to make a contribution to the new Plan's Examination in Public in summer 2010. The report recommends that the development of outer London should be modelled on a "star and cluster" structure focused on the existing town centre network, including placing greater policy weight on managing outer London's diminishing stock of industrial land. The Replacement London Plan (July 2011) reflects the findings of this report and includes Policy 2.6 Outer London Vision and Strategy and Policies 2.7 and 2.8 cover Outer London's Economy and Transport. The policies seek to contribute towards a more balanced and genuinely polycentric pattern of development in London and help address pressures on the transport network into central London caused by the imbalance between where people live and where they work.
- 3.1.2.4 During June and July 2011 the Mayor of London consulted on a draft Community Infrastructure Levy Charging Schedule. The Mayoral levy is aimed at delivering £300 million towards the funding of Crossrail and applies at three different zonal rates of £50/m², £35/m² and £20/m². Boroughs are allocated to a zone based on average borough house prices and the Mayor has allocated Redbridge to Zone 2; £35/m². The Mayor intends to commence operating the new system in the beginning of the financial year 2012/13. At that time, the Council would add the Mayoral levy to its own local charge for development in Redbridge and pass onto the Mayor the money collected on his behalf.
- 3.1.2.5 Changes to national planning policy are underway through the Localism Bill and proposed National Planning Policy Framework. These changes could have significant implications for how planning operates at the local level and clearly should be reflected in the Core Strategy Review. These changes will mean that it is essential to ensure that the Local Plan is kept up to date to avoid policy vacuums. The potential emergence of Neighbourhood Plans in Redbridge may mean

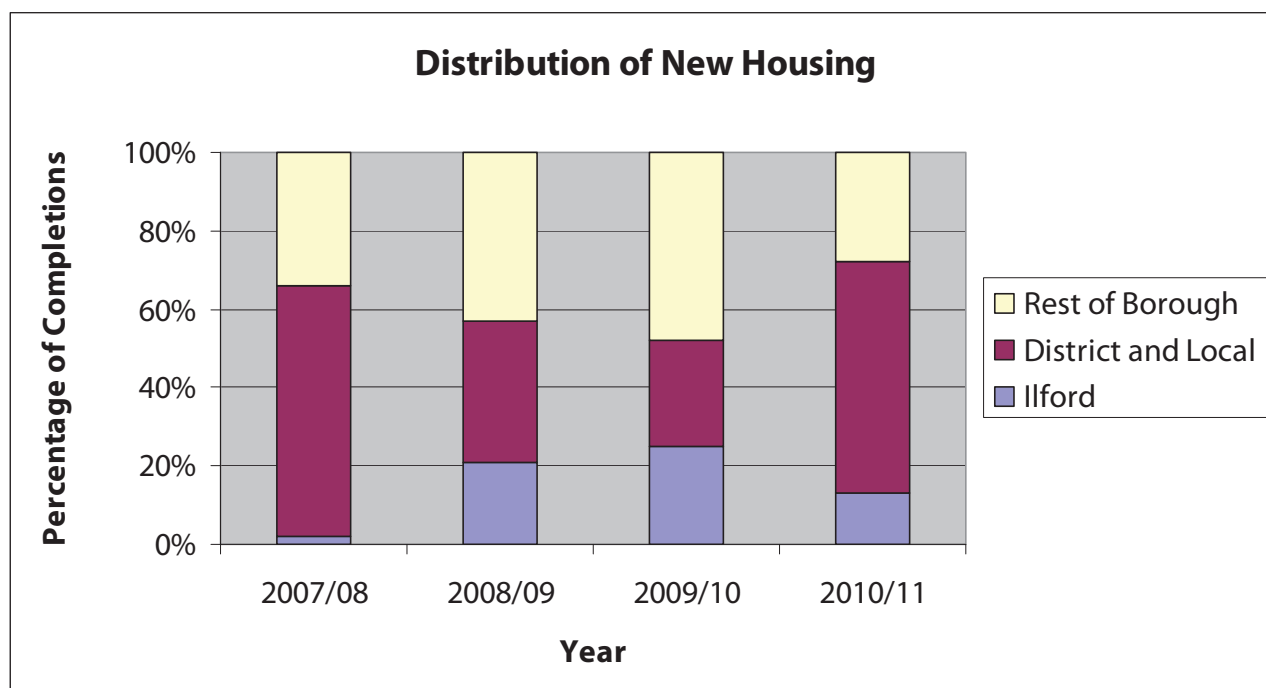
that an increasing amount of officer time may be dedicated to facilitating local communities in developing plans for their area.

3.1.3 Performance

3.1.3.1 Location of New Housing

Ilford Metropolitan Centre accounted for 13% of completions and District and Local Centres combined accounted for 59% of completions in 2010/11. The rest of the Borough accommodated the remaining 28%. Therefore, completions in Ilford Metropolitan centre are much lower than the hierarchy set out by Strategic Policy 7: Housing; completions in the District and Local Centres are higher than the maximum of 25% set out in SP7 and the rest of the Borough is in accordance with the policy.

Figure 2 shows the variance in the distribution of new housing figures over the last few years:



3.1.3.2 Previously Developed Land

The proportion of new housing on previously developed land increased from 93% in 2009/10 to 100% in 2010/11, and exceeds the 90% target.

3.1.3.3 Non- Housing Developments

Some 430 sqm of new retail space was constructed in 2010/11 all in town centres; however, overall there was only a net gain of 242 sqm; as a result of schemes which involved a loss of retail floorspace. The two schemes which contributed to this overall figure were a scheme in Goodmayes Local Centre for a change of use from offices to retail with a floorspace of 108 square metres; and 322 square metres of A1 and A2 floorspace delivered as part of the Odeon Cinema mixed use redevelopment in Gants Hill District Centre which involved 214 new units. Overall this was a big decrease in the amount of completed retail in previous years 2008/09 and 2009/10 indicating that the current market conditions may make it difficult to deliver retail development.

3.1.3.4 Mixed Use Schemes

A total of four mixed-use schemes with a net increase of 196 units were completed in town centres in 2010/11, which is an increase of one scheme compared with the figure from last year. The number of units is 56% of total housing completions for the year.

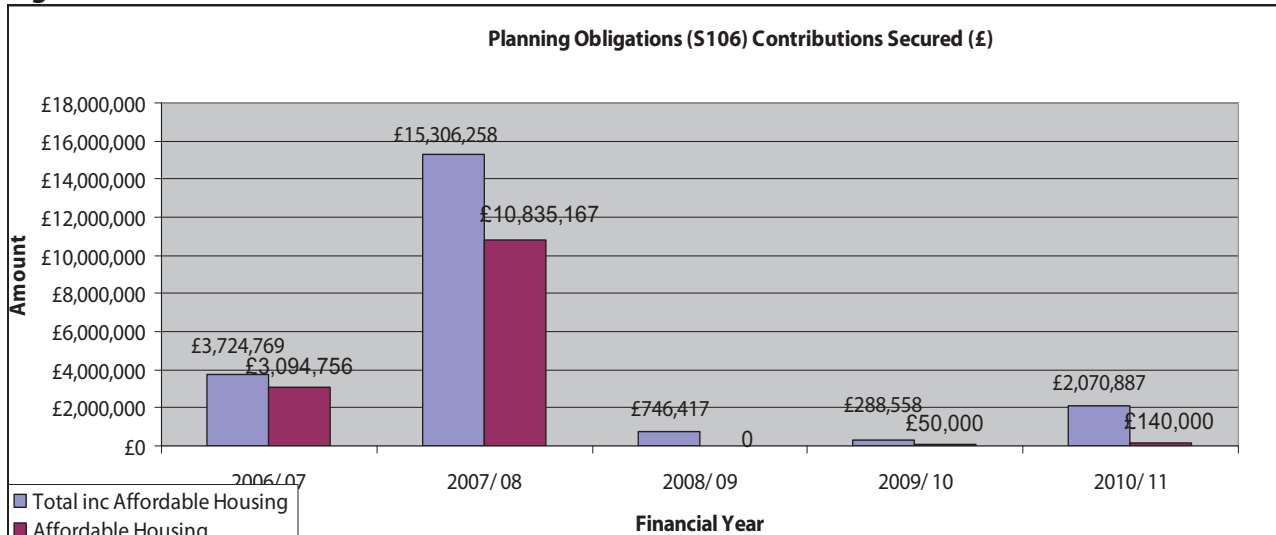
3.1.3.5 Section 106 Contributions

Figure 3 shows that the amount of money secured through Section 106 agreements. In 2010/11 £2,070,887 was secured from Section 106 agreements; this is seven times as much as the total

secured in 2009/10. Of this total amount secured £140,000 was affordable housing cash in lieu monies. A breakdown of these contributions is provided at Appendix F.

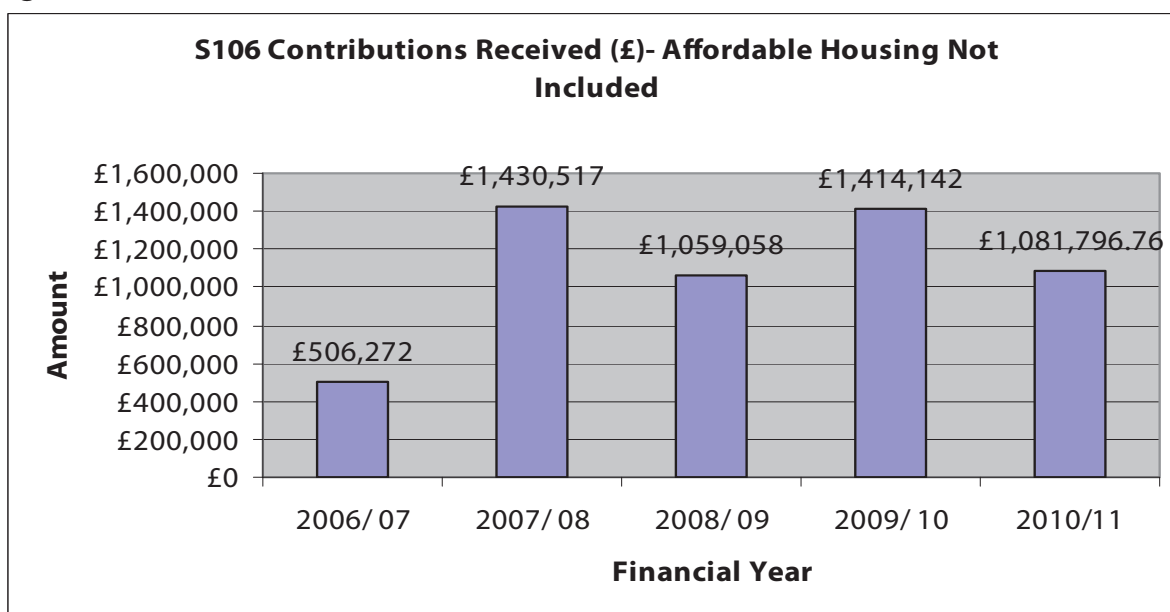
3.1.3.6 This shows a positive trend in monies secured through Section 106 agreements, indicating that wider market conditions are improving and Section 106 agreements are being secured on a greater number of schemes. However, the amount of money is still significantly lower than the amount secured at the peak of the market in 2007/08.

Figure 3



3.1.3.7 Contributions secured through S106 agreement are not realised until the development commences and payments are made to the Council. Consequently, they are somewhat notional and their full value may never be realised, as some developments do not proceed. The value of contributions actually received in 2010/11 was £1,081,786.76 and the figure including affordable housing was £2,070,887. This is a decrease in the amount received in the previous year of £4,419,142 overall including affordable housing; however, an increase in the figure received in 2006/07 and 2008/09. A comparison with previous years is shown in Figure 4.

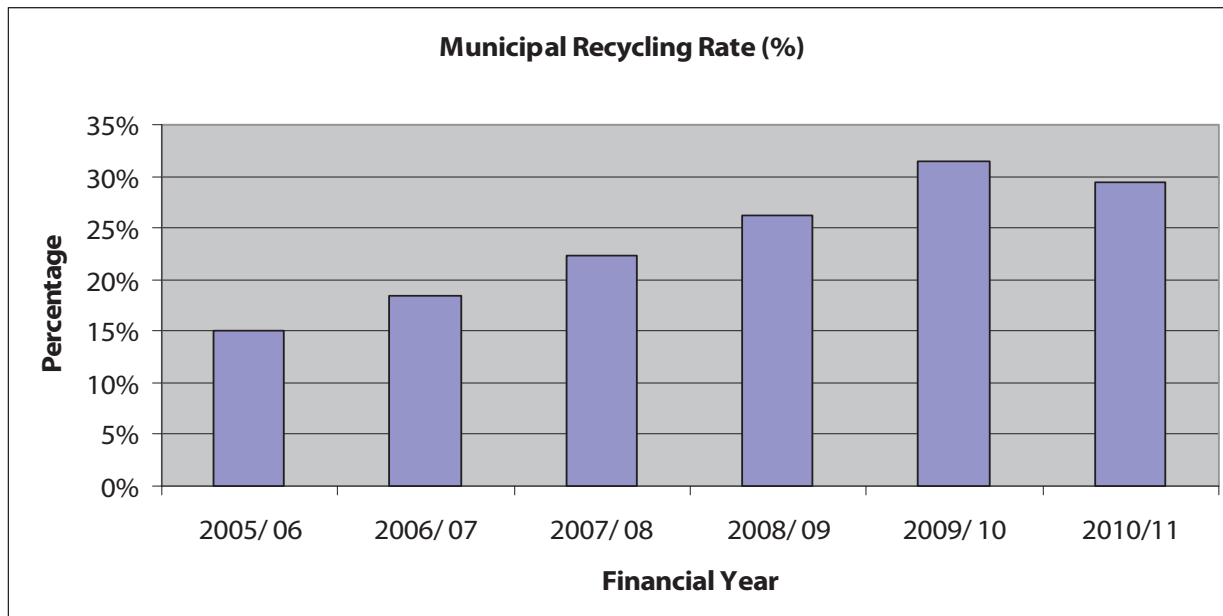
Figure 4



3.1.3.8 Waste and Recycling

There has been a steady improvement in recycling rates for municipal waste in Redbridge in recent years (see Figure 5). However, the total has slightly decreased for 2010/11 to 29.37%, which still falls short of the national target of 40% by 2010.

Figure 5



3.1.4 Major Projects and Outcomes

3.1.4.1 Community Infrastructure Levy

Work was ongoing on the preparation of the Community Infrastructure Levy over the 2010/11 monitoring year. Following Cabinet approval of the preliminary work undertaken on the Community Infrastructure Levy, a preliminary draft Redbridge Charging Schedule was published for consultation between February and March 2011. After a consultation on the Draft Charging Schedule the final schedule was submitted for an independent examination in summer 2011. The Examination of the CIL was conducted with written representations and the Inspector recommended that the submitted Charging Schedule is viable and should be approved. Implementation of the CIL is expected to commence in January 2012 subject to its adoption by full Council in November 2011.

3.1.4.2 Ilford Blueprint

Ilford Blueprint is being used as an implementation tool to promote and deliver the proposals set out in the Area Action Plan, which identifies deliverable capacity for 4,500 homes and 23,000m² of core retail floorspace. Ilford Blueprint demonstrates to developers and other investors what is possible in the statutory planning context, which also considers Ilford's designation as an Opportunity Area in the Mayor's London Plan (July 2011).

3.1.4.3 For each Opportunity Site allocated in the Area Action Plan, the Ilford Blueprint website provides prospective developers with a Due Diligence Checklist giving extensive site details, including land ownership, covenants, highway and environmental issues and all LDF policy designations, including S106/affordable housing requirements. This provides prospective developers with immediate access to data they would otherwise have to spend significant time and money to obtain. Key Opportunity Sites are also accompanied by an Urban Design Report setting out the planning policy context and consequent design principles that development proposals will be required to follow.

3.1.4.4 Redbridge is exploring the possibility of rolling-out the Blueprint project to its emerging Crossrail Corridor Area Action Plan to assist with the implementation of the Plan. In this sense the Blueprint process could be used as a model to implement other Area Action Plans throughout the country as more and more local authorities move from policy preparation to implementation. The

3.1.4.5 New Homes Bonus

- 3.1.4.6 Redbridge has been allocated £1,285,543 in New Homes Bonus in 2010/11 as reward for new housing constructed. The “bonus” is based on the amount of Council Tax on each new home and is paid each year for six years after completion. A Council Tax Band D property would receive approximately £1,439 per annum, so over six years the New Homes Bonus on such a property is £8,634. A £350 enhancement is also payable for affordable homes and bringing empty properties back into use and would boost the total bonus for any such Band D properties to over £10,000.
- 3.1.4.7 The bonus is not necessarily new money. In its first years it is intended to replace the now scrapped Housing and Planning Delivery Grant. In later years it will be top-sliced from Formula Grant. Consequently, while it will be revenue neutral from a national perspective, there will be individual winners and losers among Local Authorities depending upon their level of housing growth and the details of their Formula Grant allocation.

3.1.5 Conclusions and Recommendations

- 3.1.5.1 While housing completions in District and Local Centres exceed the targets set out by the Core Strategy, mainly due to high levels of completions in Gants Hill and South Woodford District Centres; completions in the Ilford Metropolitan Centre are lower than the policy target of 35%-50% set out in the Core Strategy. However, there are a number of units in the pipeline to be completed in the Metropolitan Centre, and the Ilford Blueprint project promotes the town centre opportunity sites through the launch of the website. This will assist with the implementation of the Ilford Town Centre Area Action Plan.
- 3.1.5.2 There was a big decrease in the amount of completed retail floorspace in the financial year 2010/11 in comparison with previous years, showing that the current market conditions may make it difficult to deliver new retail development. However, it is encouraging that both schemes which included retail floorspace completions were located in town centres, indicating that LDF policies to strengthen the town centre hierarchy are being applied correctly.
- 3.1.5.3 The amount of money secured through Section 106 agreements was seven times the total secured the previous year. This reflects the higher number of section 106 agreements signed over the course of the year. The contributions actually received by the Council were lower than the previous year. In next year’s AMR the Community Infrastructure Levy will have been in force for part of the year and therefore, new indicators will need to be incorporated in order to give clear account where what money has been received and where it has been spent. This information can be used to assess if the infrastructure identified in the Community Infrastructure Plan is being delivered. The Community Infrastructure Levy Regulations (2010) require that the Charging Authority reports on the Community Infrastructure Levy every financial year. The regulations set out detailed requirements for this report including the amount of CIL received; any amount not spent, CIL expenditure and how the money has been spent. Therefore, it is recommended that this information is included in future AMRs, to go alongside the information on Section 106 agreements.
- 3.1.5.4 The Joint Waste DPD is scheduled for adoption by the Council in November 2011. As part of the monitoring section of this DPD there are two additional monitoring indicators which should be reported in the 2011/12 Annual Monitoring Report. One is concerned with monitoring the provision of additional facilities and their delivery date and the other monitors the annual permitted tonnage (licensed capacity) produced by safeguarded waste sites against their actual throughput. Therefore, preparations to include these indicators in the next AMR should be made through contact with the Environment Agency and the other boroughs covered by the Joint DPD.
- 3.1.5.5 The Core Strategy Review should reflect national planning policy changes brought in through the Localism Bill and National Planning Policy Framework. These changes mean keeping the Local

Plan up to date with clear policies will continue to be essential for managing change at the local level. The Core Strategy Review should start with the objective of sustainable development and be comprehensive in its coverage so that the relationship between strategic and non strategic elements of the Local Development Framework are clear and logical. It is recommended that the Borough Wide Primary Policies DPD be reviewed alongside the Core Strategy in order for there to be a consolidated and fully up to date Local Plan to guide Development Management decisions in the borough.

- 3.1.5.6 The adoption of the Crossrail Corridor AAP in September 2011 means that the indicators set out in the Monitoring Section of the Plan should be incorporated into the next AMR in order to assess how the AAP is being implemented. This AMR monitors the number of housing completions in this area; this total is likely to increase with the adoption of the Plan as developers are given greater certainty about which policies will apply to sites and where housing is likely to be acceptable

3.2 Strategic Objective 2: Green Environment

The Objective	<i>To provide for the long-term protection and improvement of the quality of the Borough's natural environment (including the Green Belt) in order to promote its appreciation by residents and visitors, its biodiversity and the health of its air, soil and water.</i>
Relevant LDF Policies	Core Strategy: SP2 Borough Wide Primary Policies: E1; E2; E5; E8
Relevant Indicators	13; 14; 15 and 49

3.2.1 Context

3.2.1.1 Nearly 40% of Redbridge is open space, which has (to some degree or another) natural environmental value and enjoys policy protection. Some land has multiple layers of protection. The largest portion of open land (some 2,070 hectares) is protected as Green Belt. Additional land is designated as Metropolitan Open Land, and enjoys the same level of local protection as does the Green Belt.

3.2.1.2 Epping Forest and Hainault Forest are both Sites of Special Scientific Interest (SSSI) and Epping Forest is additionally listed as an EU Special Area of Conservation. Five areas are designated as Heritage Land (Epping Forest, Hainault Forest, Wanstead Park, Wanstead Flats and Claybury Ridge).

3.2.1.3 Previous studies have assessed the nature conservation importance of sites in the borough and ranked them as follows:

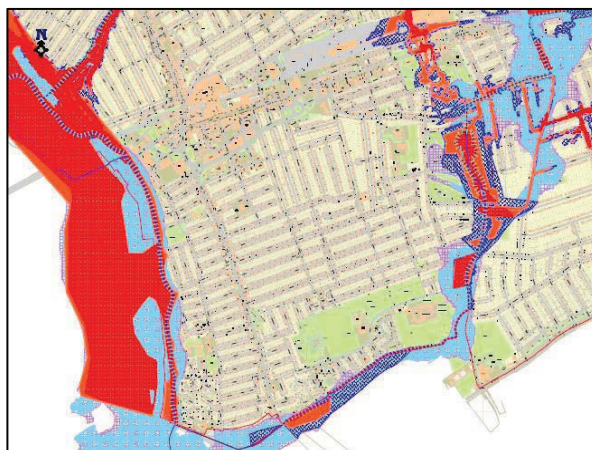
- 5 sites of Metropolitan Importance
- 8 sites of Borough Importance Grade I
- 12 sites of Borough Importance Grade II
- 10 sites of Local Importance

3.2.1.4 Much of this open land also plays an important role for outdoor recreation and is recognised as "Important Urban Open Space". All of these different categories of open space are shown on the Proposals Map. Domestic gardens also provide important habitat for many species and their contribution to the green environment of the borough should not be underestimated.

3.2.1.5 The borough's biodiversity is greatly enhanced by its waterways which provide essential habitat and corridors for many species. Maintaining the green environment around these waterways also helps improve water quality and reduce the severity of flooding.

Figure 6: *The Redbridge flood plain forks into two sections - one along the River Roding west of Ilford and northwards along the M11, and the other along Seven Kings Water from Ilford northwards to Hainault.*

(Source: Redbridge Strategic Flood Risk Assessment: June 2009)



3.2.2 Policies

3.2.2.1 While Strategic Objective 1 seeks to promote growth in the town centres, Strategic Objective 2 is its corollary. It seeks to protect the borough's open spaces and natural areas from development which could harm their values. A number of policies give effect to this objective:

- Strategic Policy 2 *Green Environment* sets out the various types of land which need to be protected, including Green Belt and Metropolitan Open Land, Sites of Special Scientific Interest and a range of sites of acknowledged nature conservation value. It also provides protection for the borough's waterways and floodplain, for natural habitat and trees.
- The Borough Wide Primary Policies give more detail for development control purposes:
 - Policy E1 *Green Belt and Metropolitan Open Land* says the Council will apply national policy on Green Belt land (currently set out in PPG2).
 - Policy E2 *Nature Conservation* says that planning permission will be refused for development which would adversely impact on a range of natural areas.
 - Policy E5 *Flooding and Water Quality* calls up the sequential test for development proposed in flood zones.
 - Policy E8 *Air Quality* provides the power to refuse developments which would diminish air quality.

3.2.3 Performance

3.2.3.1 **Protecting Environmental Sites**

3.2.3.2 Over the years Redbridge planning policies have been effective in protecting land designated for its environmental values. This remained true in 2010/11, when there was no recorded loss of such land. National Indicator 197 on Improved Biodiversity (proportion of Local Sites where positive conservation management has been or is being implemented) for 2010/11 was 63% (22 out of 35 sites), a positive increase on the 51.43% (18 out of 35 sites) recorded in 2009/10.

3.2.3.3 **Air Quality**

3.2.3.4 There were four monitoring stations measuring nitrogen dioxide levels in Redbridge during 2010/11 and the results were as follows:¹

- Fullwell Cross = 51 µg/ m³
- Gardner Close = 46 µg/ m³
- South Woodford = 55 µg/ m³
- Perth Terrace = 33 µg/ m³

3.2.3.5 The average of these readings is 46.25µg/ m³ (nitrogen dioxide annual mean), which is similar to the result from last year (46.5) and above the 40 µg/ m³ target.

3.2.3.6 **The Flood Plain and Water Quality**

No planning permissions were granted contrary to Environment Agency advice on flooding or water quality grounds, reflecting the borough's positive approach to protecting the flood plain from inappropriate development.

3.2.4 Major Projects and Outcomes

3.2.4.1 **Green Belt Review**

3.2.4.2 Work on the Green Belt Review was ongoing over the 2010/11 monitoring year. The purpose of undertaking a review of Green Belt designated land was to determine whether the current boundaries are appropriately drawn having regard to the criteria outlined in PPG2 Green Belts and if there are areas of land which should be considered for exclusion from the Green Belt in the interests of achieving sustainable and balanced development of the borough in the longer-term. Independent consultants Colin Buchanan in association with Wardell Armstrong and Professor Nick Gallent of University College London undertook Stage 3, supported by Officers' information base in Stages 1 and 2. This involved an assessment of whether the sites which comprised the

¹ Source: www.londonair.rog.uk

Green Belt in Redbridge continue to meet the purposes of the Green Belt as set out in national government guidance in PPG2, and reflected in the LDF. It identified five areas of the Green Belt which no longer did so and could be considered for boundary changes through the Core Strategy Review. The remaining Green Belt designated land was assessed to meet the purposes of Green Belt set out in PPG2 and therefore, the consultants recommended that it continue to be protected as Green Belt.

- 3.2.4.3 Stage 4 was conducted by Council Officers to consider how policy constraints limit the potential of the land recommended for release for other uses; based on the findings of Stage 3. Based on the conclusions of Stage 4 and as a totally separate exercise, the consultant team went on to produce Stage 5: Site Studies, which included indicative master planning to establish the range of possible uses of those areas recommended for release (completed September 2010).
- 3.2.4.4 The Green Belt Review will inform the LDF Core Strategy Review where amendments to boundaries will be considered. Any review of Green Belt boundaries could be considered against the suitability of affected land for alternative uses having regard to other demands revealed by other evidence. If the sites identified in Stage 3 are considered for release, alternative uses should be determined in the context of other evidence coming forward as part of the Core Strategy Review, including community infrastructure, residential, or protected open space. The masterplans included in Stage 5 will inform this process including through the allocation of key strategic housing/ infrastructure sites and other policy designations, such as the protection of Important Urban Open Space.
- 3.2.4.5 The Local Development Framework Advisory Committee considered Stages 1 to 3 in January 2011 and Stages 4 and 5 in March 2011. After conducting a site visit the Members of the Committee noted and raised no objections to the findings and recommendations of the Green Belt Review Stage 3: Assessment against National Policy. Members noted the findings and recommendations of the Stage 5 report and made comments and recommendations for changes in relation to the balance of development recommended in the Masterplanning stage.

3.2.4.6 Redbridge Environmental Action Plan (REACT)

- 3.2.4.7 The updated Redbridge Environmental Action Plan was adopted by Cabinet in December 2010 and brings together environmental initiatives across the Council and its partners into one comprehensive document. It contains short and long term targets and clearly identifies actions required to achieve these short term targets; half the actions fall within the remit of the Environment Team within Planning and Regeneration.
- 3.2.4.8 Key REAct actions completed by the Environment Team during the year include the Low Carbon, Renewable Energy and Heat Mapping Study and associated planning officer training, ongoing and increasing input into development applications (with high levels of sustainability now achieved on a regular basis), on-going support to the Hainault Community Project, Fairtrade, organisation and participation in a wide range of community events, Environment Champions programme, and adaptation to climate change.

3.2.5 Conclusions and Recommendations

- 3.2.5.1 Redbridge continues to enjoy success in protecting its green environment and the various types of land which contribute to it (SSSIs, designated nature conservation sites, designated open spaces and individual or groups of trees subject to Tree Preservation Orders). Planning policies are considered to be working effectively. However, the Council should take into consideration the results of the Green Belt Review when reviewing the Core Strategy.
- 3.2.5.2 The results for the borough's air quality were similar to last year, although as the figures at 3.2.3.2 above show, the "average" air quality can be misleading. In some places, air quality is good, while air quality on busy main roads is well below target. Improving public transport and opportunities for walking and cycling will help address this problem, as will the LDF policies aimed at concentrating new development in town centres – but realistically there is only so much the Council can do when its road transport system is embedded in the wider London network. The

high readings on the A406 for instance, are largely generated by vehicles passing through the borough and over which the Council has little control.

- 3.2.5.3 Part B of the REAct document comprises an Action Plan setting out the actions and timescales to implement the Plan. In future AMRs it is recommended that a section be incorporated to monitor how Part B of the document is being implemented, to inform future updates to REAct and ascertain if the document's outcomes are being met.



3.3 Strategic Objective 3: High Quality Design

The Objective	<i>To protect and enhance places of special character and ensure that new buildings and structures and the spaces around them achieve a high quality and standard of sustainable design, and do not adversely impact on the amenity of neighbouring residents or the appearance of the public realm.</i>
Relevant LDF Policies	Core Strategy: SP3 Borough Wide Primary Policies: E3; E4; E6; BD1; BD2; BD3; BD4; BD5; BD6; BD7 Ilford Town Centre Area Action Plan: LU3; BF1; BF2; BF3 Gants Hill Town Centre Area Action Plan: GH5 Crossrail Corridor Area Action Plan: CC2; CC3; CC5; CC14
Relevant Indicators	11; 12; 16; 17; 21

3.3.1 Context

3.3.1.1 There is evidence of human settlement at Ilford from Roman times and the red coloured bridge for which the Borough is named, was standing at least by the 16th century. However, the modern borough is largely the result of the explosive suburban expansion of London in late Victorian and Edwardian times.

3.3.1.2 This created a relatively low density and leafy suburban environment of mostly semi-detached and terrace housing which continues to provide residents with a good quality of life. The architectural and built heritage of the borough is specifically recognised through:

- 129 entries on the Statutory Listed Buildings register, representing around 200 listed buildings and structures.
- Over 130 entries and 200 individual buildings on the register of Locally Listed Buildings.
- 16 Conservation Areas.
- 10 Residential Precincts.
- Historic Parks & Gardens: Wanstead Park and Valentines Park.

The majority of the Listed Buildings and Conservation Areas are located in the Woodford and Wanstead area.

3.3.1.3 In the latter part of the 20th century, taller buildings began to be employed in Redbridge, particularly in and around Ilford Town Centre and at Gants Hill and Newbury Park. However, there was relatively little construction of the high rise social housing blocks which became prominent features of other parts of London from the 1960s.

3.3.1.4 Taller buildings are again being built in Ilford Town Centre and residential densities on new schemes have largely increased in this century, in line with the trend nationally (encouraged by Government policy). However, the Victorian/Edwardian character of much of the borough remains largely intact and well appreciated by those who live there.

3.3.1.5 Today, the sustainable building agenda is adding to the traditional concern with the amenity and aesthetics of building design. New homes are subject to the increasingly strict insulation standards of the Building Regulations and the planning policy environment is strongly supportive of renewable energy schemes, water conservation and waste minimisation and recycling in new developments.

3.3.2 Policies

3.3.2.1 Strategic Policy 3 Built Environment gives effect to both Strategic Objectives 3 and 4. It states the Council's determination that all new development should be well designed and gives special attention to development in Conservation Areas, and of Listed buildings. It also calls for minimisation of energy use and greenhouse gas production and for water conservation measures.

- 3.3.2.2 Strategic Policy 3 *Built Environment* gives effect to both Strategic Objectives 3 and 4. It states the Council's determination that all new development should be well designed and gives special attention to development in Conservation Areas, and of Listed buildings. It also calls for minimisation of energy use and greenhouse gas production and for water conservation measures.
- 3.3.2.3 The Borough Wide Primary Policies contain a number of more detailed development control policies:
- Policy E3 *Conservation of the Built Heritage* sets out criteria for assessing development in Conservation Areas, of Listed Buildings, in Residential Precincts and within the borough's historic parks and gardens.
 - Policy E4 *Archaeological Remains* says that archaeological remains should be protected when development takes place.
 - Policy E6 *Telecommunications* seeks to ensure that development such as a 'phone masts is not visually intrusive.
 - The *Building Design Policies* (BD1 to BD7) provide detailed design requirements for different types of new building work, extensions and advertisements.
- 3.3.2.4 The Ilford Town Centre Area Action Plan and Gants Hill Area Action Plan also contain a number of policies which offer design guidance for new development in the relevant town centres.
- 3.3.2.5 The Crossrail Corridor Area Action Plan identifies five character areas within the boundary of the Crossrail Corridor to provide urban design guidance for prospective developers. For each Character Area, specific urban design guidance is provided in the form of a series of Urban Design Principles covering a range of topics to guide future development proposals. Furthermore, there is a specific policy on Energy Efficiency and Sustainable Development which sets out mandatory requirements for all major developments to incorporate decentralised energy depending on if there are firm proposals for an area wide combined heat and power system within the boundary of the Area Action Plan.

3.3.3 Performance

3.3.3.1 Heritage Assets At Risk

The number of buildings at risk on the English Heritage "At Risk" Register (formerly the Buildings at Risk Register) was reduced from three in 2009/10 to two, with the removal of Port of London Authority Pavilion; The Drive from the Register after repair works had taken place (published June 2010). However, for the 2010 register, English Heritage added the Wanstead Park Conservation Area onto the register, to reflect the inclusion of Wanstead Park (a Registered Park and Garden Grade II*) on the 2009 Register (the boundaries of both heritage assets are essentially the same). This brings the total number of Conservation Areas on the Register to two, including the Woodford Bridge Conservation Area.

- 3.3.3.2 The completion of works to another building (Barn at Aldborough House Farm) and its occupation are expected to result in the building being removed from the 2011/12 register.

3.3.3.3 Listed Buildings

During 2010/11, there were no additions to the local list. However, one listing was removed (Barnardo's Village) as these buildings were statutory listed by English Heritage on 5 May 2011 (as five separate entries). Partial demolition occurred to the locally listed buildings at 1-3 Riverdene Road; as the buildings were only locally listed there were limited options available to the Council to prevent this from occurring.

- 3.3.3.4 From a statutory listed building perspective, there were five additional listings during 2010/11; these relate to the previously locally listed Barnardo's Village referred to above. The five entries relate to: 22 identical cottages, the Children's Church / gate, the fountain on the green, lodge / boundary walls, and Cairns Cottage. These buildings were statutory listed by English Heritage as a result of a planning brief being prepared for the Barnardo's site.

3.3.3.5 Planning to Adapt to Climate Change

This indicator was the former National Indicator NI88, which was a qualitative indicator that considered the Borough's progress in preparing to adapt to climate change. The indicator was a five level indicator (0-4) that was assessed using a self-assessment matrix. In the AMR 2009/10, the following key actions were identified to move to Level 2 (Comprehensive risk-based assessment and prioritised action in some areas):

- Complete a comprehensive risk based assessment that identifies the potential impacts (threats and opportunities) on local residents and businesses, and the provision of services within the borough by the Council and its partners.
- Identification of adaptive responses for the priority risks for key Council Service Areas and Partners, and incorporation of these into relevant strategies / plans (i.e. risk management, business continuity, service plans).

3.3.3.6 Reduced resources within the Council meant that it would not be possible to incorporate the outcomes of any risk assessment into service planning and business continuity processes at a Service Area level across the Council. In this context and with the abolition of the national indicator, the focus during 2010/11 was on further embedding adaptation into emerging policy documents and promoting adaptation through case studies within Redbridge. Key outcomes for 2010/11 include:

- Adoption of the Redbridge Environmental Action Plan (2011-2018), which includes nine actions related to adaptation.
- Embedding adaptation into a number of planning and housing policy documents, including the draft Sustainable Design and Construction Supplementary Planning Document, the forthcoming Core Strategy review, and the LBR Housing Strategy 2011
- Regular Environment Team attendance at the Council's Business Continuity meetings in order to promote the mainstreaming of adaptation in Council activities.
- Identification of adaptation case studies within the borough, such as:
 - vehicle purchase (to enable essential services to continue to be provided during extreme weather events such as floods and snow);
 - targeting of street tree planting in areas lacking existing trees (could be expanded to areas with poor air quality, flooding);
 - tree species selection to reflect hotter, drier summer and more draughts; and
 - changed mowing regimes to promote hardier grass coverage.
- Completion of the draft River Roding Flood Risk Management Strategy.
- Completion of draft surface water management plans for the borough as part of the 'Drain London' programme.

3.3.3.7 Renewable Energy

Indicator 11 seeks to record the percentage of new developments meeting the 20% on-site renewable energy target, while indicator 17 seeks to record the total capacity of renewable energy schemes installed each year.

3.3.3.8 As in previous years, in the absence of complete information, an audit of major planning applications approved during the 2010/11 monitoring year was undertaken to gauge how well renewable energy policy is being considered.

3.3.3.9 The following key points emerged from an examination of a sample of major projects approved over the 2010/11 financial year:

- Out of the ten major applications approved during the monitoring year, six (60%) included on-site renewable energy proposals, one (10%) was approved, subject to conditions to provide renewable energy, and three (30%) proposed no renewables (nor were renewables conditioned on the approvals).
- Two schemes out of six approved (where the reduction in carbon emissions from renewables is known i.e. not a reserved matter nor conditioned) achieved or exceeded the 20% carbon reduction target (with one achieving a 32% reduction).

- The average carbon reduction achieved out of the eight schemes where on-site renewables were known was 8.42%. Out of the six schemes where renewables were proposed, the average provision was 12.6%.
- A variety of renewable energy types are being proposed within the borough.
- Renewable energy technologies are being proposed across a range of application types.
- Many of the larger schemes, particularly schools, have been able to achieve significant carbon reductions without needing to rely on on-site renewables (the third / last stage of the energy hierarchy).
- The overall environmental performance of the proposed buildings has been positive, with all but one major scheme achieving Code for Sustainable Homes Level 3 or Building Research Establishment Environmental Assessment Method score of 'Very Good' or above.

3.3.3.10 The Council has investigated a number of options to improve renewable energy monitoring. One option was a web based system to map and monitor renewable systems, in order to keep track of renewables installed in the borough, monitor ongoing compliance, ground truth the LDF evidence base, and to assist in preparing the AMR. The system involves installing a data box next to normal energy meter to monitor renewable energy generation. The developer/ renewable energy installer/ local authority create an account and log into a website to track energy created. An assessment of this process has indicated that the costs of this approach are likely to outweigh the benefits (namely data), particularly in the context of the replacement London Plan (published July 2011) which removes the 20% target from policy (with greater emphasis placed on energy efficiency / low carbon technologies).

3.3.3.11 Performance against these measures is likely to increase in 2011/12, as the replacement London Plan (published July 2011) includes requirements that carbon emissions from major applications are reduced by 25% (equivalent Code Level 4 / BREEAM 'Excellent'). Already, one scheme (142 dwellings) has been approved to Code Level 4 requirements for energy (25 August 2011). The draft Sustainable Design and Construction SPD (due for adoption early 2012) proposes to require Code for Sustainable Homes Level 4 for all sized residential development and BREEAM 'Excellent' for non-residential developments over 500 sqm.

3.3.4 Major Projects and Outcomes

3.3.4.1 Conservation Projects

3.3.4.2 A Conservation Statement has been prepared by the City of London (the major landholder in Wanstead Park), in conjunction with the Council and English Heritage for the Wanstead Park Conservation Area (currently on the Heritage Assets "At Risk" Register). This Conservation Statement identifies works that needs to be undertaken to improve the condition of the registered park and will form the basis of future funding bids (i.e. Heritage Lottery Fund). Unlike Buildings "At Risk", there are no clear criteria for the inclusion of Registered Parks and Gardens, and Conservation Areas on the Heritage at Risk Register, so it is difficult to predict when they will be able to be removed. This is evident in the inconsistent comments in the Register with respect to Wanstead Park. The entry for the Registered Park indicates that the condition is 'generally satisfactory but with significant localised problems', it's vulnerability as being 'medium' and it's trend as 'improving'. The entry for the Wanstead Park Conservation Area (essentially the same area as the Registered Park) indicates that its condition is 'very bad'; it's vulnerability as 'low' and its trend as 'expected to deteriorate'.

3.3.4.3 A draft Conservation Area Appraisal was prepared for Woodford Bridge Conservation Area during 2010/11, but this project has not progressed due to diminishing resources. The next stage would be to consult on the Appraisal and to prepare a Management Plan that will identify management proposals for the Conservation Area, with the intention that these actions will improve the condition of the Conservation Area and allow it to be removed from the Heritage Assets "At Risk" Register.

3.3.4.4 Low Carbon, Renewable Energy and Heat Mapping Study

Scott Wilson in conjunction with project partners were commissioned to carry out a Low Carbon, Renewable Energy and Heat Mapping Study for Redbridge. The Study provides an evidence base for the LBR's future energy policy through an assessment of the technological and financial

potential for different types of low carbon, decentralised and renewable energy technologies throughout the Borough, given existing opportunities and constraints. The Heat Mapping exercise undertaken as part of the Study identified areas of high heat demand in the Borough for possible decentralised energy network.

- 3.3.4.5 An appraisal of the financial implications of imposing increasingly high levels of the Code for Sustainable Homes for Redbridge and for specific strategic sites and policy implications were also presented as part of this study.
- 3.3.4.6 The final study was published in August 2010 and provides the evidence base for progressing opportunities for decentralised energy; support the LBR's emerging policies for adoption into the LDF and help with planning application negotiations.

3.3.5 Conclusions and Recommendations

- 3.3.5.1 The Planning to Adapt to Climate Change Indicator (indicator 11) was criticised that it restricted local authorities to a single process of adapting to climate change in order to meet the requirements of each level. With the deletion of the national indicator set, it is proposed to focus on reporting actions related to adaptation undertaken during the monitoring year. For 2011/12, these actions are expected to include:
- Incorporation of adaptation measures into the Council's Core Strategy Review, as many of the actions required to adapt the built environment to the impacts of climate change will be delivered through the spatial planning system.
 - Continue to seek to embed adaptation/ changing climate into business continuity and service planning within the Council, as extreme weather events are predicted to become more frequent and severe as a result of a changing climate; such events have the potential to disrupt the Council's ability to deliver services.
 - Promote adaptation within the Council, its partners, and the broader community (including businesses) through the completion of a high-profile adaptation project (potentially green roof, urban greening, and/or solar film on a major public building).
- 3.3.5.2 For the next AMR for the financial year 2011/12 some changes are recommended to monitor the environmental indicators so that indicator 19 which currently monitors the renewable energy capacity installed by type is deleted as this data is difficult to collect with little overall benefit. Any data that was collected on this indicator would be incomplete as a significant number of renewable energy schemes are installed under permitted development rights and consequently the Council would have limited access to this data. The current indicator 12 which monitors on site renewable energy should be maintained as whilst the replacement London Plan removes the 20% renewables target from policy, it is retained in the policy justification. A new indicator should be included to record for each application the overall percentage reduction in carbon emissions from the 2010 Building Regulations baseline. This would enable a more complete picture of carbon reductions within the borough as a result of the development process.
- 3.3.5.3 The Sustainable Design and Construction SPD should be adopted by the Council by the end of the 2011/12 financial year which will set standards to improve the energy efficiency of new residential and non residential development. There are also requirements to improve the environmental efficiency of extensions, conversions and refurbishments and provision for a carbon offsetting fund where it can be demonstrated that the Council's carbon reduction targets are not viable for specific developments. Details of these projects are likely to be set out in separate guidance, and how it is implemented can be reported in future AMRs to assess their success in reducing carbon dioxide emissions.

3.4 Strategic Objective 4: Safe and Healthy Places

The Objective	<i>To ensure that new buildings and the spaces around them are designed and serviced such that they are clean and all people can move safely and comfortably in and around them, at all times of the day and night.</i>
Relevant LDF Policies	Core Strategy: SP3 Borough Wide Primary Policies: H2; BD1 Ilford Town Centre Area Action Plan: BF1; BF2 Gants Hill Town Centre Area Action Plan: GH4
Relevant Indicators	20: 45

3.4.1 Context

3.4.1.1 Ambition One of the Sustainable Community Strategy (2008- 2018) is to “Make Redbridge Safer.” The three priorities within this ambition are “Reduce crime levels; reduce levels of anti social behaviour and improve public perceptions of community safety.” Redbridge has traditionally had a low crime rate compared with London as a whole. Figure 7 shows the changes in the total offences for both Redbridge and London over the last few years. There was an increase in the number of crimes within Redbridge in the time period April 2010- 2011 compared to the previous years of +2.8%; this compared with a decrease of 1.2% London Wide.

Figure 7: Comparative Redbridge Crime Figures

Number of Offences	2008/09		2009/10		2010/11	
	Redbridge	London	Redbridge	London	Redbridge	London
Total Crimes	24,392	843,411	24,033	829,352	24,612	820,603
Change of previous years	+8.2%	-2.2%	-1.4%	-1.6%	2.8%	-1.2%

(Source: Metropolitan Police www.met.police.uk/crimefigures)

3.4.1.2 The Redbridge Community Safety Partnership brings together the police, local authority and other organisations. The Safer Redbridge Strategy (2011-12) is the fifth Community Safety Plan produced in Redbridge to tackle crime, disorder, anti- social behaviour and substance misuse. The Partnership sets out three priorities in order to achieve these aims and its performance will be monitored through local indicators, including reported crime levels.

3.4.1.3 Borough Planning Officers have a well established relationship with the borough police, who help provide advice on all major planning applications to ensure that “Secure by Design” principles are applied.

3.4.1.4 The health of people in Redbridge is generally good. Life expectancy is higher than the England average for both men and women. The male Borough life expectancy is 79.4 (national average is 78.3) and female Borough life expectancy is 83 (national average 82.3). For adults estimated levels of smoking and obesity are better than the national average (Source: APHO and Department of Health © Crown Copyright, 2011).

3.4.2 Policies

3.4.2.1 Strategic Policy 3 *Built Environment* gives effect to both Strategic Objectives 3 and 4. It states the Council’s determination that new buildings and the spaces around them should be safe and healthy. Further detail is provided in the Borough Wide Primary Policies:

- Policy H2 *Housing Choice* provides that all new housing shall be built to *Lifetime Homes* standard and that 10% shall be wheelchair accessible.
- Policy BD1 *All Development* calls up the Police Service's *Secure by Design* standards.

3.4.2.2 The land use and design policies of the Ilford Town Centre Area Action Plan also aim to combat the potential for crime by promoting active street frontages and overlooking of public spaces.

3.4.2.3 Policies in the Crossrail Corridor Area Action Plan seek to address the issues with poor quality public realm and streetscape in this area of the borough. Proposals to address the unnecessary clutter along the High Road and rebalance the hierarchy of street users in favour of cyclists and pedestrians in addition to softening the environment with trees and landscaping are set out in the Character Areas section of the Plan.

3.4.3 Performance

3.4.3.1 Lifetime Homes

In 2010/11 40% of all homes were completed to Lifetime Homes standard. The LDF policy target is 100%, however, all but 29 of these completions were approved before the Local Development Framework policies were adopted. One hundred percent of the 29 completions approved after the adoption of the LDF policy on Lifetime Homes were built to Lifetime Homes standard, demonstrating that the policy is being applied consistently.

3.4.3.2 Building for Life

Building for Life assessments require major developments (more than 10 units) to be assessed against the Building for Life criteria developed by CABE. There are no qualified Building for Life Assessors within the London Borough of Redbridge, so an informal assessment was undertaken by a Policy Planner and Urban Designer. In the period 2010/11 six major developments were completed in Redbridge, compared to fifteen in the previous year. Two schemes were chosen to reflect the mix of development types and locations in the borough. Each development was assessed against the twenty Building for Life criteria, with an overall score awarded at the end. The table below shows the scores and percentages awarded for each scheme.

Scheme	Number of Units	Score (out of 16)	Percentage (not including criteria shown as N/A)	Rating
Former Odeon Cinema Site, 454 - 468 Eastern Avenue IG2 6DD (ref: 3325/04)	214	10	63%	Average
44-46 Snakes Lane West, Woodford Green (ref: 0052/07)	21	7	44%	Poor

3.4.3.3 The former Odeon Cinema scheme scored better in terms of its location and mix of housing due to the size of the development and its town centre location in Gants Hill District Centre. The Snakes Lane West development did not score as well on these elements due to the distance from public transport and the specific nature of the development, to provide retirement flats.

3.4.3.4 Neither scheme demonstrated a stand out architectural quality, however it was agreed that both schemes responded well to their location, both in terms of setting and scale. However, there was some concern as to the former Odeon Cinema development's impact on the adjacent residential housing.

3.4.3.5 Overall the former Odeon Cinema Site was scored as 'Average', this is largely due to the nature of the development, as flats have limited scope for adaptation. In addition, the scheme scored poorly in terms of sustainability due to the less stringent policy framework that was in place when it was approved. The Snakes Lane West scheme scored as 'Poor', however this isn't to say that it is a bad development, and can be explained by the same issues that affect the former Odeon

Cinema Site. In addition, the location of the site results in a wholly residential scheme, with no non-residential uses provided (unlike the former Odeon Cinema), as well as the type of housing provided (retirement), thereby losing marks in terms of tenure mix.



3.4.4 Major Projects and Outcomes

3.4.4.1 Public Art

Section 106 contributions from the Queen Mary Gate development are being used to fund a new public art project in South Woodford. A competition was held to select the preferred artist and planning permission was granted for the works in July 2011. The work will be completed in the financial year 2011/12.

3.4.4.2 Streetscape Enhancement

2010/11 saw the completion of the TfL enhancement scheme for Gants Hill, with positive reception from residents and businesses; this project delivers a key element of the Gants Hill District Centre Area Action Plan. During the year the Ilford High Road enhancement programme was also completed, again with positive reception from members.

3.4.5 Conclusions and Recommendations

- 3.4.5.1 It is recommended in future years an indicator measuring the number of planning approvals which meet the Police Service's "Secure by Design" standards are measured. This would help to assess the implementation of Policy BD1 (All Development) point 8.
- 3.4.5.2 It would be beneficial to include details in the Core Strategy Review as to what constitutes "good quality design." A policy could be incorporated which includes aspects of the Building for Life assessment standards, enabling there to be clearer criteria for the assessment of the design of new buildings.

3.5 Strategic Objective 5: Jobs and Prosperity

The Objective	<i>To create a strong, efficient economy, delivering growing numbers of jobs and a diverse range of commercial and retailing facilities which can be easily accessed by residents and visitors.</i>
Relevant LDF Policies	Core Strategy: SP4; SP5 Borough Wide Primary Policies: E5; R1; R2; R3; B1; B2 Ilford Town Centre Area Action Plan: LU1; LU2 Gants Hill Town Centre Area Action Plan: GH7; GH8; GH10 Crossrail Corridor Area Action Plan: CC11
Relevant Indicators	5; 22- 30; 32;33

3.5.1 Context

- 3.5.1.1 Redbridge is a suburban Borough, characterised by high levels of out-commuting to work, principally to inner London. Some 59% of employed residents commute to work elsewhere (Labour Force Survey 2003).
- 3.5.1.2 The ONS Annual Population Survey (January 2010- December 2010) reported that there were 132,200 working age people who were economically active or 70.9% and 11,700 unemployed or 8.8%. Of those 65% in employment; 54.9% were employees and 10.1% were self employed. The percentage of economically active males at 82% was much higher than females at 59.8%. The total number of Job Seekers Allowance Claimants was 7,812. The age group with the high proportion of claimants was the 18 to 24 year category with 7.7%, followed by 25- 49 and 50 to 64. These proportions reflect the general trends for London and the wider UK (ONS Local Area Labour Force Survey via NOMIS, 2010).
- 3.5.1.3 In January 2011, the wards with the highest JSA claimant count were Loxford, Valentines, Seven Kings and Clementswood. However, the wards with the highest percentage increase in the claimant count were Monkams, Church End, Fairlop and Snaresbrook, which are, and have traditionally been, among wards with the lowest claimant count. The wards with persistently high levels of JSA claimants over time have experienced an increase in JSA during the recession but there is clear evidence that the more affluent, suburban parts of the borough have suffered disproportionately higher increases in unemployment (LB Redbridge, Employment, Skills and Enterprise Plan 2010/11: June 2011).
- 3.5.1.4 In scale, the Redbridge economy (107.87) is larger than the UK local authority average of 100. It is much smaller than the east London average, but this figure is distorted by the contribution of the City of London and Tower Hamlets (244.06). The Redbridge economy is of a similar scale to its near neighbours and in common with outer London boroughs, it has relatively low productivity. The Borough's main town centre – Ilford – is one of a number of competing retail hubs to the east of London which include other recognised town centres such as Romford, Stratford and Barking and major shopping malls such as Bluewater and Lakeside (Economic Scale and Productivity Score; Place Profile-Redbridge. Local Futures, page 2: April 2010).
- 3.5.1.5 There is a healthy enterprise culture in Redbridge with high levels of business formation and closure, as well as high rates of self-employment relative to national levels. (*State of the Borough - Local Futures* December 2007). Redbridge is a Borough of small businesses. In 2008 some 89.6% of the borough's 8,657 businesses had between just 1 and 10 employees (see Figure 8). Nevertheless large businesses, although few in number and predominantly public sector, still account for a large share of total employment. The top 100 businesses in Redbridge employ 31,351 people, excluding the London Borough of Redbridge and the largest 10 employers employ 20,600 employees (LB Redbridge, Employment, Skills and Enterprise Plan 2010/11: June 2011).

Figure 8: Company Sizes in Redbridge

Size band	Number of Companies	Number of Employees
	2008	2008
1-10 employees	7,759	17,738
11- 49 employees	672	14,683
50-199 employees	186	17,415
200+ employees	40	19,248
Total	8,657	69,084

3.5.1.6 Fairlop Plain is the site of major quarrying operations which make an important contribution to London’s supply of aggregates and also contribute royalties to the Council.

3.5.2 Policies

3.5.2.1 Strategic Policies 4 *Retail* and 5 *Employment* give effect to Strategic Objective 5. Strategic Policy 4 reaffirms the approach of Strategic Policy 1 *Overall Growth* by promoting new retail development in the town centres, led by the Metropolitan Centre of Ilford. Strategic Policy 5 takes a similar approach to most commercial development, but deals with the Borough’s designated employment locations by protecting the two Strategic Industrial Locations for employment use only, while allowing for mixed-use schemes with a primary employment element in the remaining Business Areas. It also safeguards mineral deposits for long-term extraction.

3.5.2.2 The Borough Wide Primary Policies contain these relevant development management policies:

- Retail Policies R1, R2 and R3 which identify primary and secondary shopping areas in town centres and Key Retail Parades and set out criteria for assessing retail proposals within and outside these locations.
- Policy B1 *Promoting Employment* details the approach to determining planning applications within designated employment sites (in accordance with Strategic Policy 4), while Policy B2 *Office Accommodation* safeguards office floorspace (except for mixed-use schemes that preserve the employment floorspace or where there is an over-supply of outdated accommodation).
- Policy E5 *Minerals* safeguards mineral resources and details environmental standards for mineral extraction, transport and restoration of sites.

3.5.2.3 The Ilford Town Centre Area Action Plan takes a mixed-use approach to development across the town centre with retail and other active uses supported on the ground floor of buildings and residential (or sometimes office) uses above.

3.5.2.4 The Gants Hill District Centre Area Action Plan proposes that the town centre must change and adapt to reverse its commercial decline. The Plan allows for the conversion of vacant/underused office buildings to residential use, while providing support for a supermarket and encouraging the town centre to build on the success and reputation of its evening economy. The Plan also supports signalisation of the roundabout and introduction of surface pedestrian crossings to reduce the impact of through traffic and make the centre more attractive as a shopping destination.

3.5.2.5 The previous London Plan 2008 (consolidated with alterations since 2004) allocated the London Boroughs of Redbridge and Havering a joint aggregates target of 500,000 tonnes per annum. However, the Replacement London Plan (July 2011) Policy 5.20 (Aggregates) sets out the requirement for the Redbridge LDF to make provision for the maintenance of a landbank apportionment (at least 7 years’ supply) throughout the plan period until 2031 of at least 0.7 million tonnes, with an annual target of 100,000 tonnes.

3.5.3 Performance

3.5.3.1 Employment Rate

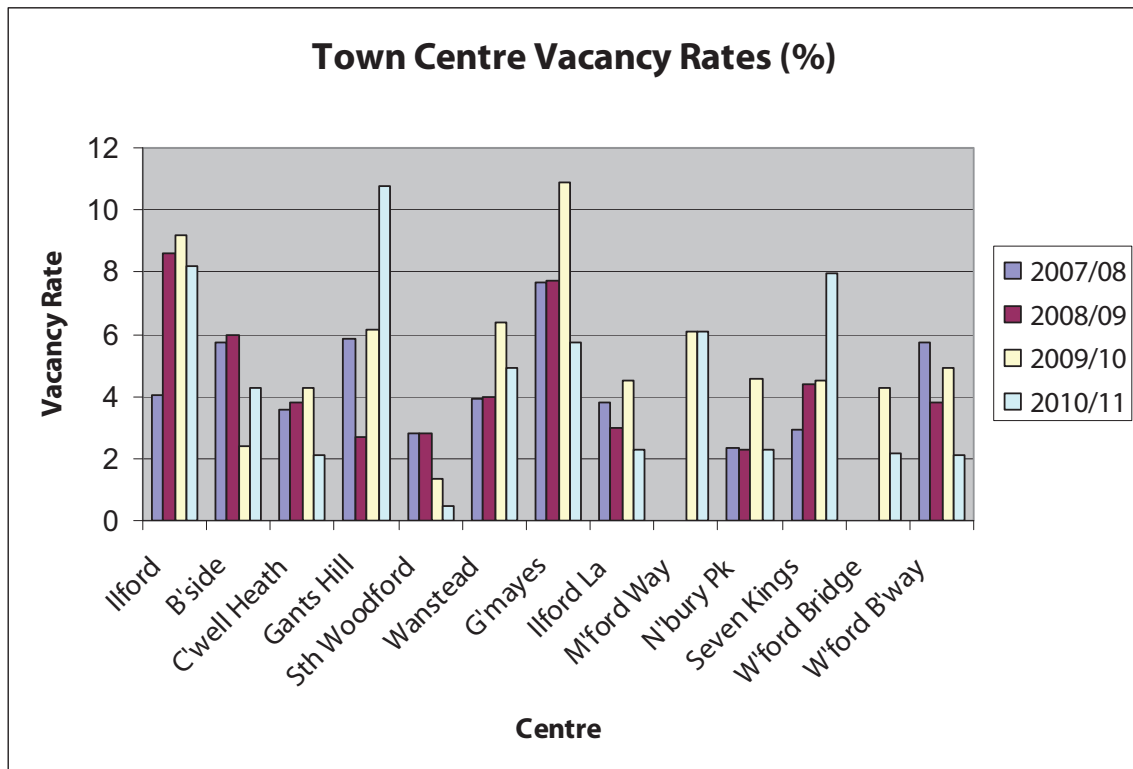
In 2010/11 there was a slight increase in the employment rate of working people towards the target figure of 66%, reflecting (although slightly more rapid than) rates for London and Great Britain. The rate of 65.7% in Redbridge is lower than that for both London (68.2%) and Great Britain (70.4%). However, these figures should be treated with caution, both in relation to the quality of the data (which changes between sources and fluctuates rapidly with time).

3.5.3.2 Retail Floorspace and the Health of Town Centres

3.5.3.3 The general trend for the health of town centres is that of general improvement between 2009/10 and 2010/11. However, there have been mixed results between different town centres, in general the successful town centres are generally the ones in more affluent (less deprived) parts of the borough, with good quality public realm, strong business and residential communities and a range of facilities and activities, for example South Woodford, Woodford Bridge and Woodford Broadway.

3.5.3.4 Gants Hill surpasses the target figure of 10%, with a 10.78% vacancy rate. It is envisaged that now the highways and public realm work is completed, this trend will be reversed and the centre emerges stronger. Seven Kings, Ilford, Manford Way and Goodmayes centres have vacancy rates higher than 5%, with Seven Kings deteriorating. It is hoped that recent initiatives to improve Seven Kings centre including the adoption of Crossrail Corridor Area Action Plan, the promotion of opportunities on the car park site and a proposed new public square around the station, will help to reverse this. Ilford has also been subject to several interventions and this is reflected in a recent reduction in vacancy rates.

Figure 9



3.5.3.5 Protection of Shopping Uses

3.5.3.6 Only two town centres, Woodford Bridge and Manford Way, meet both criteria for over 70% A1 use and less than 20% A3-A5 use set out by Policy R3 of the Borough Wide Primary Policies DPD. The rest of the town centres are all below the 70% threshold. Although all town centres have less than 20% of the total number of units in use as A3- A5 (see figures 10 and 11). It is clear that there are significant variations in the percentages of units between different centres. Manford Way has the lowest proportion of units in use as A3- A5, whereas Woodbridge Bridge and Chadwell Heath have the highest at 19.6% and 19.2% respectively. In terms of the percentage of A1 uses Manford Way has the highest percentage at 79% and Newbury Park has the lowest at 47.73%.

Figure 10

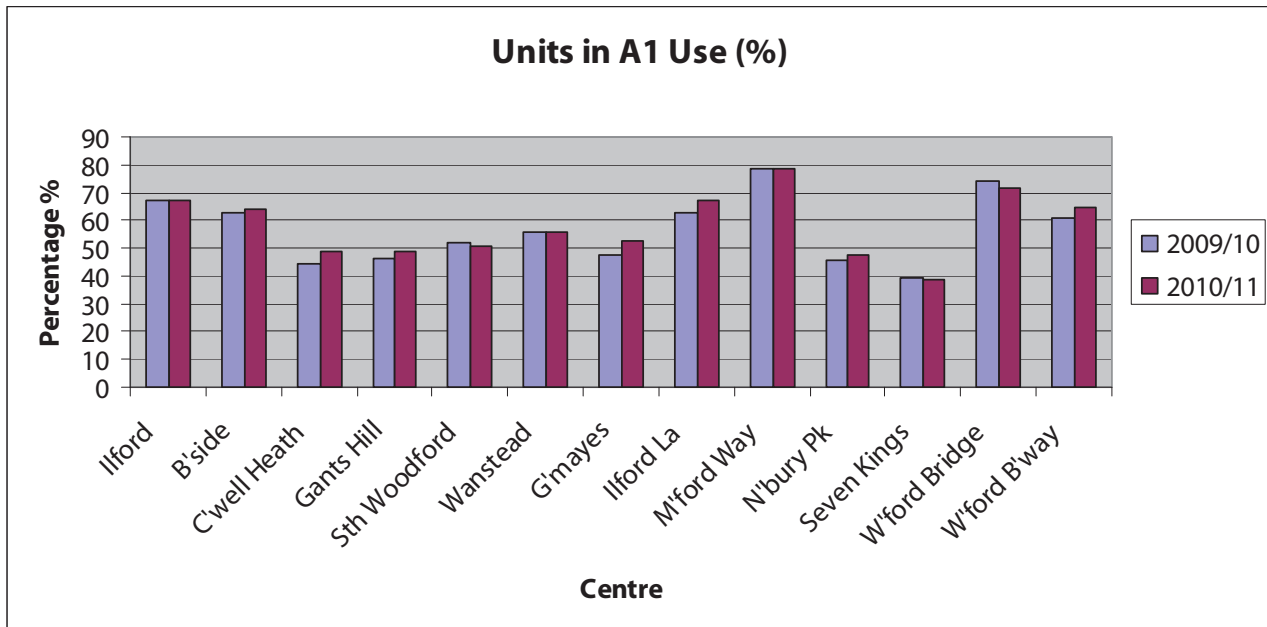
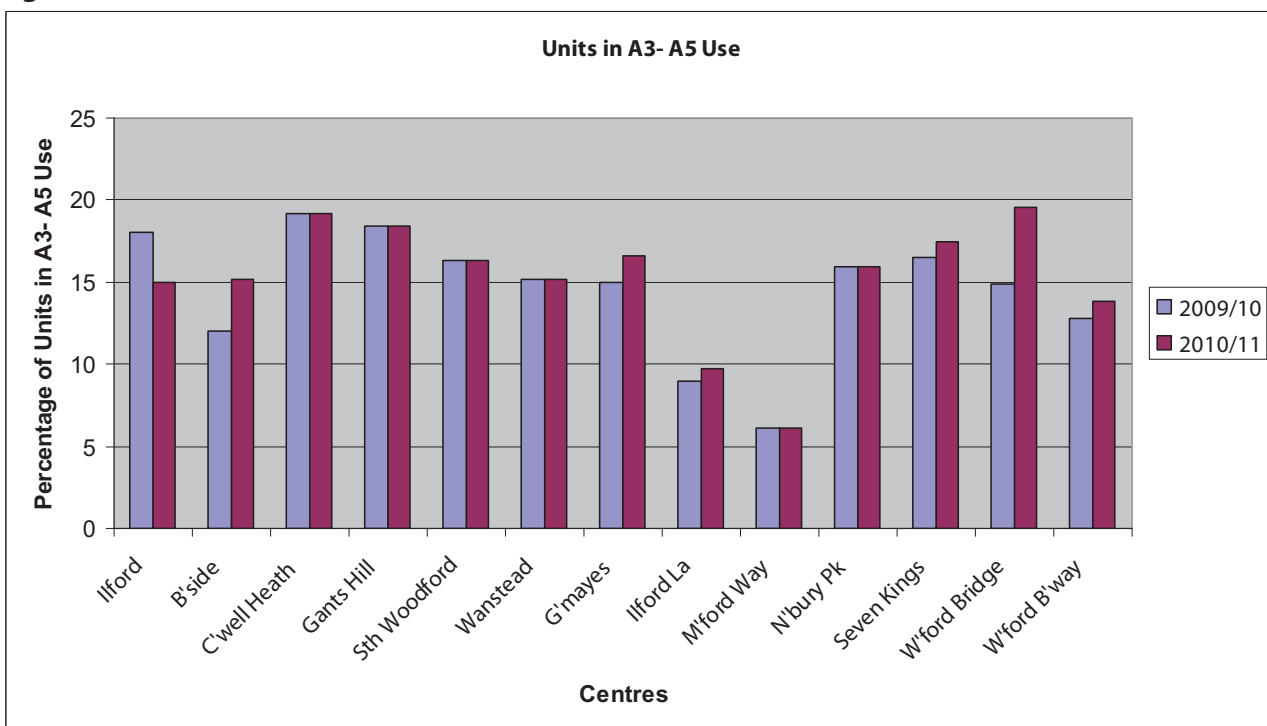


Figure 11



3.5.3.7 Business Areas

3.5.3.8 There was no loss of employment floorspace from Strategic Industrial Locations or from Designated Business Areas in Redbridge in 2010/11. Although there was a gross loss of 430 sqm of office (B1) floorspace overall. Policy B1 allows the loss of established businesses and land if it

3.5.3.9 A total of 82 square metres of B1 Office floorspace were completed in the borough in 2010/11, this was delivered by one scheme on the old Monovians Sports Ground which involved a change of use to a community fishery (ref 0748/06). There was an overall net loss of B1 office space of 348 square metres. The two schemes which involved a loss of B1 floorspace included one for a conversion to residential flats and the other for a conversion to retail.

3.5.3.10 Index of Multiple Deprivation

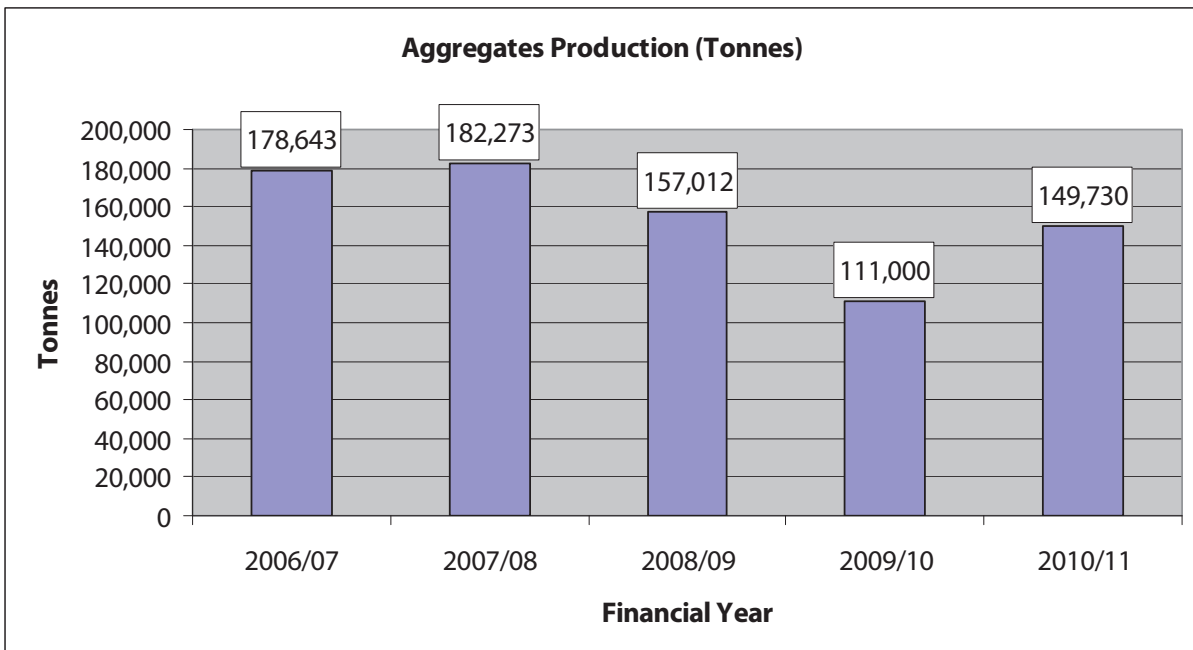
The index of multiple deprivation was previously only updated every 4 years so the 2007/08 figures were the most recent and included in previous AMRs. The latest figures from 2010 are a marginal improvement on those from 2007/08, now 13.74% of the population live in 22 such Super Output Areas (SOAs) that are amongst the 25% most deprived in the country, which is a significant achievement given the downturn in the market since this time. However, they are still above the target level on both the number of super output areas and their population. Further analysis from the 2010 Redbridge research indicates that the levels of deprivation are improving over the last year from 12 to 11 LSOAs in the bottom 20%.

3.5.3.11 Aggregates

Total production of aggregates from the extraction sites at Fairlop Plain amounted to 149,730 tonnes shown in Figure 12 below (Source: LBR Property Services). This is a significant increase on the production figure from 2009/10.

3.5.3.12 There are less than 100,000 tonnes of sand and gravel remaining with planning permission in the existing quarrying operations in Redbridge. There are further areas that have been tested and shown to contain viable resources at Aldborough Hatch, north of Aldborough House Farm and at Hainault Farm to the west of Hainault Road. These resources total around 1,070,000 tonnes of sand and gravel. They do not have planning permission, although they have been safeguarded in the Redbridge LDF and shown as such on the LDF Proposals Map. There may also a number of buffer zones around previously exploited areas that may yield further supply.

Figure 12



3.5.4 Major Projects and Outcomes

3.5.4.1 Local Economic Assessment

A Local Economic Assessment has been prepared with a comparison of the economic strengths and weaknesses of Redbridge to help ensure the Council has a clearer understanding of the conditions required for businesses to grow. Cabinet agreed to publish the document in July 2011. This will be a key piece of evidence for the LDF Core Strategy Review and has been informed by consultation with local businesses in December 2010 and January 2011. The Assessment concluded that Redbridge is and is becoming more so a dormitory borough, highly dependent on its access to the jobs market of inner London and with endogenous production of goods and services focused on small firms meeting local demand for retail and personal services. The overall conclusion was an emphasis on equipping Redbridge residents to make the most of opportunities wherever they arise.

3.5.4.2 The Assessment also concluded that local businesses are likely to benefit from policies aimed at:

- Growing the evening and leisure economy.
- Differentiating and marketing a distinct retail brand (for instance by building on the reputation of Ilford Lane as an ethnic retailing hub).
- Providing niche services not found in the big shopping malls.
- Improving the quality and safety of the public realm.
- Promoting inward investment and opportunities identified through the Ilford Blueprint.

3.5.4.3 Crossrail – Tunnelling and Underground Construction Academy

The arrival of Crossrail in 2019 will bring significant benefits to Redbridge, particularly in terms of increased transport accessibility and new opportunities for investment. A Training and Underground Construction Academy to provide people with the skills, such as underground safety, tunnel boring and spray concrete lining required to deliver the Crossrail project was under construction in 2010/11. It is located in Aldersbrook Sidings, on the border between the London Borough of Newham and Redbridge, close to Ilford town centre. The building has now been completed and opened for students in October 2011.

3.5.4.4 Gants Hill Purple Flag

3.5.4.5 Purple Flag is a recent initiative administered by the Association of Town Centre Management, which draws on the same types of principles used for assessing beaches towards the 'blue flag' award, but with the aim of celebrating exemplars in provision and service relating to the 'evening offer' in a town centre. Places that achieve the standard will be those that offer a positive experience to evening visitors and users and is designed to be the main indicator of where to go on a good evening out. Work has commenced on undertaking a Gants Hill Purple Flag project in the 2010/11 financial year.

3.5.4.6 A Purple Flag night time strategy has been demonstrated to work in other towns such as Liverpool, Kingston, Nottingham and Birmingham with improvements to the economy including business viability and employment opportunities, enhancement of personal safety and an improved quality of life for the people who live and work in the town.

3.5.4.7 The project is currently in the middle of a consultation stage which uses a range of creative methods to investigate people's views on Gants Hill in the evening, and what should be included in a Strategy to improve its future.

3.5.4.8 Hainault BID

3.5.4.9 In April 2010 work began on the business improvement district renewal ballot process on Hainault Business Park. The renewal ballot campaign and new business plan centred its priorities on continuing the safe and secure environment developed over the first term and included plans to work towards a more energy efficient business park, aim for 100% occupancy levels, continuing its successful promotions strategy and campaign for a new TfL bus route to service the business park, its employees and local residents.

3.5.4.10 In March 2011 businesses not only overwhelmingly returned a majority vote in favour of a further five year BID term, but also voted in favour of increasing the 1% levy paid to 2%. With a 95% majority in favour and 97.7% by rateable value, Hainault businesses have returned by far one of the largest results in respect of renewal ballots in the country. This is testament to the strong partnership that has been developed over the past seven years with the Board, Council and Metropolitan Police Service.

3.5.5 Conclusions and Recommendations

3.5.5.1 The future review of the Core Strategy will provide the opportunity to reassess the ways that the success of the borough's town centres are measured. Planning Policy Statement 4 offers a range of indicators recommended for use in undertaking a health check, which could provide some guidance on more appropriate indicators for the Annual Monitoring Report. It will also be necessary to review other sources of current research in order to take into account the changing market conditions and trends such as growth in e-tailing and night time economy, likely to occur over the coming years in order to provide targets which are challenging, appropriate to changing user trends in commercial / leisure activity and achievable.

3.5.5.2 It is clear that there is a significant variation in the concentrations of A1 and A3-A5 uses between the centres. Therefore, as part of the Core Strategy Review consideration could be given to adopting a more localised approach. As part of the Crossrail Corridor Area Action Plan the percentage restrictions on changes of use have been split to suit the centres within the Corridor: Seven Kings Local Centre, Goodmayes Local Centre and Chadwell Heath District Centre. Another approach could be to have a policy which is concerned with preventing concentrations of these uses, by restricting the number which can be positioned near to each other or base decisions on floorspace rather than the number of units.

3.5.5.3 In terms of the Index of Multiple Deprivation the latest figures from 2010 are a marginal improvement on those from 2007/08, now 13.74% of the population live in 22 such Super Output Areas (SOAs) that are amongst the 25% most deprived in the country, which is a significant achievement given the downturn in the market since this time. For future AMRs, it is recommended that the threshold is altered from 25% to 20% most deprived SOAs in order to bring it into line with other data presentation such as LBR's 'Redbridge Today'. It is recommended that the new targets are based on the current levels of deprivation of 11 LSOAs amongst the 20% most deprived in the country, representing 6.9% of the population.

3.5.5.4 Chapter 5 of this AMR sets out the results from planning applications which have been taken to Appeal. Of the change of use appeals there were three changes of use to D1 College proposals which were allowed at appeal (five appeals for D1 College uses overall). This suggests that it would be beneficial to have an adopted planning policy to assess the suitability of these proposals against. This could be considered through the Core Strategy Review.

3.6 Strategic Objective 6: Ease of Access

The Objective	<i>To promote more effective use of private and public transport, cycling and walking in order to promote business investment and reduce commuting times, congestion and greenhouse gas emissions and improve access for all to services, facilities and jobs.</i>
Relevant LDF Policies	Core Strategy: SP6 Borough Wide Primary Policies: T1; T2; T3; T4; T5; T6 Ilford Town Centre Area Action Plan: TR1; TR2; TR3; TR4; TR5 Gants Hill Town Centre Area Action Plan: GH1; GH2; GH3 Crossrail Corridor Area Action Plan: CC4; CC8; CC9; CC10
Relevant Indicators	34; 35

3.6.1 Context

- 3.6.1.1 Redbridge is a relatively well-connected borough. The Eastern Avenue (A12) and Romford Road (A118) provide major east-west thoroughfares, while the North Circular (A406) and M11 are principal north-south vehicular conduits. A good network of other roads also provides excellent connections within and beyond the borough.
- 3.6.1.2 Redbridge is relatively well connected to central London by public transport, for example, by National Express trains to Liverpool Street and by London Underground’s Central Line. The Borough is comprehensively served by buses, through a total of over 25 routes by day, and 4 services by night. East London Transit (ELT) services began running between Dagenham Dock and Ilford in February 2010. However parts of the borough are not close to these services and cross borough journeys require more complex bus journeys or journeys using private transport. There are four major railway stations in the Borough – Ilford, Seven Kings, Goodmayes and Chadwell Heath – none of which provide an interchange with the Underground Network. There are ten underground stations in Redbridge all of which are on the central line. Redbridge is within easy access of the Docklands Light Railway system.
- 3.6.1.3 Ilford Station has regular services to Liverpool Street (up to 16 trains in peak hour, journey times 16-18 minutes). Crossrail, which is planned to be operational in 2019, will improve service frequency and reduce journey times (up to 24 trains in peak hour, journey times 20 minutes to the West End).
- 3.6.1.4 Redbridge has a relatively small local employment base with a high level of out-commuting to workplaces (especially in central London). The main mode of transport used by Redbridge residents to access work is the car, followed by underground and mainline train services. People living in the north of the Borough tend to have higher levels of car ownership, travel further to work, and are less likely to use public transport (Redbridge Local Investment Plan 2- Environmental Report, 2011).
- 3.6.1.5 Figure 13 shows the main transport modal shares of Redbridge residents. The car/ motorcycle had the highest modal share of travel (54%) followed by walking (26%). Cycling and taxi/ other public travel each has 1% of the modal share. This reflects the general trend of more trips being taken by private transport in Outer London Boroughs.

Figure 13: Mode shares (main mode of trip) by borough of residence, 2006/07 to 2008/09 average, Seven-day week

Mode of Travel	Percentage
Rail	2%
Underground/ DLR	8%
Bus/ Tram	9%
Taxi/ other public	1%
Car/ motorcycle	54%
Cycle	1%
Walk	26%
All Modes	100%

(Source: TfL Planning, LTDS)

3.6.1.6 The proportion of the population who cycle or walk to work is below the national and London average, as is that using the bus, minibuss or coach. Only Clementswood ward has a higher proportion of residents walking to work than the regional and national average. (Source: ONS Neighbourhood Statistics, 2001).

3.6.2 Policies

3.6.2.1 The Council's strategy for achieving sustainable transport (Strategic Objective 6) is contained in Strategic Policy 6 *Transport and Movement* which aims to reduce the need to travel by locating development near to the transport infrastructure of the town centres and to bring about a modal shift from the private car to public transport, walking and cycling. The Borough Wide Primary Policies T1 to T6 provide development control detail, including (Policy T5) standards for on-site car and cycle parking in new development.

3.6.2.2 Support for specific transport improvements such as rebuilding Ilford Station to accommodate Crossrail and for East London Transit, can be found in Ilford Town Centre Area Action Plan Policies TR1 *Traffic Calming*, TR3 *A High Quality Pedestrian Environment*, TR4 *Facilitating Cycling* and TR5 *Public Transport*.

3.6.2.3 Policies in the Crossrail Corridor Area Action Plan support the delivery of links to regional projects including the Mayor's Cycle Superhighways, Cycle Hubs and Cycle Hire Scheme and local projects set out in the Redbridge Cycling Strategy (2010). The Character Area Plans set out safeguarded walking and cycling links and potential interventions for walking and cycling improvements. Overall one of the main objectives of the Area Action Plan is to maximise the benefits of Crossrail to the local community.

3.6.3 Performance

3.6.3.1 Green Travel Plans

Borough Wide Primary Policy T1 Sustainable Transport requires a Green Travel Plan for all major developments. During 2010/11 approvals for 14 out of 16 Major applications (88%) were subject to a Green Travel Plan condition. This was a slight improvement on the figure from 2009/10 (82%) but is still below the 100% target. 13 applications triggered Green Travel Plan conditions.

3.6.3.2 Cycle Parking

In 2010/11, 234 cycle spaces were completed in all major developments (2.6 spaces for every 3 units). This is lower than the number completed in 2009/10 reflecting the lower number of schemes completed. Five out of the six completed major schemes incorporated a proportion of cycle parking. A development of retirement apartments was the only major application which did not include cycle parking.

3.6.4 Major Projects and Outcomes

3.6.4.1 Cycling Strategy

During the 2010/11 monitoring year the Council completed the Redbridge Cycling Strategy with support from the quarterly meetings of the Cycling Liaison Group. The Cycling Strategy sets out the Council's commitment to facilitating and delivering a continuous increase in levels of cycling in Redbridge and the broader targets of increased cycling levels both in London, and nationally.

3.6.4.2 The Strategy includes a range of measures set out in an Action Plan to help achieve targets in promoting cycling. It provides information on aspects of cycling in Redbridge, from the cycle network and allocated funding, through to programmes such as cycle training and guidance on cycle parking. The final Cycling Strategy was adopted by the Council in July 2010.

3.6.4.3 Local Implementation Plan (2011/12- 2013/14)

3.6.4.4 The first LIP covered a five year period between 2005/06 to 2010/11 and following the Mayor's revision of his Transport Strategy earlier this year the Borough has produced a replacement LIP for the period 2011/12 to 2013/14, published on 1st April 2011. The Local Implementation Plan directs the Borough's strategic transport investment in line with existing policy, and provides the policy framework for the three year spending plan included within it. This includes both the internally and externally funded Highways Capital Programme.

3.6.4.5 Ilford Station- Crossrail

3.6.4.6 Due to reductions in the overall Crossrail budget in the context of broader Government fiscal tightening, rebuilding of the Ilford train station may now be limited to a reconfiguration to provide a new ticket hall layout with greater gateline capacity, passenger lifts, longer platforms and a realigned station entrance and elevation to the street. The re-configuration rather than reconstruction imposes a constraint on how the station can be linked with the redevelopment of surrounding sites.

3.6.4.7 There has also been a need to rethink some other transport related proposals and to consider how the changed economic conditions are influencing delivery of the outcomes sought by the AAP. Work is ongoing on the "Ilford Station and adjacent land Cranbrook Road and Ilford Hill" Planning Brief to respond to these changes. This Planning Brief has been prepared to demonstrate how the Council intends the ambitions of the AAP to be delivered in these changed circumstances.

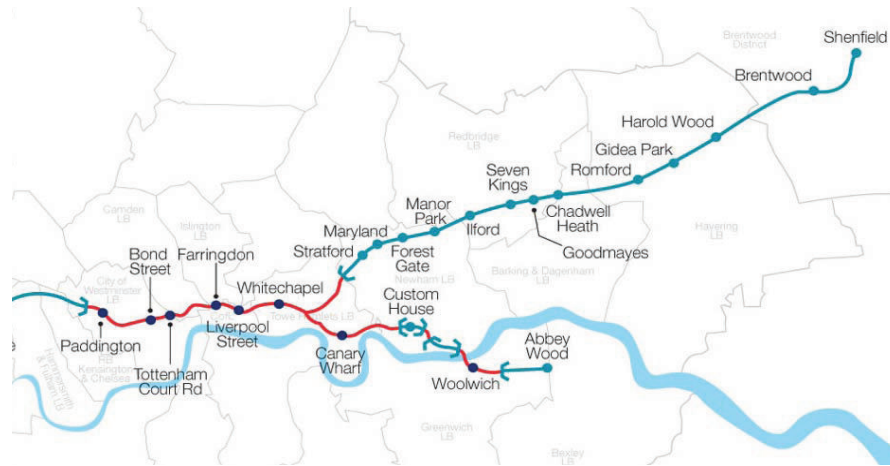
3.6.5 Conclusions and Recommendations

3.6.5.1 Good progress has been made in 2010/11 in respect of transport; with the adoption of the Cycling Strategy and completion of the Gants Hill signalisation project. The Local Implementation Plan sets out the key transport priorities for the next few years in the borough and its implementation through key transport projects will be reported in future AMRs.

3.6.5.2 All relevant completed major schemes which were completed in 2010/11 included Cycle Parking provision, showing that cycle parking policies are being applied effectively in these cases. Most major applications were approved subject to Green Travel Plan conditions (88%).

3.6.5.3 Local Development Framework policy in Redbridge is up to date in its support for Crossrail, particularly with the need to maximise the benefits of Crossrail being identified as a key challenge in the Crossrail Corridor Area Action Plan. The construction of the Tunnelling and Underground Construction Academy on the border with the London Borough of Newham is also beneficial for the borough. The Council should continue to work with key partners in order to ensure that the best outcome is achieved for the refurbishment of Ilford Station.

Below: Ilford, Seven Kings, Goodmayes and Chadwell Heath Stations will allow Redbridge to take good advantage of the new Crossrail network



3.7 Strategic Objective 7: Housing for All

The Objective	<i>To provide sufficient numbers and range of house types and sizes to meet the diverse housing needs of the Borough's population. These homes should be sustainably constructed and located to optimise access to public transport, jobs and services.</i>
Relevant LDF Policies	Core Strategy: SP7 Borough Wide Primary Policies: H1; H2; H3 Ilford Town Centre Area Action Plan: LU1; LU5 Gants Hill Town Centre Area Action Plan: GH9
Relevant Indicators	1- 4; 6; 16; 33- 38

3.7.1 Context

3.7.1.1 Redbridge has the highest level of private sector housing in London; with 90.7% of the total stock of housing. Affordable housing in the Borough represents only 9.3% of the total. Figure 14 shows a breakdown of the housing stock in Redbridge as at April 2010 (Source: Department of Communities and Local Government):

Figure 14: Housing Stock in Redbridge

Housing in Redbridge	Numbers	Percentage
Council Owned Homes	4,695	4.8%
Housing Association Homes	5,471	4.4%
Other Publicly Owned	123	0.1%
Private Sector	88,142	90.7%
Total	98,431	100%

3.7.1.2 The household structure of Redbridge follows from its age structure. In particular 33% of all households contained children, compared to 29% across the whole of London and only 16% were comprised of all single (non pensioner) households, compared to 22% in London (Census 2001).

3.7.1.3 The 2001 Census revealed that the average household size was 2.56 people and that a large number of properties in the borough are under-occupied. For example approximately 65% of households had 5 or more habitable rooms at their disposal, yet only 11% of households contain 5 or more people. The average size of households with 5 or more rooms was 2.89 people - only slightly above the borough average.

3.7.1.4 In March 2011 the average price for a property in Redbridge was £299,330. This was up by 4.4% from the March 2010 average price of £286,670. However, still down from the March 2008 average of £311,106 (Land Registry House Price Index Report). The 2010 Annual Survey of Hours and Earnings assessed the mean annual gross pay for Redbridge as £32,588, an annual percentage increase of 1.9% (Annual Survey of Hours and Earnings, Office of National Statistics: 2010). This equates to a house price/ income ratio of about 9.2.

3.7.1.5 Gross mortgage lending totalled an estimated £11.3 billion in May 2011 in the UK, according to data from the Council of Mortgage Lenders. This represented a 12% increase from the £10.1 billion lent in April and was 1% higher than in May 2010. The Council of Mortgage Lenders reported the total number of mortgages in arrears also continued to fall, and numbers fell in all but the deepest arrears band. At the end of March, the number of mortgages with arrears equivalent to 2.5% or more of the outstanding balance showed an improvement to 166,900 (1.47% of all loans), just under 2% down from 170,000 (1.5% of all loans) at the end of December 2010, and an 11% improvement on the 187,300 (1.65% of loans) a year earlier.

3.7.1.6 The Redbridge Strategic Housing Market Assessment (December 2010) was conducted by Opinion Research Services (ORS) to sit alongside the SHMA for the East London sub region also

carried out by ORS in 2009/10 in order to provide more detail regarding Redbridge's individual housing needs.

3.7.1.7 The balance of the different housing types is detailed in the table below. This shows the identified gross 5 year housing requirements for market, intermediate and social housing and their expected supply from existing stock. The difference between the gross requirement and supply in each tenure represents the net requirement.

Figure 15: Summary of five year housing requirements by tenure type.

5 year gross requirement	Type of Housing		
	Gross Housing Requirement	Housing Supply	Net Housing Requirement (Surplus)
Market Housing	24,280	23,357	923
Intermediate Housing	8,434	3,099	5,335
Social Rented Housing	14,744	10,849	3,895
TOTAL	47,459	37,306	10,153

(Source: ORS Housing Market Model: 2010)

3.7.1.8 The following table shows the net requirement for additional housing after the model has taken account of vacancies arising from the existing stock.

Figure 16: Net additional five year housing requirement

5 year net requirement	Type of Housing (figures in brackets denote a surplus)			Total
	Market Housing	Intermediate Housing	Social Rented Housing	
1 bedroom	2,148	2,239	1,270	5,657
2 bedrooms	2,446	1,461	271	4,179
3 bedrooms	(3,995)	1,363	1,763	(879)
4 Bedrooms	923	265	267	1,455
5+ Bedrooms	(598)	6	323	(269)
TOTAL	923	5,335	3,895	10,153

(Source: ORS Housing Market Model: 2010)

3.7.1.9 The model showed an overall requirement for 10,153 additional dwellings over the 5 year period. The results show there is a need for smaller (1 and 2 bedroom units) across all tenures, and larger (3 bedroom) social rented affordable units.

3.7.2 Policies

3.7.2.1 In order to meet the objective of "Housing for All", Strategic Policy 7 *Housing* provides a minimum target of 9,050 new homes for the borough in the period to 2017. The policy, (supported by the Borough Wide Housing Policy H1 *Housing Provision*) is consistent with the approach to growth management of Strategic Policy 1 and aims to distribute new housing as follows:

- Ilford Town Centres: 35%-50%
- District and Local Centres: 15%-25%
- Rest of borough: 25%-35%

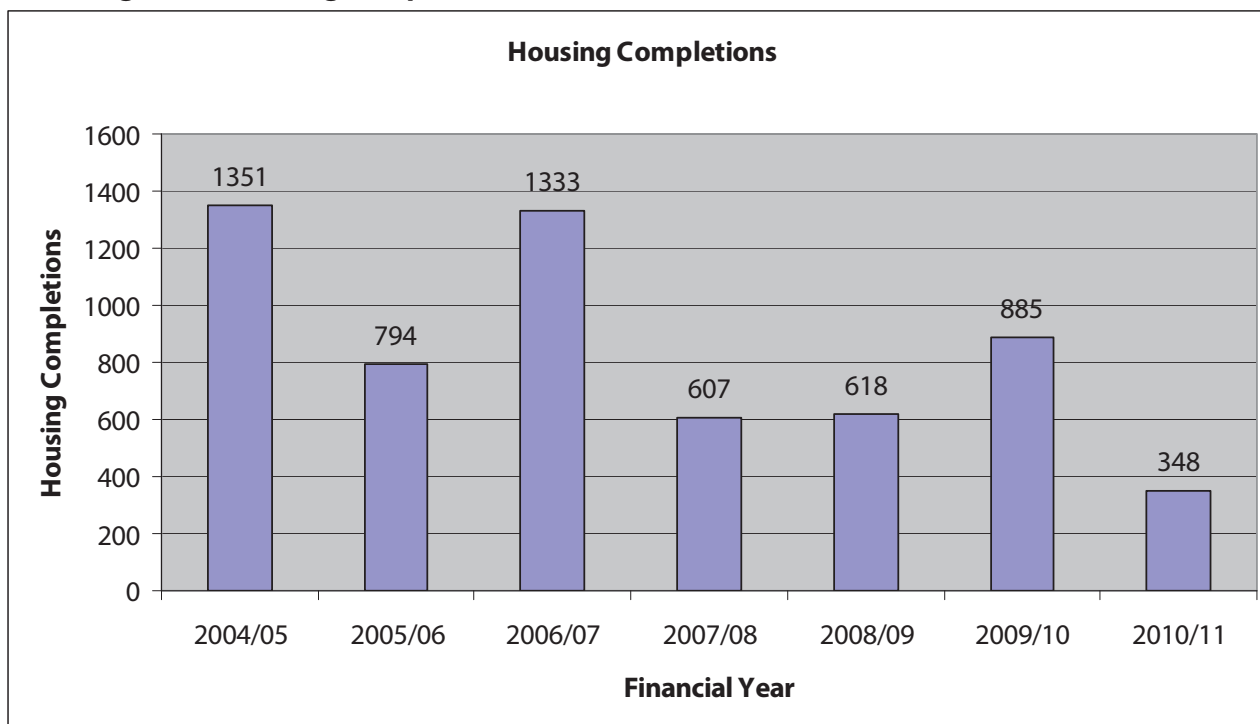
- 3.7.2.2 Specific housing sites are identified in the Development Sites with Housing Capacity DPD and in the adopted Ilford Town Centre Area Action Plan, Gants Hill District Centre Area Action Plan and Crossrail Corridor Area Action Plan. Despite nominating a target of new 9,050 dwellings (for consistency with the previous London Plan- 2004), the Core Strategy was only able to identify sites for 8,533 dwellings up to 2017 (including a small allowance for windfalls). The shortfall occurs towards the end of the planning period. The Council can meet its target for the first five years (and demonstrate a five year supply of deliverable sites as required by PPS3 *Housing*), using the annual target of 905 new units.
- 3.7.2.3 Given the identified shortfall, the Core Strategy commits the Council to reviewing this aspect “within 5 years”, with a view to meeting the housing target of the London Plan. The latest version of the LDS schedules such a review (see Chapter 4). To inform the review, GVA Grimley has carried out a Strategic Housing Land Availability Assessment for Redbridge (October 2008). This confirms the shortfall of available sites, and demonstrates that Redbridge has the capacity for 8180 units to 2017. This figure is 870 units less than the housing target set out by the Core Strategy adopted in 2008.
- 3.7.2.4 A pan London wide SHLAA was conducted by the GLA and published in October 2009. This informed the housing target set in the Replacement London Plan published in July 2011 for 2011 to 2021. The minimum ten year target for this time period is set as 7,600, an annualised target of 760. The Mayor commits to revising this target by 2015/16.
- 3.7.2.5 Strategic Policy 8 sets a target of 50% affordable housing with a threshold of sites capable of delivering 10 units or more and a 60/40 social/intermediate split. This policy was recommended in the binding report of the Planning Inspector who examined the Core Strategy, in order to ensure consistency with the previous London Plan. In the Replacement London Plan (July 2011) Policy 3.11 on Affordable Housing Targets has been informed by the London Strategic Housing Market Assessment. Of the overall average annual housing requirement it suggests that 18,200 should be affordable. However, when setting an affordable target account must also be taken of the deliverability of these homes. In order to give impetus to a strong and diverse intermediate housing sector, 60% of the affordable housing provision should be for social rent and 40% for intermediate rent or sale. This Policy sets a requirement for Boroughs to set targets expressed in either absolute or percentage terms in light of local circumstance, reflecting the Borough’s contribution towards meeting strategic affordable housing targets.
- 3.7.2.6 Policy H3 of the Borough Wide Primary Policies DPD is concerned with Gypsy and Travellers and sets out a number of criteria which any proposed schemes would be assessed against. Recent national Government changes to the legislation on Gypsy and Travellers has changed the policy approach. The Replacement London Plan (July 2011) policy 3.8 on Housing Choice point I states that the accommodation requirements of gypsies and travellers (including travelling show people) are identified and addressed in line with national policy in coordination with neighbouring boroughs and districts as appropriate. Therefore, through the Core Strategy Review robust evidence will have to be established for the delivery of pitch provision to meet local need.

3.7.3 Performance

3.7.3.1 Housing Delivery

Housing completions for 2010/11 are recorded in Appendix D. The 348 housing completions were significantly lower than the previous year’s total of 885 completions (see figure 17), and the lowest figure since the financial year 2003/04. This figure is also significantly below the 2008 Core Strategy target of 905 new units per year and the Replacement London Plan (July 2011) target of 760 new units per year.

Figure 17: Housing Completions



3.7.3.2 Completions in town centres

In Ilford Town Centre 47 new units were completed, significantly lower than the previous two financial years. However, with Pioneer Point nearing completion in Autumn 2011 the total should be higher in 2011/12. In Gants Hill the total of 105 units exceed the annualised target of 80. Completions in the Crossrail Corridor totalled 10 new homes.

3.7.3.3 Housing Needs

The Redbridge SHMA (2010) sets out the Borough’s net housing requirement over the next five years (2010-2014), and replaces the 2006 Housing Needs and Requirements Study. The SHMA identifies the types and sizes of housing required taking into account inward and outward migration, the increase in birth rate and the continuing need for more affordable housing.

3.7.3.4 Over the next five years Redbridge will require 10,153 dwellings across all tenures to meet current demand, which continues to outstrip capacity. The greatest housing need is for smaller, 1 and 2 bedroom dwellings in the Market and Intermediate tenures, and larger 3 and 4 bedroom dwellings in the Social Rented tenure.

3.7.3.5 In terms of gross dwelling completions during the period 2010/11 (Figure 18), these are broadly consistent with the identified housing need, however there is clearly still a lack of larger (3 and 4 bedroom) affordable units being delivered.

Figure 18: Housing completions (gross) by bedroom size and tenure 2010/11

Tenure	Unit Type- number of bedrooms					Total
	1	2	3	4	5+	
Market	141	86	23	3	4	269
Social Rented	10	53	13	0	0	76
Intermediate	29	9	0	0	0	38
Total	180	160	36	3	4	383

3.7.3.6 Affordable Housing

Affordable housing accounted for 114 units or 32.76% of all completions, compared with 107 units or 12% in 2009/10. Therefore, this is a significant improvement on the proportion delivered in previous years. The percentage of affordable housing completions as part of major application

completions (schemes with 10 or more dwellings) was 40%. However, this is still short of the 50% policy target set out in Strategic Policy 8 of the Core Strategy.

Figure19: Affordable Housing Completions

Year	Total New Homes	Affordable Units	% Affordable
2002/03	687	129	18.80%
2003/04	247	41	16.60%
2004/05	1351	274	20.28%
2005/06	794	128	16.12%
2006/07	1333	384	28.81%
2007/08	607	58	9.56%
2008/09	618	61	9.87%
2009/10	885	107	12%
2010/11	348	114	32.76%

3.7.3.7 The higher total delivery of affordable housing is due to the completion of three major schemes which incorporated high numbers of affordable units: The Mill, Victor Wharf in Ilford (47 units); the former Queen Mary Site in South Woodford (47 units) and in the former Odeon Cinema site in Gants Hill (20 units). Within the total number of affordable units 67% were social rented units and 33% were intermediate. This tenure split is broadly in accordance with that set out in Strategic Policy 8 on Affordable Housing point e) which states the negotiation of affordable housing will have regard to “the need for 60% provision to be social housing and 40% intermediate.”

3.7.3.8 Temporary Accommodation

There were 2,145 households living in temporary accommodation in 2010/11. This compares with 2,173 in 2009/10. Consequently there was an improvement in the position over previous years but there has been no sustained long term improvement and the result remains significantly above the target of 1,167 by 2010. The continued unacceptably high numbers of households living in temporary accommodation, is one reflection of the inadequate provision of affordable housing. Although there has been a modest decrease, the prevailing economic conditions are still affecting the delivery of affordable homes and the supply of private rented sector accommodation required for such initiatives as the Bond Scheme used in homelessness prevention and for qualifying offers.

3.7.3.9 Gypsy and Travellers

The 16 pitches at the Gypsy and Traveller site in Fairlop have been maintained in 2010/11.

3.7.3.10 Efficient Use of Land

Residential densities of housing schemes completed in 2010/11 were lower than 2009/10 but in general conformity with the policy targets. Completions in Ilford were at 362 dwelling per hectare; which falls within the range of 240- 435 units per hectare set out to be achieved in Policy BD3. In the District and Local Centres completions were on average 124 dwellings per hectare, this figure falls within the density range (upper density of 275 dph) set out in Policy BD3. In the established residential areas residential completions were at 81 dwellings per hectare; although higher than point 5 of Policy BD3 (maximum 50 units per hectare), this figure also includes completions close to Metropolitan and District Centres; and along main roads, meaning that it complies with the upper density set out in point 4 of the policy for those developments which are mostly flats (upper density 120 dph).

3.7.3.11 Renewable Energy Schemes

As discussed under Strategic Objective 3: High Quality Density; there have been some good examples of schemes which have been approved which incorporate renewable energy measures. For example the Britannia Music site in the Ilford Metropolitan centre is a major mixed use development comprising 332 apartments; office space, A1- A3 uses and live/ work units which was approved on 5th October 2010. The scheme will meet Code for Sustainable Homes Level 3 and BREEAM “Very Good” standards. The proposed renewable energy capacity is 100KW of

Biomass generating 7.6% of power. It also has a Community Heat and Power Plant which will generate 12.5% or 110 KW of renewable energy.

3.7.3.12 An extension to Farnham Green Primary School was approved on 3rd December 2010, which will include 32% renewable energy generation in the form of 120 KW of Air Source Heat Pumps. The proposal will meet the BREEAM "Very Good" standard.

3.7.3.13 SHLAA Implementation Strategy

A SHLAA Sites Implementation Strategy was completed by the planning policy team in September 2011 to explore various methods of encouraging the delivery of residential development in Redbridge. This Strategy reflects the principles of "Plan, Monitor and Manage" set out in national guidance PPS3 on Housing. The Strategy recorded the planning and completion statuses of all sites identified in the 2008 GVA Grimley SHLAA; Draft Crossrail Corridor AAP and 2009 GLA London Wide SHLAA.

3.7.3.14 Housing Trajectory

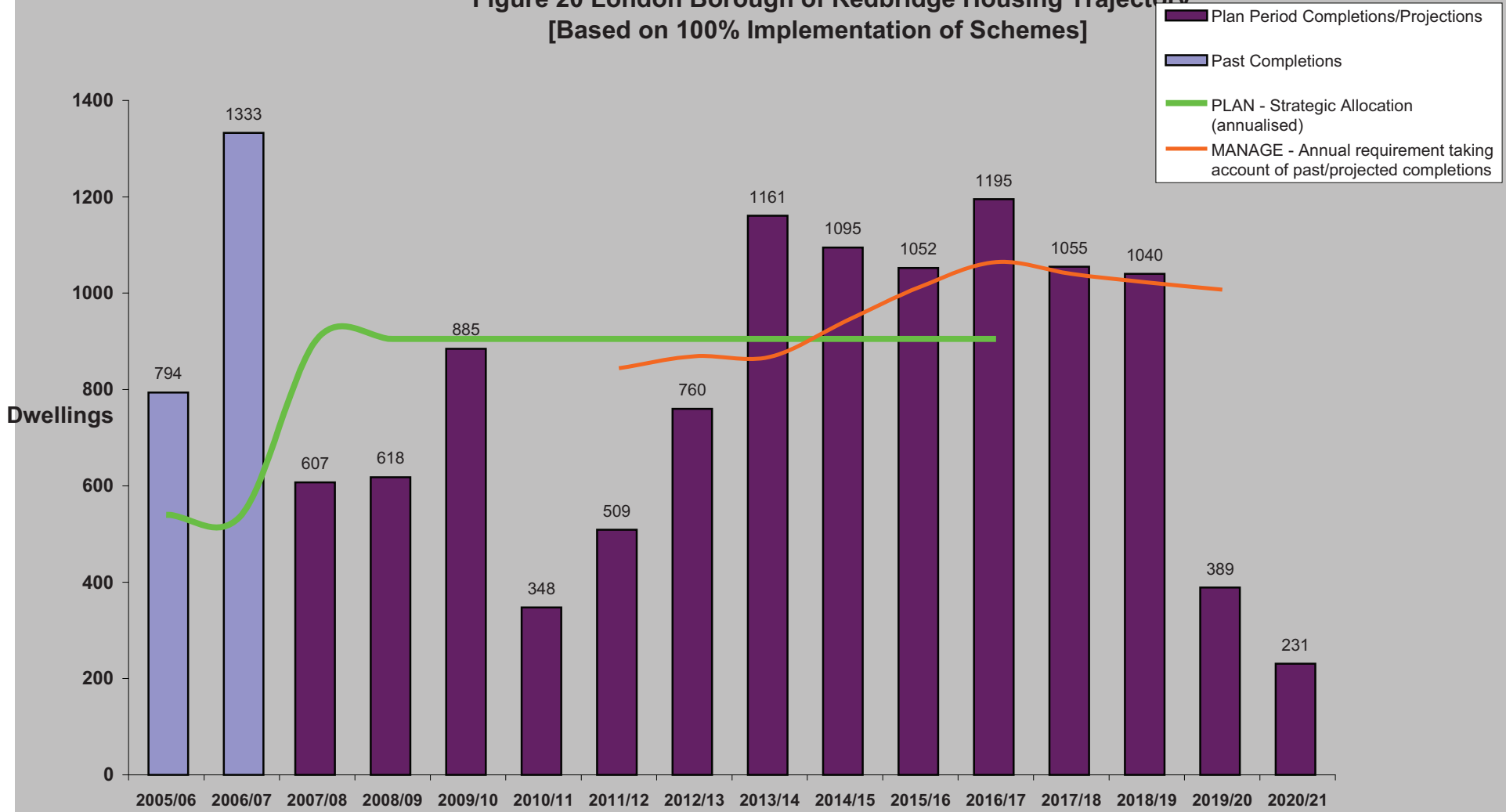
The housing trajectory illustrates the annual breakdown of Redbridge's deliverable housing supply up to 2017 in comparison to the annualised Core Strategy target of 905 new homes. It is evident from the trajectory (see Figure 20) that the identified capacity of homes of 8,230 homes during the plan period (excluding windfall sites) is insufficient to meet the ten-year (2007/08 to 2016/17) target of 9,050 homes (1,233 units of which were delivered in 2009/10 and 2010/11), but sufficient to meet the annual Replacement London Plan targets of 7,600 new units.

3.7.3.15 An analysis of identified housing sites shows that Redbridge has a deliverable 5 year supply of 4,863 dwellings (2012/13 to 2016/17), which is sufficient to allow the annualised housing target of 905 new homes to be met over this period as this figure is 107% of the 4,525 target (see Figure 21). This deliverable capacity is based on:

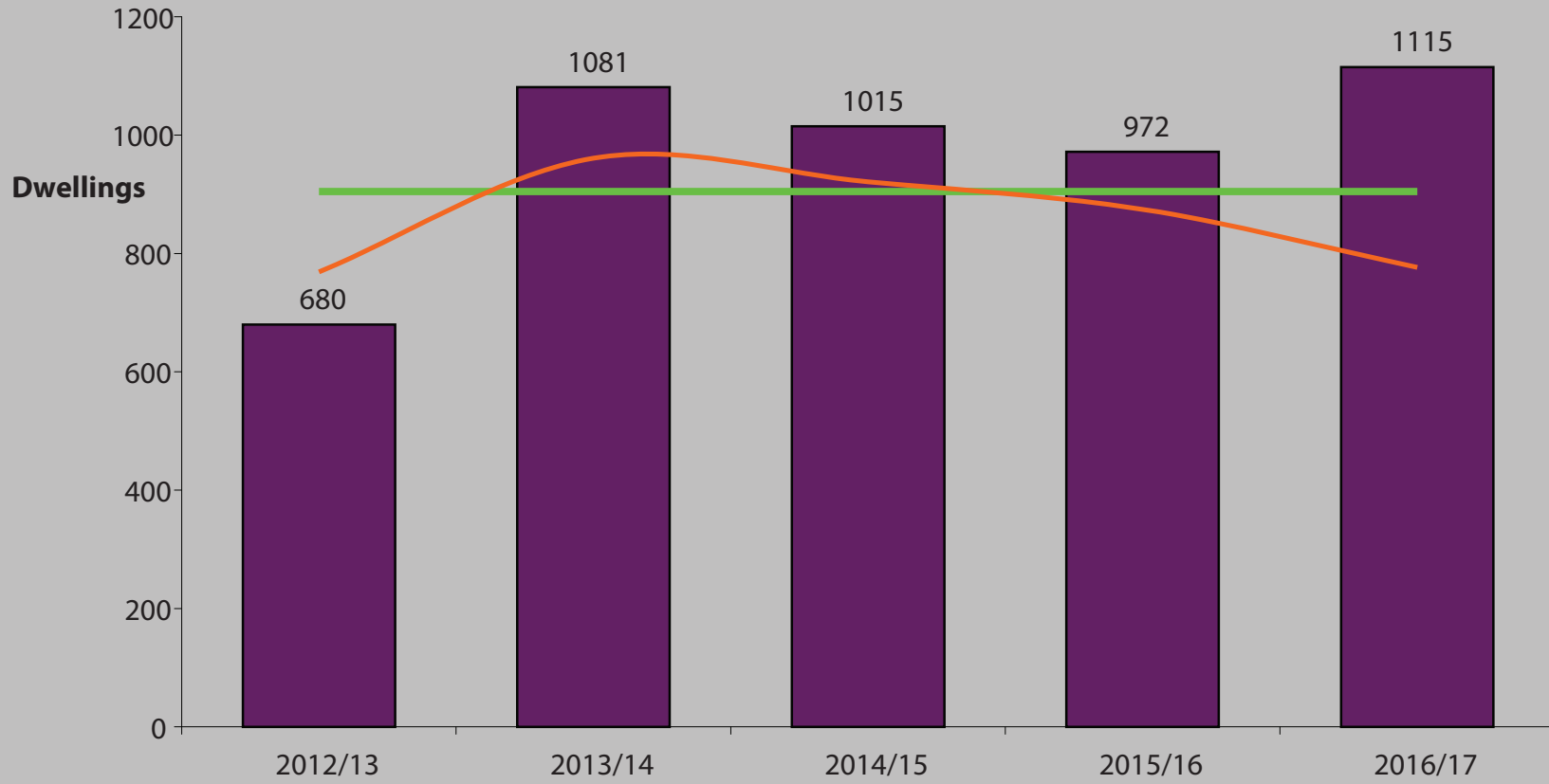
- Sites included in Schedule 1 of the Development Sites with Housing Capacity DPD - these sites have gained planning permission and meet the relevant policy criteria as stated in paragraph 54 of PPS3.
- Sites included in Schedule 2 of the Development Sites with Housing Capacity DPD – these sites have yet to gain planning permission, however there is a reasonable prospect that housing will be delivered within five years.
- Sites identified within the Ilford Town Centre Area Action Plan - several of these sites have yet to gain planning permission, however there is a reasonable prospect that housing will be delivered within five years.
- Sites identified within the Gants Hill District Centre Area Action Plan
- Sites identified within the Crossrail Corridor Area Action Plan

3.7.3.16 Allowance for windfalls has not been included in the 5 year deliverable supply (as advised by paragraph 59 of PPS3), with the capacity of individual sites reflecting the number of units included within a planning permission, or using the density mid-range (Policy BD3 of the Borough Wide Primary Policies DPD) where planning permission has yet to be obtained. A full list of sites is provided at Appendix E.

**Figure 20 London Borough of Redbridge Housing Trajectory
[Based on 100% Implementation of Schemes]**



**Figure 21 London Borough of Redbridge 5 Year Supply of Deliverable Land for Housing
[Based on 100% Implementation of Schemes]**



3.7.4 Major Projects and Outcomes

3.7.4.1 Large Housing Schemes in the Pipeline

At the end of the 2010/11 monitoring year there were a number of schemes in the pipeline in the Borough (under construction or with planning permission and not started). These include major schemes in the Ilford Metropolitan Centre; Pioneer Point which is under construction and will deliver 264 units and the redevelopment of the Britannia Music site which will deliver 332 units.

3.7.4.2 Strategic Housing Market Assessment (SHMA)

The East London boroughs of Barking and Dagenham, City of London, Hackney, Havering, Newham, Redbridge, Tower Hamlets and Waltham Forest jointly commissioned Opinion Research Services to undertake a Strategic Housing Market Assessment for the East London sub-region. The SHMA had to be undertaken in accordance with the CLG Strategic Housing Market Assessments Practice Guidance and PPS3 guidance in 2009.

3.7.4.3 The final report was published in June 2010 and sets out various scenarios for additional housing requirements including the tenure split between market, intermediate and social rented housing required over the next five years.

3.7.4.4 Opinion Research Services were commissioned to undertake a Redbridge borough level SHMA to sit aside the SHMA carried out for the East London sub region. This report provided more detail regarding Redbridge's individual needs as well as additional information to provide evidence for the London Housing Strategy which was published in December 2010.

3.7.4.5 Development Briefs

3.7.4.6 A number of planning briefs were drafted or completed, including Claire House and Repton Court, William Torbitt School, Hyleford, and the Trolley Bus Depot; these briefs have served to inform the tender processes associated with these sites.

3.7.4.7 Work was ongoing on the Gants Hill "Valentines Triangle" site prospectus in 2010/11 and it was finalised and published in July 2011. This Prospectus seeks to attract dynamic development at the heart of Gants Hill by profiling five opportunity sites identified by the Gants Hill Area Action Plan. The Council considers the sites to have the potential for around 300 apartments, a supermarket, office and commercial leisure space and amenity space.

3.7.5 Conclusions and Recommendations

3.7.5.1 Housing completions (348) for 2010/11 were significantly below the total completed in 2009/10 (885) and both the Core Strategy and Replacement London Plan annualised housing target (905 and 760 respectively). While there are a number of schemes in the pipeline, continuing to assist with the delivery of new housing must be a key priority. The Strategic Housing Land Availability Sites Implementation Strategy sets out a number of ways in which housing delivery can be promoted in the borough. The Council is exploring the possibility of rolling-out the Blueprint project to its emerging Crossrail Corridor Area Action Plan to assist with the implementation of the Plan and the delivery of housing in this area, where there is high capacity for new growth.

3.7.5.2 Affordable housing delivery in 2010/11 was an improvement on 2009/10, but still below the 50% target. Need for affordable housing continues to increase so ongoing cross service working between the Planning and Housing departments is required to ensure that affordable housing continues to be delivered, particular due to cut backs in the amount of grant funding available. The Core Strategy Review will present an opportunity to include reference to the Affordable Market Rent model, and a target approach could incorporate a three way tenure split to reflect this alongside the social rented and intermediate tenures.

- 3.7.5.3 Changes to the Planning Regulations made by the Government in October 2010 to permit dwelling houses to convert into small Houses in Multiple Occupation (HMO) comprising three to six people without the need for a planning application. Some initial work has been undertaken to determine the scope to introduce an Article 4 Direction to restrict permitted development rights which could remove permitted development rights and require planning applications for small HMOs in areas where concentrations of HMOs could have a serious detrimental impact on a local area. If the decision is taken to implement an Article 4 direction then a monitoring mechanism would need to be incorporated into future AMRs to ensure that the evidence base is kept up to date and there continues to be strong justification for the Article 4 direction.
- 3.7.5.4 Using the GLA Gypsy and Traveller Accommodation Assessment as a starting point the Council needs to take view as to whether to review levels of Gypsy and Traveller Show People pitch provision as part of the Core Strategy Review. The Replacement London Plan requires planning for Gypsy and Traveller pitch provision to be undertaken at the local level.

3.8 Strategic Objective 8: A Vibrant Culture

The Objective	<i>To provide a wide range of leisure, open space, sports and recreational facilities in locations accessible to all residents of the Borough.</i>
Relevant LDF Policies	Core Strategy: SP9 Borough Wide Primary Policies: CR1; CR2; CR3; CR4 Ilford Town Centre Area Action Plan: LU2; OS1; OS2; OS3 Gants Hill Town Centre Area Action Plan: GH8 Crossrail Corridor Area Action Plan: CC12; CC13
Relevant Indicators	30; 44

3.8.1 Context

3.8.1.1 Redbridge residents have relatively easy access to the cultural attractions of central London and the West End. Despite the competition from these locations, the borough is ranked 89th in Britain for the standard of its local cultural and recreational amenities (*The State of Redbridge - Local Futures*, December 2008). These include:

- Kenneth More Theatre.
- Cinema complexes at Ilford and South Woodford.
- Central library (including the Redbridge Museum), 9 local libraries and 2 mobile libraries.
- A dual use water sports facility incorporating the Fairlop Sailing Centre at Fairlop Waters.
- Wanstead leisure centre (public) and two privately run leisure centres in Ilford, one at Newbury Park and another at Repton Park.
- Public swimming pool at Fullwell and another two pools as part of private leisure centres.
- Cycle circuits in Loxford Park, Goodmayes Park and Forest Park Playing Fields and the new Redbridge Cycling Centre at Hog Hill, Hainault.
- Skate parks at Seven Kings Park and Forest Road Playing Fields.
- Golf complexes at Fairlop Waters; Hainault Forest Country Park and Wanstead.
- Athletics grounds at Cricklefields and Ashton Playing Fields.
- 646ha of local authority managed park and open spaces offering a diverse range of sporting pitches, children’s play areas, walking, horse riding and other pleasant recreational opportunities.
- 47ha of allotment land (spread over 25 separate areas).

3.8.2 Policies

3.8.2.1 Sustainable development is about more than delivering homes and jobs for residents of the borough. Strategic Objective 8 also aims to help people improve their health and enjoyment of life by providing them with good recreational, leisure and sporting facilities. Strategic Policy 9 *Culture and Recreation* aims to protect open spaces and allotments, to capitalise on the 2012 Olympics and to generally ensure that recreational and sporting facilities are provided to keep pace with new development. It also seeks to allow joint use with the community of open space and sporting facilities which are provided for schools and institutions.

3.8.2.2 The Borough Wide Primary Policies give a very high level of protection to existing designated open spaces and allotments through the CR1 Policy and create a policy environment which favours new cultural facilities. The Ilford Town Centre Area Action Plan *Open Space* policies provide for the creation of 6 new civic/open spaces as part of the redevelopment of key town centre sites (including Station Plaza) and for better access to the River Roding and other parks and open spaces near the town centre.

3.8.2.3 The Crossrail Corridor Area Action Plan includes policies seeking to address the poor accessibility between parks and open spaces north and south of the High Road through improving pedestrian and cycling links between these open spaces; and using appropriate planning

obligations to improve green links; existing open spaces and play areas. The AAP identifies sites suitable for providing new community facilities.

- 3.8.2.4 Green Infrastructure is given a high priority in the Replacement London Plan (July 2011). Policy 2.18 on Green Infrastructure states supplementary guidance will be published on the All London Green Grid to apply the principles of the East London Green Grid to green infrastructure across London. As part of this policy development proposals should encourage the linkage of green infrastructure, including the Blue Ribbon Network, to the wider public realm to improve accessibility for all and develop new links and other components of urban greening.

3.8.3 Performance

3.8.3.1 Protection of Open Space

- 3.8.3.2 There was an overall loss of 0.33 hectares of open space borough-wide over the financial year 2010/11. This was a result of the completion of the racquets and fitness club on the former PLA ground (3443/05). While this has resulted in a loss of open ground the site is still in use as a sporting facility and it will enable wider community access to the site. This loss of open space specifically impacted on the Category 3 total; "limited access, requires special arrangements" of indicator 44 which records access to open space. The completion of the former Odeon Cinema development in Gants Hill which included amenity space meant that there was a 0.07 hectare increase in the amount of open space in the Category 2: "restricted access to small groups of people" to 276.44 hectares. These changes have not impacted on the overall figure of the general public access category which was maintained at 1016.85 hectares; a positive sign that open space protection is working.

3.8.3.3 Use Class D2 (Assembly and Leisure) Completions

Only 2% of new D2 Leisure and Assembly floorspace was constructed in town centres. The completion of the scheme on the former Odeon Cinema site within the Gants Hill District Centre meant that a net loss of 1,639 square metres of cinema floorspace was recorded. The main leisure scheme delivered was the racquets and fitness club with associated outdoor facilities plus playing fields and community use on the former PLA sports ground with a floorspace of 7,400 square metres.

3.8.4 Major Projects and Outcomes

3.8.4.1 Sports Facilities

The Council committed £1.3 million to undertake further refurbishment of the Fullwell Cross leisure facility. The refurbishment has now been completed and includes (amongst other things) a state of the art gym. Some £80,000 was secured from the London Marathon Charitable Trust for refurbishment of the Wanstead Leisure Centre. This project has now been completed and the sports hall refurbished with new floor, electrics and decoration.

3.8.4.2 Green Flag

It was announced in July 2011 that the Green Flag award has recognised five Redbridge Parks nationally for their cleanliness, good management and security and for having excellent facilities for residents to enjoy. It is the first time Ilford War Memorial Gardens, South Park and Goodmayes Park have been awarded a Green Flag. It is the third year in a row Elmhurst Gardens has received the prestigious award and Valentines Park confirmed the award for the second year in a row. Recent improvements in South Park include the wildlife, information and education centre which opened this month and a new play area for children. Goodmayes Park also has a new children's playground as well as an outdoor gym, which have proved popular with local residents. The friends of Ilford War Memorial Gardens have undertaken a number of projects since they were set up to improve the open space including planting spring bulbs, improving the condition of the existing rose beds and resurfacing gravel paths.

3.8.5 Conclusions and Recommendations

- 3.8.5.1 LDF policies are effective at protecting open space in the Borough. However, currently there is no Borough Wide Policy to enhance open space, as Policy CR1 protects open spaces but does not act as a mechanism to enhance Important Urban Open Spaces. The Council should take into consideration the findings of the Open Space Assessment when reviewing the Core Strategy. This could include a review of the current policy through identifying those open spaces which are lower quality; and it could involve prioritising certain open spaces for quality improvements and enhancement. Additionally there is a requirement to take into consideration the wider role of green infrastructure in the East London sub region; including determining how to link to spaces outside of the Borough boundary.
- 3.8.5.2 The award of Green Flag status to five parks confirms the high standard of parks and gardens around the borough. The LDF supports improvements to the quality and accessibility of existing open spaces, including through the use of planning obligations to fund projects.
- 3.8.5.3 Improvements to the civic space offer of the town centres should be given a high priority in the forthcoming Core Strategy Review, particularly within the Ilford Metropolitan Centre in order to improve the quality of the built environment.

3.9 Strategic Objective 9: A Supportive Community

The Objective	<i>To ensure good quality education, health and other community support facilities are available and accessible to all residents of the Borough.</i>
Relevant LDF Policies	Core Strategy: SP10; SP12 Borough Wide Primary Policies: C1; C2 Ilford Town Centre Area Action Plan: LU6; IM1 Gants Hill Town Centre Area Action Plan: GH11
Relevant Indicators	10; 31

3.9.1 Context

3.9.1.1 Education

Redbridge has a total of 52 primary schools (including 7 infants and 6 junior schools) and 17 secondary schools as shown in Figure 22 below:

Figure 22 Redbridge Schools- Academic Year 2010/11

Type of School	Number of Schools	Total temporary provision for academic years 2006/07 to 2010/11	Number of School Places	Average School Size
Infants	7	0	1,980	288
Juniors	6	0	2,600	433
Primary	39	600	19,966	512
Secondary	17	60	16,530	972
Total	69	660	41,076	

(Source Redbridge Community Infrastructure Plan 2007- 2017- January 2011 Update)

3.9.1.2 There are also two adult education providers in Redbridge. Redbridge College has two sites in the borough – its main campus in Little Heath and a flexible learning centre in Ilford Town Centre. Redbridge Adult Institute of Education has a campus at Gaysham Avenue in Gants Hill.

3.9.1.3 Redbridge has an excellent track record for education achievement. A record number of students entered for A levels in 2011, 2.5% more than last year. Almost three quarters of them were awarded A* to C grades, while Redbridge received its highest ever average point score per student and per subject. Ninety six per cent of all students gained A* to E grades and many of the Borough's schools showed a year on year improvement.

3.9.1.4 This year's GCSE results were among the best ever. Almost every school matched or exceeded the Government's new target of 50% of all pupils achieving five or more A* to C grades including English and mathematics. In total, 69% of pupils achieved this standard, equaling last year's performance. Eighty three per cent of Redbridge pupils achieved five or more A* to C grades without English and mathematics which is an improvement of 2% on last year.

3.9.1.5 For Redbridge residents with no qualifications, the employment rate is only 42.5% and for those with only level 1 qualifications, the employment rate is 60.9%. The following table shows the skill levels as a percentage of the working age population (Source: Nomis, October 2009).

Figure 23: Skill Levels as a percentage of the working age population

Level 4+	Redbridge	London	England
2006	33.4	35.2	27.2
2007	35.5	37.4	28.3
2008	36.1	38.6	28.7
Level 3+			

2006	48.7	48.3	45.0
2007	48.9	50.7	46.0
2008	49.7	51.6	46.5
Level 2+			
2006	61.5	61.2	63.4
2007	60.1	63.2	64.1
2008	62.0	63.8	64.6
Level 1+			
2006	61.9	70.9	77.7
2007	69.8	72.7	78.1
2008	72.4	73.7	78.8
With no qualifications			
2006	10.6	13.6	13.6
2007	15.9	12.8	12.9
2008	13.1	12.0	12.3

(Source: Nomis, October 2009).

3.9.1.6 Health

3.9.1.7 The health of people in Redbridge is mixed compared to the England average. Deprivation is lower than average, however, 18,705 children live in poverty. Life expectancy is 7 years lower for men in the most deprived area of Redbridge than in the least deprived areas. Over the last 10 years, all cause mortality rates have fallen. Early death rates from cancer and from heart disease and stroke have also fallen over this time period (Source: Department of Health © Crown Copyright, 2011).

3.9.1.8 The Primary Care Trust (PCT) owns 10 health centres/clinics offering GP services, but largely commissions health services rather than provides them directly. It holds a range of contracts with local independent contractors including GPs, dentists, pharmacists and optometrists. Additionally, acute trusts and mental health trusts also form an important part of the health landscape in Redbridge. The PCT also offers the following range of specialist/ intermediate facilities in Redbridge:

- Children's Health Centres (2)
- Diabetes Centre
- Learning Disabilities Centre
- Rehabilitation Centre
- Physiotherapy/ Hydrotherapy Clinic
- Respite Care Centre
- Retinal Screening Centre

3.9.1.9 Redbridge has one public hospital – the King George Hospital at Little Heath with 440 beds. It is run by the Barking, Havering and Redbridge University Hospitals Trust.

3.9.1.10 Community Care

The Redbridge Community Care department runs the following services and facilities that address learning disabilities, mental health and older person services:

- Learning Disabilities --- Day centres at Chadwell Heath Centre (80 users), Mildmay Centre (40 users), Mulberry Lodge (50 users) and Woodbine Centre (20 users).
- Learning Disabilities --- Residential Centres at York Road (7 permanent beds), Argyll Road (6 permanent beds) and Buntingbridge Road (3 residential beds).
- Mental Health Residential at Abury House (8 places).
- Mental Health Resources at the Ley Street Resource Centre.
- Older Persons Residential at Loxford Lane, Hyleford (space for 60 older persons) and six out-sourced older persons homes with 178 residential places.
- Specialist Day Care Centres at Cilder Close, Elderberries Day Centre, Dementia Resource Centre (Chadwell Heath Lane) and Link Place, Hainault, 33 Wanstead Place and 2 Grove Park.

- Community Meals Service at Hyleford and Fullers Hall kitchens.
- Community care Advice Centre.
- Archive store at Juniper Road.

(Source Redbridge Community Infrastructure Plan 2011)

3.9.1.11 Policing

The Metropolitan Policing Authority (MPA) operates five stations in Redbridge at Ilford, Barkingside, Chadwell Heath, Wanstead and Woodford. These provide services as follows:

Figure 24: Policing in Redbridge

Station	Service
Ilford	Patrolling Custody Cells Senior Management Team
Barkingside	Patrolling Custody Cells Senior Management Team 3 Safer Neighbourhood Teams
Chadwell Heath	5 Safer Neighbourhood Teams
Wanstead	Patrolling 2 Safer Neighbourhood Teams
Woodford	Patrolling 4 Safer Neighbourhood Teams

(Source Redbridge Community Infrastructure Plan 2011)

There are also Safer Neighbourhood Team (SNT) bases in Valentines House, Manford Way and at Fencepiece Road.

3.9.2 Policies

3.9.2.1 Providing the social infrastructure to accompany new housing and to address existing deficiencies is critical to the development of the borough and is the essence of Strategic Objective 9. It is supported by two strategic polices:

- Strategic Policy 10 *Community Facilities* which sets out the general goal of protecting existing facilities and providing new facilities where needed.
- Strategic Policy 12 *Planning Obligations* which provides for developer contributions to help finance such facilities where the need for them arises from new development.

3.9.2.2 The Borough Wide Primary Policies C1 *Existing Community Facilities* and C2 *Access to Community Facilities* expand on these requirements, while the policies of the Ilford Town Centre Area Action Plan provide a more detailed list of the types of community facilities which are needed to support the future growth of that town centre.

3.9.2.3 PPS12 on *Local Spatial Planning* (June 2008) emphasises that the Council's development strategy must be founded on good infrastructure planning. The Planning Act 2008 introduced a new method for funding infrastructure through a Community Infrastructure Levy (CIL). A credible infrastructure plan is required to justify any charges local authorities wish to levy under CIL; therefore, the Council produced the Community Infrastructure Plan in December 2009, which was then updated in January 2011. Regulations implementing CIL commenced in April 2010 and the Government has indicated that (after a transitional period) it intends CIL to replace all current S106 "tariff" approaches to levying developer financial contributions.

3.9.2.4 Developer contributions may only be levied to recover costs generated by new development, not to remedy existing deficiencies. The table below summarises the costs of meeting future community facility needs identified in the CIP generated by the 9,050 new homes target which will equate to about 18,000 additional people:

Figure 25: Summary of the findings of the CIP (2011)

Cost of community infrastructure to support growth in Redbridge to 2017 (includes cost of both facilities and land).	
Type of Facility	Cost to provide for future need (£million)
London Borough of Redbridge Responsibilities	
Early Education (1 Children’s Centre)	1.0
Primary Schools (4.5 x 4FE)	69.6
Secondary Schools (Academy + 1X6FE + 1x8FE)	96.4
Transport (range of improvements)	10.1
Leisure Centres (1 centre: 25m pool & 8 courts)	15.8
Libraries (modernize facilities)	0.7
Open Space (quality improvements to 54 ha)	5.4
Sub-Total	199.0
NHS/PCT Responsibilities	
11 GPs, 392m ² specialist care, 50 hospital beds	21.9
Learning & Skills Council/Further Education Providers’ Responsibilities	
1,286 Further Education Places	6.9
Total	227.8

3.9.3 Performance

3.9.3.1 Paying for Infrastructure

Appendix F shows the amount of Section 106 money secured from schemes in 2010/11. The number of s106 agreements completed in 2010/11 is double that in 2009/10, totalling 51 deeds. The total amount provisionally secured by s106 agreements completed in 2010/11 is £2,070,887 (or £1,930,887.05 of affordable housing cash is excluded), which is 7 times the total in 2009/10. The Community Infrastructure Levy could generate approximately £2.5 million per year for top up funding.

3.9.3.2 Community D1 Floorspace

In 2010/11 there was an addition of 1,000 square metres of D1 Community Floorspace. Of this 92% was constructed in town centres which reflects the policy requirement for new community facilities to be constructed in accessible locations.

3.9.4 Mayor Projects and Outcomes

3.9.4.1 School Expansion

For the academic year 2010/11 7.5 (225 places) temporary reception classes have been made available, a temporary Year 2 class (30 places) and a temporary Year 1 class to be made available. All primary schools within Redbridge are experiencing this increased demand with waiting lists, and increased use of policy variation in Key Stage 2 which admits over 30 pupils per class, coincidentally the number of appeals are increasing to levels not seen previously.

- 3.9.4.2 The Loxford School of Science and Technology has recently been rebuilt as a £40million Pathfinder project, and has been expanded for the academic year 2009/10 by one form of entry and a further form of entry in 2010/11. There are plans for a six form of entry Academy to be opened in September 2012.
- 3.9.4.3 During 2010/11 construction work on the Isaac Newton Academy was started on the Cricklefields site, and is scheduled to be opened in September 2012. It will provide six forms in each year group and a sixth form providing 1,250 pupil places. The academy will offer a modern learning environment with excellent sport and music facilities, both of which will be available to community outside of school hours.
- 3.9.4.4 One of the country's first new "Free Schools" opened in September 2011. The Aldborough E-Act Primary School is based in what was the Downshall Centre in Aldborough Road South. The school will help the Council meet the increasing pressure for school places in Redbridge and will be part of the co-ordinated admissions arrangements, like all Council-run schools in the Borough.

3.9.4.5 School Sites Study

- 3.9.4.6 The evidence base study to identify potential new school sites was completed in November 2010. This work is underpinned by the findings of the Community Infrastructure Plan (CIP) and aimed to provide a spatial expression of the infrastructure requirements identified in the CIP. It helps demonstrate 'how, when and where' additional school places could be delivered during the next ten years (2011 –2021).
- 3.9.4.7 This research will be used to inform the LDF's Core Strategy Review which has the potential to allocate strategic sites for housing and essential community infrastructure, such as schools. This research will form part of its evidence base and will assist Children's Services and Property Services with their on-going feasibility work.

3.9.5 Conclusions and Recommendations

- 3.9.5.1 The Planning Department completed research in November 2010 on school sites research; using findings from the Community Infrastructure Plan on demand for school sites. It is recommended that the findings from the Open Space Assessment and Green Belt Review are used to inform this search to identify sites in the Core Strategy Review.
- 3.9.5.2 Ensuring that the Community Infrastructure Plan is kept up to date as this will be crucial to inform decisions about the social infrastructure requirements around the borough and when the Community Infrastructure Levy comes into force, where monies will be spent. This will require ongoing cross departmental working between different service areas within the Council.

4 Chapter 4: Plan Making

4.1 Local Development Scheme

4.1.1 Background

- 4.1.1.1 The Planning and Compulsory Purchase Act requires local planning authorities to produce a Local Development Scheme (LDS). This is a rolling three-year project plan setting out all the planning documents to be produced by the authority and the timetable for their preparation. The timetable should identify specific milestones for measuring completion of each part of the document preparation process.
- 4.1.1.2 The LDS is updated at intervals to respond to changing circumstances and actual experience in preparing Local Development Documents. Such updates must be approved by the Secretary of State. The latest version of the LDS was approved by the Government Office for London and Mayor of London on 27 May 2009.
- 4.1.1.3 The Localism Bill proposes to remove the requirement for Local Planning Authorities to submit their Local Development Schemes to submit their schemes to the Secretary of State and Mayor of London. However, it makes provisions for certain interventions by the Secretary of State or Mayor of London. It also maintains the requirements to produce an LDS and keep it up to date. Local Planning Authorities should ensure that information is current about the state of the authority's compliance (or non compliance) with the original timetable.

4.1.2 Plan Making Performance

- 4.1.2.1 It should be noted that there have been revisions to the plan making process introduced through the Town and Country Planning (Local Development) (England) Regulations (Amendment) 2008. In particular, there is no longer a statutory "Preferred Options" consultation stage and statutory consultation on submission Development Plan Documents (DPDs) now occurs prior to formal submission to the Secretary of State/Planning Inspectorate in a pre submission stage.
- 4.1.2.2 Following the adoption of the Core Strategy at the end of the 2007/08 year, the Borough Wide Primary Policies DPD, Development Sites with Housing Capacity DPD, Development Opportunity Sites DPD and Ilford Town Centre Area Action Plan were all adopted in May 2008. Many years of close working between the Council, Transport for London, and local businesses and residents culminated in the adoption of the Gants Hill District Centre Area Action Plan in May 2009.
- 4.1.2.3 Over the course of the 2010/11 financial year work was ongoing on the Crossrail Corridor AAP; Joint Waste Development Plan Document and the Minerals DPD.

Tables 1 to 4 show actual performance/ proposed new dates in preparing the Local Development Documents in the LDS

Table 1

Core Strategy Development Plan Document – Under Review		
The Core Strategy sets out the vision and strategic objectives for the Borough. All other Development Plan Documents must comply with the Core Strategy and its Strategic Policies. The Council is committed to reviewing the housing element of the Core Strategy within 5 years of adoption in May 2008.		
Stage	Dates in LDS (2009)	Performance/ Proposed New Dates

Background Research (Strategic Housing Land Availability Assessment, Strategic Housing Market Assessment, Open Space Assessment, Green Belt Review and Community Infrastructure Plan)	January 09 – September 09	January 2009- February 2011
Early Stakeholder Engagement and Community Involvement setting out Issues	April 09 – September 09	September- October 2011
Preparation of Preferred Options Report & Sustainability Appraisal	October 09 - May 2010	August 2011- April 2012
Publish Issues and Options Report and Sustainability Appraisal for consultation	September – October 2010	May- June 2012
Preparation of pre- submission DPD & Sustainability Appraisal	November 2010 – April 2011	June- September 2012
Pre- Submission Core Strategy and Sustainability Appraisal published for consultation..	May – June 2011	October- November 2012
Submit Core Strategy and Sustainability Appraisal to Secretary of State.	September 2011	February 2013
Pre-Examination Meeting	December 2011	April 2013
Examination Hearings	N/A	June 2013
Inspector's report	May 2012	October 2013
Adoption & publication	July 2012	December 2013
Comments: Core Strategy originally adopted in March 2008, but on the proviso that it be reviewed within five years in light of housing target and supply of developable sites. Background research which will inform the evidence for the review of the Core Strategy was undertaken over the first half of the 2010/11 monitoring year. In the second half of the monitoring year reports on the evidence base documents were referred to the LDF Advisory Committee in order for Members to comment on the findings and make further recommendations.		

Table 2

Waste Development Plan Document – Under Preparation		
Strategy for the disposal of waste jointly produced by the London Boroughs of Redbridge, Havering, Newham and Barking & Dagenham.		
Stage	Dates in LDS (2009)	Performance/ Proposed New Dates
Pre-production & Preparation of Issues & Option	September 2006 – February 2008	Milestone met.
Consultation on preferred options & submission to GOL	March – April 2008	Milestone met.
Preparation of submission DPD & Sustainability Appraisal	May 2008 – June 2009	Milestone met.
Public consultation period on submission DPD	July – August 2009	August – September 2009
Consideration of consultation responses and drafting of submission DPD	N/A	September 2009- June 2010
Consultation on Schedule of Proposed Changes	N/A	September 2010- November 2010
Submit DPD & Sustainability Appraisal to Planning Inspectorate	October 2009	November 2010

Examination Hearings	March 2010	April 2011
Inspector's report	May 2010	October 2011
Adoption & publication	July 2010	January 2012
Comments: Following the statutory pre submission public consultation which was undertaken in August and September 2009, work was undertaken to make changes to the document for clarification purposes and discussions were ongoing between the boroughs and Government Office for London (GOL) and the Greater London Authority (GLA). As part of these discussions GOL and the GLA also recommended that the proposed minor changes to the DPD be subject to a further period of targeted consultation so that the organisations that made comments on the pre-submission DPD have the opportunity to see and comment on how their representations have been addressed. Consultation on a Schedule of Proposed Changes took place between 27 September and 8 November 2010. The document was submitted in November 2010.		

Table 3

Minerals Development Plan Document – Under Preparation		
Elaborates on the policies set out in the Core Strategy and indicates how apportionment set out in the London Plan will be met and identifies sites.		
Stage	Dates in LDS (2009)	Performance/ Proposed New Dates
Background Research	October 08 – May 09	All milestones met.
Early Stakeholder & Community Engagement	November 08 – May 09	
Preparation of Issues and Options Report & Sustainability Appraisal	May 09 – September 09	January - April 2010
Publish Issues and Options Report & Sustainability Appraisal for consultation	October 09 – November 09	June- July 2010
Preparation of submission DPD & Sustainability Appraisal	December 09 – April 2010	August 2010- June 2011
Public Consultation period on pre- submission DPD	May 2010- June 2010	December 2011- January 2012
Submit DPD & Sustainability Appraisal to Planning Inspectorate	August 2010	March 2012
Pre-Examination Meeting	October 2010	April 2012
Examination Hearings	December 2010	June 2012
Inspector's report	February 2011	October 2012
Adoption & publication	May 2011	December 2012
Comments: During the 2010/11 monitoring year preparation of the Issues and Options Report and Sustainability Appraisal was undertaken and the Issues and Options document was subject to a full public consultation between June and July 2010.		

Table 4

Crossrail Corridor Area Action Plan – Under Preparation		
The Action Plan will identify specific planning policies for the corridor and provide a framework to guide development and promote opportunities for change. The document will identify enhancement and development opportunity sites and outline appropriate uses and basic design and development principles and promote social inclusion.		
Stage	Dates in LDS (2009)	Performance/ Proposed New Dates
Background Research	June 2008 – March 2009	All milestones met
Early Stakeholder & Community Engagement	November 2008 – April 2009	

Preparation of Issues and Options Report & Sustainability Appraisal	December 2008 – March 2009	
Publish Issues and Options Report and Sustainability Appraisal for consultation.	May – June 2009	
Preparation of submission DPD & Sustainability Appraisal	June – December 2009	June 2009- August 2010
Public consultation period on pre- submission DPD	January – February 2010	September- October 2010
Submit DPD & Sustainability Appraisal to Planning Inspectorate	April 2010	December 2010
Examination Hearings	September 2010	April 2011
Inspector's report	December 2010	August 2011
Adoption & publication	March 2011	September 2011
Comments: The preparation of the submission DPD and Sustainability Appraisal, including community forum events was ongoing within the first half of 2010/11. The final pre submission statutory period of consultation took place between 4 September and 15 October 2010, and the document was submitted to the Planning Inspectorate in December 2010. A single Hearing day was held by the Inspector in April 2011.		

4.1.3 Discussion and Recommendations

- 4.1.3.1 The tables above show that progress on the remaining Local Development Framework documents is progressing well, although, there has been some slippage in meeting deadlines. The 2009 LDS advertised that the Crossrail Corridor AAP would be adopted by March 2011, however, it was adopted in September 2011. This slippage occurred as a result of limitations on staff resources and extended consultations that took place with service providers. There was also a need to advertise the proposed minor changes which took place following the Hearing session for four weeks in June and July 2011 which delayed the Inspector's report. The Joint Waste DPD was advertised by the 2009 LDS to be adopted by June 2010, it should now be adopted in January 2012. This slippage results from the difficulties co-ordinating DPD production between four different Planning Authorities and different Committee timeframes and EIP delays.
- 4.1.3.2 Submission of the Minerals DPD is now scheduled for March 2012, rather than May 2011 as advised by the 2009 LDS. This slippage results from the need for information sharing and on-going dialogue with the London Borough of Havering, in addition to changes to targets set by the Replacement London Plan.
- 4.1.3.3 Evidence base preparation for the first stage of the Core Strategy Review has taken longer than timetabled for a number of reasons including research requirements and limited resources. However, background research is now completed; which has enabled the next stage of early stakeholder involvement and setting out issues to take place in Autumn 2011.
- 4.1.3.4 Policy changes in the Replacement London Plan published in July 2011 will have an impact on the policies set out in Redbridge Development Plan Documents such as the proposed new housing target for 2011- 21; internal space standards; environmental efficiency standards; Gypsy and Traveller pitch provision and changes to garden development policies. These changes have implications for the Core Strategy Review. It is recommended that some elements of the Borough Wide Primary Policies DPD be reviewed alongside the Core Strategy in order for there to be a consolidated and full up to date Local Plan to guide Development Management decisions in the borough.
- 4.1.3.5 Supplementary Planning Documents are not required to be included in the Local Development Scheme.

5 Chapter 5: Development Management Performance

5.1 Application Numbers and Decision Making

5.1.1 National Indicator NI157 measures the speed of Development Management decision making. In 2010/11 the Council's Development Management team determined a total of 2,441 "major"², "minor"³ and "other"⁴ planning applications which are counted for this indicator.⁵

Table 5

Number of Applications Decided and Percentage Granted Planning Permission 2010/11		
	Number of applications decided	Percentage granted permission
England	96,800	86%
London	17,000	80%
Redbridge	2,595	70%

Table 6

NI157 Comparative Speed of Decision Making 2005/06- 2009/10						
Type of Development	Target	2006/07	2007/08	2008/09	2009/10	2010/11
Major	60% of applications decided in 13 weeks	77.64% (of 85 apps.)	65.31% (of 49 apps.)	77.27% (of 22 apps.)	67.74% (of 31 apps)	51.72% (of 29 apps)
Minor	65% of applications decided in 8 weeks	73.83% (of 581 apps.)	66.67% (of 600 apps.)	75.80% (of 479 apps.)	69% (of 405 apps)	65.10% (of 384 apps)
Other	80% of applications decided in 8 weeks	86.51% (of 2,039 apps.)	85.69% (of 2,578 apps.)	90.31% (of 2,354 apps.)	87% (of 1,761 apps)	81.61% (of 2,028 apps)
Total applications		2,705	3,227	2,855	2,463	2,441

5.1.1.1 In 2010/11 the total number of applications determined under NI157 was 2,441 which was similar to the total decided in 2009/10 of 2,463. The number of major applications determined is also similar to 2009/10 at 29 applications. Minor applications have decreased from 405 to 384, but the number of other applications has increased from 1,761 to 2,028 between 2009/10 and 2010/11.

5.2 Analysis of Appeals

5.2.1 Overall Performance

5.2.1.1 Performance in fighting appeals against Council planning decisions is shown in Table 7 below:

² For residential development this means 10 or more dwellings or 0.5 ha or more site area. For non-residential it means 1,000 m² or more floorspace or 1 ha or more site area.

³ Development which is below the threshold for major development

⁴ Change of Use, Householder Developments, Advertisements, Listed Building Consents, Conservation Area Consents and various applications for Certificates of Lawfulness and Notifications etc.

⁵ Applications for Prior Approval, Amendments to Planning Permission and for Further Details are not counted under NI157.

Table 7

Success in Fighting Appeals (Lower figure for Appeals allowed = better result)					
Redbridge					
Target	2006/07	2007/08	2008/09	2009/ 10	2010/11
No more than 35% of Appeals are allowed	39% allowed (of 161 Appeals)	36% allowed (of 158 Appeals)	38% allowed (of 214 Appeals to 15 June 2009)	39% allowed (of 182 Appeals)	37% allowed (of 165 Appeals) ⁶
Whole of England					
No more than 35% of Appeals are allowed	34% allowed (of 22,689 Appeals)	35% allowed (of 22,897 Appeals)	34% allowed (of 20,389 Appeals)	32% allowed (of 17,371 Appeals)	33% Allowed (of 15,838 Appeals)

5.2.1.2 The target for appeals allowed is no more than 35%. For 2010/11, 37% of appeals have been allowed, representing allowed 61 appeals out of a total of 165 appeals (not including split decisions and withdrawn appeals). It is worth noting that only a very small proportion of planning applications are refused and subsequently appealed (2,595 planning applications were determined and 600 refused 10/11). The number of planning decisions overturned by the Planning Inspectorate is therefore very low (2.35%).

Appeals against Decisions

5.2.1.3 Table 8 breaks down the figures for several major categories of development that account for the great majority of appeals. This table does not include appeals which had been withdrawn or where there had been a split decision. The figures showed that LDF policies dealing with change of use are generally proving effective.

Table 8

Type of Development	Allowed	Dismissed	Success Rate (% allowed/ dismissed)
Householder Extensions			
Single Storey Rear Extensions	13	7	65%/35%
Front Extension (including porch)	2	1	67%/33%
Double/ First Floor Extensions	1	3	25%/75%
Mixed Extensions	9	22	29%/71%
Loft Conversions	2	7	22%/78%
Hardstanding	2	0	100%/0%
Outbuildings	0	3	0%/100%
Means of Enclosure	1	8	11%/89%
Other	0	1	0%/100%
Total	30	52	37%/63%
Changes of Use			
New Dwellings	3	19	14%/87%
Flat Conversions	2	13	13%/87%

⁶ Does not include split decisions or Appeals which have been withdrawn.

Change from A1 to other use	4	6	40%/60%
Other changes of use	7	11	39%/61%
Major Mixed use	1	0	100%/0%
Total	17	49	26%/74%
Vehicular Access	2	1	67%/33%
Conditions	3	1	75%/25%
Commercial Extensions	1	1	50%/50%
Advertising/ Shop Fronts	5	0	100%/0%
Other	2	0	100%/0%
Total	13	3	81%/19%

- 5.2.1.4 LDF policies on flat conversions, were largely proving effective, with low rates of appeals being allowed. Only 2 flat conversion appeals were allowed; one case as the existing house to be converted was already being used as bedsits and had not been in use as a single family occupied dwelling since 1978. The other case allowed due to a discrepancy with the calculation of the floorspace threshold set out in Policy H2 and the impact of the additional unit on the living conditions of neighbouring residents, with particular reference to the potential for activity, noise and general disturbance was not judged to be material. Overall this indicates that Policy H2 is being applied correctly.
- 5.2.1.5 LDF policies on new dwellings were also proving to be effective, with a low rate of appeals being allowed. One of the appeals allowed for a block of flats were originally refused due to its non compliance with Policy BD3 on Density of the Borough Wide Primary Policies DPD. The Inspector concluded that this policy should be considered in context and the circumstances of the site meant that the proposal would not be an overdevelopment. Another appeal allowed was as a result of the Inspector finding that there would not be an adverse impact on the character and appearance of the surrounding area and the proposed under provision of amenity space was not judged to have a material harm to the living conditions of residents. The presence of a park nearby was judged to mitigate the modest amount of reduced garden space.
- 5.2.1.6 Of the change of use appeals there were three changes of use to D1 College proposals which were allowed at appeal (five appeals for D1 College uses overall). This suggests that it would be beneficial to have an adopted planning policy to assess the suitability of these proposals against. This could be considered through the LDF Core Strategy Review, however, it is difficult to distinguish between different D1 No Residential Institutions Use Classes, as the Use Class also covers schools, libraries and church halls as well as training centres.
- 5.2.1.7 There was one major mixed use appeal over the course of the monitoring period; the Grove Farm site, which was allowed by the Inspector. The Council's original reasons for refusal included the insufficient amenity space provision and the design and external appearance which would be an intrusive development. The Inspector here, like in the cases mentioned in paragraph 5.2.1.5, prioritised the quality of the amenity space provision over the quantity, and assessed how it would comply with the character of the surrounding properties.
- 5.2.1.8 All five appeals related to advertising/ shop front applications were allowed at appeal in 2010/11. The reasons for refusal by the Council related to the size, position and design of the proposed advertisements and in some the impact on the Conservation Area location. This could suggest that greater clarification of the policies is required.

5.2.1.9 In terms of householder development appeals; overall the rate of appeals allowed and dismissed reflected the overall average- 37% allowed and 63% dismissed. A number of applications for means of enclosure were dismissed, showing that policies are being applied effectively in these cases. Of all the extensions single storey rear extensions had the highest rate of applications allowed at appeal.

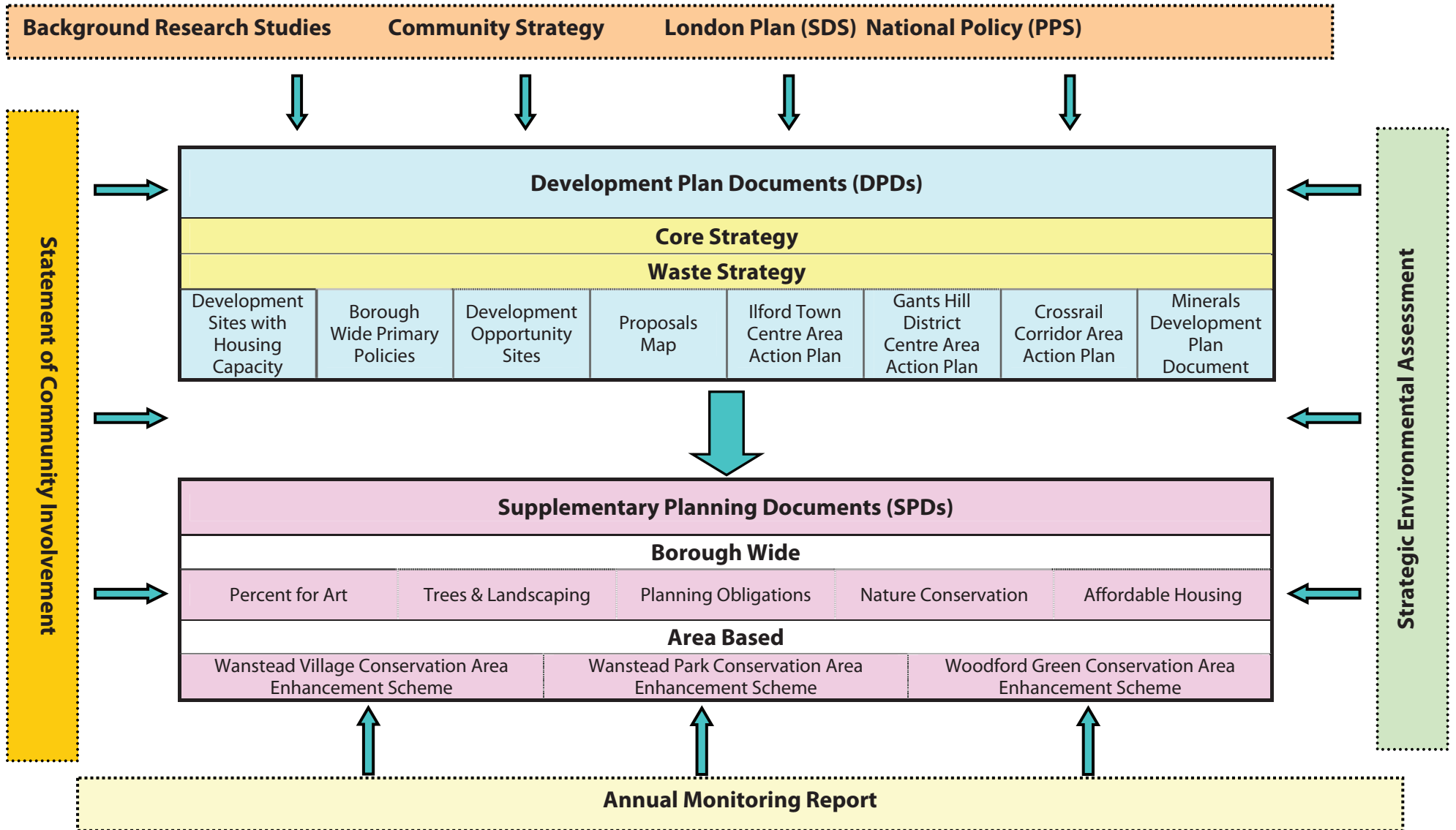
5.2.2 Conclusions and Recommendations

5.2.2.1 The rate of decisions being overturned at appeals in Redbridge is 37% which is above the target for 35%. However, taking into consideration the total number of planning applications determined over the financial year (2,595 planning applications were determined and 600 refused 10/11); the number of planning decisions overturned by the Planning Inspectorate is very low (2.35%).

5.2.2.2 The success rate for different categories of appeal varies. LDF policies are being implemented effectively in most cases, particularly in respect of conversions controlled by Policy H2. However, advertising/ shop front applications seem to have high rates of being allowed at appeal. Over the longer term as part of the Core Strategy Review it may be worthwhile to review the LDF retail policies in order to develop a policy which takes into consideration the floorspace or the frontage length of retail units to be better equipped to determine what the impact of a change of use away from A1 will be on the vitality and viability of the centre, rather than basing the policy on units. Developing a policy on D1 Colleges for inclusion in the Core Strategy Review would be beneficial, as there have been a number of recent applications which would have benefited from a clearer policy stance. The quantitative approach to density and amenity space standards could potentially be reviewed as part of the Core Strategy Review. Alternatively a more balanced, site specific approach could be taken to applying these standards to site specific applications.

5.2.2.3 The Householder Design Guide SPD should give greater design advice and clarity for determining householder applications and will be a material consideration once it has been adopted by the Council. It will also serve as a best practice guide to help householders if they are considering alterations and may result in lower results of appeals being allowed.

Appendix A: Redbridge Local Development Framework



Appendix B: Development Plan Document Policies

Core Strategy DPD	
SP1 Overall Growth	SP7 Housing
SP2 Green Environment	SP8 Affordable Housing
SP3 Built Environment	SP9 Culture and Recreation
SP4 Retail	SP10 Community facilities
SP5 Employment	SP11 Waste
SP6 Movement and Transport	SP12 Planning Obligations
Borough Wide Primary Policies DPD	
E1 Green Belt and Metropolitan Open Land	R2 New Shopping Development
E2 Nature Conservation	R3 Protection of Shopping Uses
E3 Conservation of the Built Heritage	B1 Promoting Employment
E4 Archaeological Remains	B2 Office Accommodation
E5 Flooding and Water Quality	CR1 Protection of Important Urban Open Space
E6 Telecommunications	CR2 Allotments
E7 Minerals	CR3 Sport, Leisure and Cultural Facilities
E8 Air Quality	CR4 Provision of Open Space
T1 Sustainable Transport	C1 Existing Community Facilities
T2 Public Transport	C2 Access to Community Facilities
T3 Walking and Cycling	BD1 All Development
T4 Enhancing the Transportation Network	BD2 Tall Buildings
T5 Parking Standards	BD3 Density in New Residential Development
T6 Service and Delivery Vehicles	BD4 Amenity Space in New Residential Development
H1 Housing Provision	BD5 Extensions to Existing Dwellings
H2 Housing Choice	BD6 Advertisements
H3 Travellers and Gypsy Sites	BD7 Internal Space
R1 Sustainable Centres	
Ilford Town Centre Area Action Plan	
LU1 A Vibrant Mix of Uses	TR5 Public Transport
LU2 Retail and Leisure Activity	OS1 New Spaces and Places
LU3 Interest and Vitality	OS2 Other Open Space Opportunities
LU4 Employment	OS3 The Roding Valley
LU5 Housing Type and Density	BF1 Built Form
LU6 Contributions to Infrastructure	BF2 Design Quality
TR1 Traffic Calming	BF3 Building Height
TR2 Public Realm Improvements	IM1 Coordinated Infrastructure and Service Delivery
TR3 A High Quality Pedestrian Environment	IM2 Phasing of Development
TR4 Facilitating Cycling	IM3 Further Guidance
Gants Hill District Centre Area Action Plan	
GH1: Traffic Calming	GH7: Expanded Retailing
GH2: Sustainable Transport	GH8: The Evening Economy
GH3: Car Parking	GH9: Housing

GH4: Place Identity	GH10: Use of Employment Land
GH5: Building Height	GH11: Amenity Provision, Community Uses and Social Infrastructure
GH6: Land Use	
Crossrail Corridor Area Action Plan	
CC1: Opportunity Sites	CC8: Improving Access to Public Transport
CC2: Character Areas	CC9: Walking and Cycling
CC3: Building Height	CC10: Parking
CC4: Safeguarding Crossrail	CC11: Improving the Retail Offer
CC5: Energy Efficiency and Sustainable Development	CC12: Provision of Community Facilities
CC6: Delivering New Homes	CC13: Improving Quality of and Access to Open Space
CC7: Dwelling Type and Tenure Mix	CC14: Improving Public Realm and Streetscape

Appendix C: Signs of Success – the Redbridge Indicators

L= Local Output Indicator
 S= Sustainability Appraisal Indicator
 N= National Indicator
 SO= Strategic Objective

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
1 L	Focus on Town Centres Percentage of residential development in Town Centres. (Source: LBR Planning & Regeneration).	New residential development: 35-50% in Ilford 15-25% in District & Local Centres 25-35% in the rest of the Borough	2% in Ilford Town Centre 64% in District & Local Centres 34% in the rest of the Borough	21% in Ilford Town Centre 36% in District & Local Centres 43% in the rest of the Borough	218 units (25%) in Ilford Town Centre 243 units (27%) in District and Local Centres. 424 units (48%) in the rest of the Borough. Total: 885 (100%)	47 units (13%) in Ilford Town Centre 212 units (59%) in District and Local Centres 101 units (28%) in the rest of the Borough Total: 360 (100%)	SO1

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
2 L	Strengthening Town Centres % of completed (i) Retail, (ii) Office & (iii) Leisure developments in Town Centres. (Source: LBR Planning & Regeneration).	i) 90% ii) 75% iii) 75%	i) n/a ii) n/a iii) n/a	i) Gain of 1,423sq.m - 0% in town centres ii) 31.5% of 989sq.m in town centres (Net loss of 9,160sq.m) iii) Net gain of 99sq.m - 0% in town centres	i) Net A1 and A2 Gain: 3,910 sqm- 68% in town centres ii) 100% of completed B1 floorspace 134 sqm in town centres (Net loss of 891 sqm overall). iii) 100% of completed D2 floorspace 177sqm in town centres. (Net overall gain of 77 sqm).	i) Gross gain of A1 and A2: 430sqm- 100% in town centres (net gain of 242 sqm overall). ii) 0 sqm gross gain (net loss of 150 sqm overall) iii) Gross gain of 2% in town centres (net overall loss of 1639 sqm).	SO1 SO5 SO8
3 L	Previously Developed Land Percentage of new and converted dwellings on previously developed land. (Source: LBR Planning & Regeneration).	90%	82%	87%	93%	100%	SO1 SO7

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
4 N170	<p>Derelict Land and Empty Properties</p> <p>Reduce the amount of derelict land and number of empty properties. (Source: LBR Housing Services)</p>	Year on year reduction.	2,481	2,162	2,133	1,645	SO1
5 L	<p>Encouraging Mixed Uses</p> <p>a) Employment floor space to be the primary element in mixed use schemes in defined Business Areas. (Source: London Development Database).</p> <p>b) Mixed use schemes to be directed to town centres.</p>	<p>a) "B" use classes form >50% floorspace in mixed-use schemes in Business Areas.</p> <p>b) Mixed use schemes to be directed to town centres.</p>	<p>a) Nil (No schemes of this type were approved or completed during the year).</p> <p>b) Not recorded</p>	<p>a) Nil (No schemes of this type were approved or completed during the year).</p> <p>b) Not recorded</p>	<p>a) Nil (No schemes of this type were approved or completed during the year).</p> <p>b) A total of 3 mixed use schemes with a net increase of 299 units were completed in the town centres.</p>	<p>a) Nil (No schemes of this type were approved or completed during the year).</p> <p>b) A total of 4 mixed uses schemes with a net increase of 196 units were completed in town centres.</p>	SO5
6 L	<p>Reusing Land</p> <p>% of floorspace developed for employment, by type, which is on previously developed land. (Source: London Development Database).</p>	100%	B1-n/a B2-n/a B8-n/a	B1-100% B2-n/a B8-n/a	B1- 100% B2- n/a B8- n/a	B1- 100% B2- n/a B8- n/a	SO5

Indicator and its derivation		Target			07/08	08/09	09/10	10/11	Related SO	
7 L	Waste Facilities Capacity of new waste management facilities by type. (Source: East London Waste Authority, ELWA)	Waste Management Route	Capacity Required (for all East London Waste Authorities)			None	None	None in LBR.	None in LBR.	SO1 SO3
			2011	2016	2021					
		Recycling (MSW& C&I)	786,203 tpa	674,313 tpa	415,428 tpa					
		Composting (MSW& C&I)	-47,440 tpa	-109,170 tpa	-320,255 tpa					
	Recovery (all facilities)	-262,710 tpa	-258,090 tpa	-269,370 tpa						
8 L	Waste Sites Number of Safeguarded Waste Sites developed for non-waste uses as identified by Schedule 1 of the Joint Waste DPD. (Source: LBR Planning & Regeneration).	Protection of the following three Safeguarded sites for waste uses: 1. Chigwell Road Reuse and Recycling Centre. 2. Ilford Recycling Centre. 3. Clinical Waste Ltd (Goodmayes Hospital).			Not Monitored	Not Monitored	Not Monitored	All three sites in operation.	SO1 SO3	

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
9 L S N192 N193	<p>Recycling and Composting</p> <p>Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed. (Source: East London Waste Authority, ELWA)</p>	<p>National targets for recycling & composting waste.</p> <p>Municipal: 40% (2010) 45% (2015) 50% (2020) 60% (2031)</p> <p>Commercial & Industrial: 70% (2020) Construction, Excavation & Demolition: 95% (2020)</p>	<p>Total Municipal waste arising – 500,003 tonnes.</p> <p>22.4% municipal waste recycled.</p>	26.2% municipal waste recycled.	31.5% municipal waste recycled.	<p>Municipal Total: 113477.28 Recycled: 33314.39 Percentage: 29.37%</p> <p>Household Total: 103634.28 Recycled: 32084.44 Percentage: 30.96%</p>	SO1 SO3
10 L	<p>Paying for Infrastructure</p> <p>All major development schemes contribute in accordance with the Planning Obligation Strategy SPD and total contributions by type are monitored. (Source: LBR Planning & Regeneration).</p>	Maintain and increase contributions made through the planning system.	Total – £1,430,517	Total - £1,059,058	Total- £1,414,142	Total- £1,081,797	SO1 SO9
11 L	<p>Planning to Adapt to Climate Change</p> <p>Level of preparedness on a 5 point scale. (Source: LBR Property Services)</p>	Level 1 by 2009/10.	Level 0	Level 0	Level 1	Level 1	SO2

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
12 L	Renewable Energy On site renewable energy. (Source: LBR Planning & Regeneration)	% of schemes providing 20% on-site renewables.	New indicator. Baseline to be established this year.	8 out of 14 surveyed major schemes contained 20% renewables condition.	5 of 8 surveyed major applications approved included on site renewables provision, the average carbon reduction being 12.7% with two achieving the 20% target. Two were approved subject to conditions to provide renewable energy. One proposed no renewables, nor were renewables conditioned on the approval.	6 of 10 surveyed major applications approved (60%) included on-site renewable energy proposals, One (10%) was approved, subject to conditions to provide renewable energy, and three (30%) proposed no renewables nor were renewables conditioned on the approval.	SO3

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
13 L S N194	Reducing Pollution Nitrogen dioxide levels in Redbridge (Source: London Air Quality Network)	40µg/ m ³	44 µg/ m ³	46.7 µg/ m ³ (average of four recording sites in Redbridge).	46.5 µg/ m ³ (average of four recording sites in Redbridge; Fullwell Cross- 49; Gardner Close- 46; South Woodford- 60; Perth Terrace- 31).	46.25µg/ m ³ (average of four recording sites in Redbridge; Fullwell Cross- 51; Gardner Close-46; South Woodford-; 55 Perth Terrace-33).	SO2
14 L	Protecting Green Belt Inappropriate development on the Green Belt (Source: LBR Planning & Regeneration).	No inappropriate development resulting in a loss of Green Belt.	None	None	None	None	SO2

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
15 L S	Avoiding Flood Damage Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. (Source: LBR Planning & Regeneration).	None	None	None (of total of 61 applications on which EA was consulted).	None Total Applications with EA consultation: 34 Applications Approved: 21 Applications Refused – 10 Applications Withdrawn - 3	None Total Applications with EA consultation 21 Applications. Two were subject to conditions, of which one has been discharged.	SO3 SO4
16 L	Protecting Historic Assets Number of heritage assets at risk (Source: English Heritage)	Historic assets at risk to be kept under 10.	8	4	3 buildings; 1 Registered Park and 1 Conservation Area.	2 buildings; 1 Registered Park and 2 Conservation Areas.	SO3

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
17 L	Listed Buildings (Source: LBR Planning and Regeneration)	Increase the number of locally and statutory listed buildings.	Not monitored	Not monitored	Locally listed buildings: 136 Statutory listed buildings: 124 Total: 260	Locally listed buildings: 135 Statutory listed buildings: 129 Total: 264	SO3
18 L	Residential Density (Source: LBR Planning & Regeneration).	Ilford – 240-435 dph Other District/Local Centres – 80-275 dph Residential Areas (including areas which are close to Metropolitan and District Centre) – 30-120 dph	Ilford – 289 dph Other District/Local Centres – 216 dph Residential Areas – 81 dph	Ilford – see footnote ¹ . Other District/Local Centres – 245dph Residential Areas – 118dph – see footnote ² .	Ilford- 744 dph Other District/Local Centres: 249 dph Residential Areas- 77dph.	Ilford- 362 dph Other District/ Local Centres- 124 dph Residential Areas- 81 dph	SO1 SO7
19 L	Renewable Energy Schemes Renewable energy capacity installed by type. (Source: LBR Planning & Regeneration).	To continue providing renewable energy developments.	Solar Panels – 3 (developments)	Information not recorded.	Information not recorded.	Information not recorded.	SO3

¹ Note: Date for this indicator only collected for schemes fully completed within year. No schemes were fully completed in Ilford in 2008/09.

² "Residential" area figures include the refurbishment of Balfour House near Ilford Town Centre. If this scheme is not included, the density drops to 71 dph.

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
20 L	Lifetime Homes (Source: LBR Planning & Regeneration).	All new homes built to Lifetime Homes standard.	59% of all completions for which data is available.	25% (all completions were pursuant to permissions issued before adoption of LDF).	22% (all but 24 completions were granted approval prior to the adopted of the LDF).	40% (140 out of 348 completions) 100% of completions approved after adoption of the LDF.	SO4

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
21 L	<p>Housing Quality</p> <p>Building for Life Assessment.</p> <p>On housing sites with at least 10 new completions, the number and proportion reaching very good, good, average and poor ratings. (Source: LBR Planning & Regeneration)</p>	Improved performance.	N/A	New indicator for 2008/09. Yet to develop methodology for collecting data.	<p>Three major housing sites were assessed.</p> <p>1998/05: Glancy House & 121-155 Barley Lane, Goodmayes (53%: Average)</p> <p>1252/06: Land at 145 Land at Whitehall Road & 79 Newlands Road, Woodford Green (68%: Average)</p> <p>1728/06: 246- 250 Raphael House, High Road, Ilford (77% Average)</p>	<p>Two major housing schemes completed were assessed:</p> <p>Former Odeon Cinema Site, 454 - 468 Eastern Avenue IG2 6DD (3325/04) 63%: Average</p> <p>44-46 Snakes Lane West, Woodford Green (0052/07) 44%: Poor</p>	SO7

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
22 L	Health of Town Centres % of vacant units in Town Centres (TCs), Retail Parks & Key Retail Parades (KRPs) (Source: LBR Planning & Regeneration).	Vacancy rates in TCs to be under 10% of total, and majority of KRPs to be occupied.	Met. Centre: Ilford – 4.02% District Centres: Barkingside – 5.75% Chadwell Heath – 3.57% Gants Hill – 5.85% South Woodford – 2.79% Wanstead – 3.90% Local Centres: Goodmayes – 7.69% Ilford Lane – 3.79% Manford Way – 0% Newbury Park – 2.33% Seven Kings – 2.94% Woodford Bridge - 0% Woodford Broadway – 5.71% Retail Park: Chadwell Heath	Met. Centre: Ilford – 8.6% District Centres: Barkingside – 6.0% Chadwell Heath – 3.8% Gants Hill – 2.7% South Woodford – 2.8% Wanstead – 4.0% Local Centres: Goodmayes – 7.7% Ilford Lane – 3.0% Manford Way – 0% Newbury Park – 2.3% Seven Kings – 4.4% Woodford Bridge - 0% Woodford Broadway – 3.8%	Met. Centre: Ilford- 9.17% District Centres: Barkingside- 2.41% Chadwell Heath- 4.26% Gants Hill- 6.15% South Woodford- 1.36% Wanstead- 6.4% Local Centres: Goodmayes- 10.88% Ilford Lane- 4.48% Manford Way- 6.06% Newbury Park- 4.55% Seven Kings- 4.51% Woodford Bridge- 4.26% Woodford Broadway-	Met Centre: Ilford: 8.2% District Centres: Barkingside: 4.27% Chadwell Heath: 2.13% Gants Hill: 10.78% South Woodford: 0.44% Wanstead: 4.92% Local Centres: Goodmayes: 5.76% Ilford Lane: 2.26% Manford Way: 6.06% Newbury Park: 2.27% Seven Kings: 7.94% Woodford Bridge: 2.17% Woodford Broadway: 2.13%	SO5

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
			- 0% Key Retail Parades – 6.11% (average of 37 parades)	Retail Park: Chadwell Heath – 0% Key Retail Parades – 4.8% (average of 37 parades)	4.9% Retail Park: Chadwell Heath- 0% Key Retail Parades- 5.2% (average of 37 parades).	Retail Park : Chadwell Heath: 0% Key Retail Parades: 9.62% (average of 37 parades).	
23 L	Protection of Shopping Uses Percentage of A1 Units in the of the total units within the Primary Shopping Area of the Metropolitan Centre and District Centres, and within Local Centres and Key Retail Parades. (Source LBR Planning and Regeneration)	A1 Units- Above 70% of the total units within the Primary Shopping Area of the Metropolitan Centre and District Centres, and within Local Centres and Key Retail Parades.	Not Monitored	Not Monitored	Met. Centre: Ilford–60% District Centres: Barkingside – 63% Chadwell Heath –45% Gants Hill – 46% South Woodford – 52% Wanstead – 56% Local Centres: Goodmayes- 47.62% Ilford Lane –	Met. Centre: Ilford– 42.42% District Centres: Barkingside– 64% Chadwell Heath– 48.94% Gants Hill– 49% South Woodford– 51% Wanstead– 56% Local Centres: Goodmayes–	SO5

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
					62.69% Manford Way- 78.79% Newbury Park: 45.45% Seven Kings: 39.1% Woodford Bridge – 74.47% Woodford Broadway – 60.78% Retail Park: Chadwell Heath: 100% Key Retail Parades – 64% (average of 37 parades)	52.52% Ilford Lane– 66.92% Manford Way-78.79% Newbury Park-47.73% Seven Kings- 38.89% Woodford Bridge-- 71.74% Woodford Broadway– 64.89% Retail Park: Chadwell Heath: 100% Key Retail Parades– 58.26% (average of 37 parades)	
24 L	Late Night Uses Percentage of A3- A5 Units of the total units within the Metropolitan Centre and District Centres and within Local Centres and Key Retail Parades.	A3- A5 Units- Below 20% of the total units within the Metropolitan Centre and District Centres and within Local Centres and Key Retail Parades.	Not Monitored.	Not Monitored.	Met. Centre: Ilford– 18% District Centres: Barkingside– 12.05% Chadwell	Met. Centre: Ilford– 15% District Centres: Barkingside– 15.2%. Chadwell	SO5

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
	(Source LBR Planning and Regeneration)				Heath– 19.15% Gants Hill– 18.44% South Woodford– 16.29% Wanstead– 15.2% Local Centres: Goodmayes– 14.97% Ilford Lane– 8.96% Manford Way- 6.06% Newbury Park- 15.91% Seven Kings- 16.54% Woodford Bridge— 14.89% Woodford Broadway– 12.75% Retail Park: Chadwell Heath: N/A	Heath– 19.2% Gants Hill– 18.4% South Woodford– 16.3% Wanstead– 15.2% Local Centres: Goodmayes– 16.6% Ilford Lane– 9.77% Manford Way- 6.06% Newbury Park- 15.9% Seven Kings- 17.5% Woodford Bridge— 19.6% Woodford Broadway– 13.8% Retail Park: Chadwell Heath: N/A Key Retail	

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
						Parades– (average of 37 parades)- 10.7%	
25 S N151	People in Jobs Overall employment rate (working age). (Source: Nomisweb / London Skills and Employment Observatory)	Employment rate above 66%	67.1% overall 58.5% (ethnic minority)	67.4% overall 62.1% (ethnic minority)	Redbridge: 64.5% London: 68.1% Great Britain: 70.3%	Redbridge: 65.7% London: 68.2% Great Britain: 70.4%	SO5
26 L	New Employment Space Amount of floorspace developed for employment by type. (Source: London Development Database)	Net increase.	B1 – 0sq.m B2 – 2500sq.m (loss) B8 – 0sq.m	B1 – 989sq.m new built but 9,160sq.m net loss B2 – No new build. 1,509sq.m loss B8 – 0sq.m (no change)	B1- 134sqm new built but 891sqm net loss. B2- No new build. 507 sqm loss. B8- No new build. (no change).	B1- 82 sq.m new build but 348 sq.m net loss. B2- No new build (no change) B8- No new build (no change)	SO5
27 L	Protecting Strategic Industrial Land (Source: LBR Planning & Regeneration).	No loss of current floor space levels in Strategic Industrial Locations.	No net loss (New indicator for 2007/2008)	No net loss	No net loss	No net loss	SO5

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
28 L	Promoting Business Areas Amount of floorspace developed for employment, by type, which is in development and/or regeneration areas defined in the LDF. (Source: London Development Database)	No overall loss of employment footprint within designated Business Areas.	B1 – No change B2 – No change B8 – No change	B1 – No change B2 – No change B8 – No change	B1- No change B2- No change B8- No change	B1- No change B2- No change B8- No change	SO5
29 L	Employment Land Supply Employment land available by type. (Source: LBR Planning & Regeneration).	No overall loss of employment land.	42.4 ha (total area of designated Strategic Industrial Locations and Business Areas)	42.4 ha (total area of designated Strategic Industrial Locations and Business Areas)	42.4 ha (total area of designated Strategic Industrial Locations and Business Areas)	42.4 ha (total area of designated Strategic Industrial Locations and Business Areas)	SO5
30 L	New Retail, Office and Leisure Development Amount of completed (i) Retail, (ii) Office & (iii) Leisure development respectively. (Source: London Development Database)	Net increase	i) 0sq.m ii) 2,500sq.m (loss) iii) 0sq.m	i) 1,423sq.m ii) 9,160sq.m (loss) iii) 99sq.m	i) Gross gain of 4,571 sq.m. Net gain of 3,910 sq.m ii) Gross gain of 134 sq.m. Net loss of 891 sq.m overall. iii) Gross gain of 177sqm. Net gain of 77 sq.m	i) Gross gain of 279 sq.m. Net gain of – 77 sqm. ii) Gross gain of 82 sq.m. Net loss of – 348 sq. m. overall. iii) Gross gain of 7,561 sq.m. Net gain of 5,761 sq.m overall.	SO5 SO8

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
31 L	New Community Facilities Amount of completed D1 community facilities. (Source: London Development Database)	Net increase	Not monitored	Not monitored	Not monitored	1,000 sq.m new build (92% in town centres).	SO9
32 L	Aggregates Production Production of primary land won aggregates (LBR Property Services)	Replacement London Plan target: sand and gravel extraction is 100,000 tonnes per annum.	182,278 tonnes	157,012 tonnes	111,000 tonnes	149,730 tonnes	SO5
33 L	Aggregates Recycling Production of secondary/recycled aggregates (Source: LBR Planning & Regeneration)	N/A (There are no aggregates recycling facilities in Redbridge)	None	None	None	None	SO5
34 L	Encouraging Cycling (Source: LBR Planning & Regeneration).	Cycle facilities at all major developments.	802 spaces provided. Figure based on units in all Major developments completed during 07/08.	463 spaces across all major developments.	704 spaces completed in all developments	234 spaces completed in all major developments (2.6 spaces for every 3 units).	SO6

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
35 L	Travel Reduction (Source: LBR Planning & Regeneration).	All major development to be accompanied by Travel Assessment and Green Travel Plans.	12 out of 49 Major apps (24%) required Green Travel Plan by condition and 7 Green Travel Plans were triggered.	12 out of 22 Major apps (55%) required Green Travel Plan by condition and 4 Green Travel Plans were triggered.	14 out of 17 Major apps approved (82%) required Green Travel Plan by condition and 5 Green Travel Plans were triggered.	14 out of 16 Major applications approved (88%) subject to Green Travel Plan condition. 13 applications triggered Green Travel Plan conditions.	SO6

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
36 L S N154	<p>Building Homes</p> <p>Housing trajectory showing:</p> <ul style="list-style-type: none"> i. Net additional dwellings over the previous five-year period. ii. Net additional dwellings for the current year. iii. Projected net additional dwellings up to the end of the relevant development plan document period. iv. The annual net additional dwelling requirement. v. Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performance. <p>(Source: LBR Planning & Regeneration).</p>	540 dwellings/annum for 05/06 and 06/07 and 905 dwellings/annum thereafter.	<ul style="list-style-type: none"> i. 4,332 ii. 607 iii 8,553 (with windfall allowance) 7,833 (without windfall) iv 905 v 844 	<ul style="list-style-type: none"> i. 4,703 ii. 618 iii 8,083 (with windfall allowance) 7,246 (without windfall) iv 905 v 869 	<ul style="list-style-type: none"> i. 4,237 ii. 885 iii. 7,231 (with windfall allowance) 6,671 (without windfall) iv. 905 v. 868 	<ul style="list-style-type: none"> i. 3,791 ii. 348 iii. 5,772 (with windfall allowance) 5,292 (without windfall allowance) iv. 905 v. 942 	SO7

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
37 L	Housing Need Type and tenure mix of completions. (Source: LBR Planning & Regeneration).	New homes to meet the dwelling type and tenure mix requirements identified in the Redbridge Strategic Housing Market Assessment 2010 (SHMA).	Not Monitored	Not Monitored	Not Monitored	Housing completions (gross) by tenure and bedroom Market = 141x1b, 86x2b, 23x3b, 3x4b, 4x5b Social Rented = 10x1b, 53x2b, 13x3b Intermediate = 29x1b, 9x2b	SO7
38 L	Housing in Ilford (Source: LBR Planning & Regeneration).	2,641 units between 2006-2010 1,705 units between 2011-2016	12	127	Total – 218 246 250 High Road-154 Peachey House - 27 6,7 and 8 Mill Road- 37 Heron Mews: 1 Clements Road: 1	Total- 47 units The Mill, Victor Wharf, Roden Street – 47 units	SO7

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
39 L	Housing in Gants Hill (Source: LBR Planning & Regeneration).	800 new homes to 2017.	152 (150 net)	68	Total – 200 Former Odeon Cinema: 118 25 Woodford Avenue: 2 – 29 Woodford Avenue: 1 Bramley Crescent: 79	Total- 105 units Bramley Crescent- 42 units Former Odeon Cinema- 57 units 539- 541 Cranbrook Road- 6 units	SO7
40 L	Housing in the Crossrail Corridor (Source: LBR Planning & Regeneration).	150 new homes annually.	Not monitored	Not monitored	Not monitored	Total- 10 units 13-15a Chadwell Heath Lane – 2 units 53 Felbrige Road – 1 unit 50 Eastwood Road – 3 units 2b Kingswood Road – 1 unit 845 High Road – 3 units	SO7

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
41 L N155	Delivering Affordable Homes Affordable housing completions in new developments. (Source: LBR Planning & Regeneration).	"A proportion" on all eligible schemes for 07/08 and 50% on all eligible schemes thereafter	58 (10%)	90 (15%)	Total – 107 (12%) 6,7 and 8 Mill Road, Ilford: 37 Former Odeon Cinema: 54 246 – 250 High Road: 16	Total- 114 (32.76% of total completions) Social Rented – 76 (67%) The Mill, Victor Wharf – 38 98-10 High Road – 38 Intermediate – 38 (33%) Former Odeon Cinema – 20 The Mill, Victor Wharf – 9 98-10 High Road – 9	SO7
42 S N156	Temporary Accommodation Number of households living in temporary accommodation (Source: LBR Housing Services)	2010/11: 1,717	2,739	2,613	2,173	2, 145	SO7
43 L	Gypsies and Travellers Net additional pitches. (Source: LBR Housing Services)	Maintenance of at least 16 pitches	16	16	16	16	SO7

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
44 L	<p>Quantity of open space accessible to the public:</p> <p>a) General public access b) Limited access c) Restricted access d) No access e) Total</p> <p>(Note: There were changes to the way this indicator is measured for the figures from 2008/09. Previous years are not directly comparable.) (Source: LBR Planning & Regeneration)</p>	Increased quantity of open space accessible to the public.	a) 1,106.88ha b) 475.85ha c) 1,582.73ha	a) 1,016.85 ha b) 273.54ha c) 276.37ha d) 600.95ha e) 2,167.76 ha	a) 1,016.85 ha b) 272.012 ha c) 276.37 ha d) 600.95 ha e) 2,166.23 ha	a) 1,016.85 ha b) 217.612ha c) 276.44ha d) 600.995 ha e) 2165.9 ha	SO2
45 S	<p>Crime Level</p> <p>Criminal offences per 1,000 of population. (Source: Metropolitan Police Authority & National Crime Survey)</p>	To remain below 100.	93.27 (year to July 2008)	94.1 (year to July 2009) 92.0 England and Wales average.	Redbridge: 104.83. London Met average 109.7 (financial year)	Redbridge 92.72 London: 105.77 (year to May 2011),	SO4
46 S	<p>Poverty Reduction</p> <p>Reduce the proportion of population who live within the most deprived 25% of Super Output Areas in the country. (Source: CLG)</p>	Less than 8.7% of the population live in 14 such LSOAs that are amongst the 25% most deprived in the country	13.74% of the population live in 22 such SOAs that are amongst the 25% most deprived in the country.	Only updated every 4 years so 07/08 figure best available.	Only updated every 4 years so 07/08 figure best available.	12.6% of the population (29,952 people) live in 20 such SOAs that are amongst the 25% most deprived in the country.	SO5

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
47 S	Income Support Working Age People on Out of Work Benefits. (Source: ONS)	11.1%	21,100 claimants (13.1%) in February 2008.	23,170 claimants (14.4%) in February 2009.	28,895 claimants (14.9%) in February 2010.	Redbridge 11.5% London 13.0% (November 2010)	SO5
48 S N175	Educational Achievement Achievement of 5 or more A*-C grades at GCSE or equivalent including English and Maths at KS4 as a percentage of the number of pupils at the end of KS4. (Source: DCSF)	68%	70.5% of 15 year olds with 5 or more GCSE.	73.8% of 15 year olds with 5 or more GCSE.	64.4% achievement of 5 or more A* to C grade at GCSE or equivalent including Maths and English.	69.4% achievement of 5 or more A* to C grade at GCSE or equivalent including Maths and English.	SO9
49 NI197	Change in areas of biodiversity importance Improved Biodiversity (proportion of Local Sites where positive conservation management has been or is being implemented). (Source: LBR Leisure)	Improved Performance 2010/11: 63%	Not recorded	Not recorded	51.43% (18/35)	63% (22/ 35)	SO8

Indicator and its derivation		Target	07/08	08/09	09/10	10/11	Related SO
50	<p>Waste Throughput</p> <p>Actual waste throughput of Schedule 1 Sites of the Joint Waste DPD (Source: Environment Agency)</p>	<p>Chigwell Road Reuse and Recycling Centre (Permitted): 28,600 tonnes</p> <p>Ilford Recycling Centre (Permitted): 19,552 tonnes</p> <p>Goodmayes Hospital Clinical Waste: 1,279 tonnes</p>	Not recorded	Not recorded	Not recorded	<p>Chigwell Road Reuse and Recycling Centre: 24,153 tonnes</p> <p>Ilford Recycling Centre: 12,736 tonnes</p> <p>Goodmayes Hospital Clinical Waste: Not Known</p>	SO1 SO3

Appendix D: Housing Completions 2010/11

PAN - (Planning Appl. No.)	LDF Opportunity Site	Street Number	Address - Street Name	Ward	Development description	Town Centre/ KRP/ Crossrail Corridor	Approval Date	Gross number of units	Residential Density (dph)	NET unit completions IN 2010/11
3501/07	HA08	Land Rear Of 237-255	Manford Way, IG7 4DQ	Hainault	Demolish existing garages. Four 2-bedroom semi-detached houses.		19/03/2008	4	45.98	4
1597/07	HA11	Former Garages Rear Of, 117-131	Manford Way, IG7 4ED	Hainault	Construction of 4x3 bedroom semi-detached houses.		15/08/2007	4	35.71	4
0304/08	LO08	The Mill, Victor Wharf	Roden Street, IG1 2AD	Loxford	AMENDMENT TO APP NO 0201/06: Change of unit mix from 47, 2 bed flats to 4x1 bed, 4x3 bed and 39x2 bed flats.	Ilford	25/03/2008	47	361.54	47
2382/06	Site H/ CR03	Former Multi-Storey Car Park	Bramley Crescent, IG2 6DA	Cranbrook	Erection of a 2 to 7 storey building comprising of 122 residential apartments, 62 car parking spaces together with the provision of 4 Car Club spaces off site and the provision of a community/meeting space and associated landscaping.	Gants Hill	06/08/2007	122	348.57	42
3325/04	Site K/ NE11	Former Odeon Cinema Site, 454 - 468	Eastern Avenue, IG2 6DD	Newbury	Mixed use development comprising residential flats (81 one bedroom, 133 two bedroom), commercial floorspace for use within Classes A1, A2, A3, D2 associated car parking, landscaping and ancillary development.	Gants Hill	14/01/2005	214	699.35	57
1316/09		64	High Street, IG6 2DJ	Fairlop	Change of use at 1st floor level from ancillary storage use to class C3 dwelling & formation of 2 no. self-contained flats. Elevational changes to provide 4no. new window openings in the south	Barkingside	11/05/2010	2	250.00	2

PAN - (Planning Appl. No.)	LDF Opportunity Site	Street Number	Address - Street Name	Ward	Development description	Town Centre/ KRP/ Crossrail Corridor	Approval Date	Gross number of units	Residential Density (dph)	NET unit completions IN 2010/11
					elevation.					
0378/06		13-15a	Chadwell Heath Lane, RM6 4LS	Chadwell	Alteration from hip to gable end roof. Loft conversion with rear dormer and two front dormers to create 2 one bedroom additional flats in roofspace. New entrances to flats.	Crossrail Corridor	24/10/2006	2	95.24	2
1156/10		53	Felbrigge Road, IG3 8DW	Goodmayes	Retention of property converted into two flats. CERTIFICATE OF LAWFUL DEVELOPMENT (EXISTING)	Crossrail Corridor	02/09/2010	2	43.48	1
1697/10		50	Eastwood Road, IG3 8XA	Seven Kings	Retention of property into four flats. CERTIFICATE OF LAWFUL DEVELOPMENT (EXISTING)	Crossrail Corridor	13/09/2010	4	62.50	3
2407/10		2b	Kingswood Road, IG3 8UE	Seven Kings	Retention of use of ground floor flat as residential. CERTIFICATE OF LAWFUL DEVELOPMENT (EXISTING)	Crossrail Corridor	13/01/2011	1	125.00	1
2229/09		539-541	Cranbrook Road, IG2 6HE	Cranbrook	Two storey rear extension at 1st & 2nd floor level. Conversion of 1st & 2nd floors from offices (A2) to form 2x2 bedroom flats and 1x1 bedroom flat on each floor. Alterations to fenestration and elevational treatment.	Gants Hill	20/01/2010	6	113.21	6
0857/06		604	Green Lane, IG3 9SQ	Goodmayes	Single storey rear extension. Change of use of property from offices to retail & storage with car parking to rear on ground floor and 2 self-contained flats on upper floors.	Goodmayes	25/05/2006	2	181.82	2
3171/08		594	Green Lane, IG3 9SQ	Goodmayes	First floor rear extension to create a one bedroom flat.	Goodmayes	22/01/2009	1	200.00	1

PAN - (Plan-ning Appl. No.)	LDF Oppor-tunity Site	Street Number	Address - Street Name	Ward	Development description	Town Centre/ KRP/ Crossrail Corridor	Approval Date	Gross number of units	Residential Density (dph)	NET unit completions IN 2010/11
1210/04		845	High Road, IG3 8TG	Seven Kings	Single /two storey rear extension to create self contained accommodation and conversion of existing upper floors into two flats.	Goodmayes / Crossrail Corridor	19/07/2004	3	250.00	3
0133/10		196	High Road, IG8 9EF	Church End	Change of use of upper floors from retail (A1) to residential (C3) use comprising 2x1 bedroom self-contained flats.	KRP	25/08/2010	2	285.71	2
2523/06		204	New North Road, IG6 3BD	Fairlop	Alterations to southern and eastern elevations for conversion of store building and kitchen to form 2-bed self-contained flat. Remove flat roof, reduce height of wall and construct pitched roof. Replace boundary fence to Lancelot Road with 2m high brick w	KRP	06/11/2006	1	71.43	1
2874/07		363a	Green Lane, IG3 9TQ	Good-mayes	Conversion into 2x1 bed self-contained flats. Rear extension at first floor level and loft conversion with rear dormer.	KRP	05/12/2007	2	200.00	1
0456/06		98-106	High Road, E18 2QS	Church End	Redevelopment of Queen Mary and Westfield College site to provide 482 dwellings.	South Woodford	29/06/2006	482	229.85	95
0630/05		Corner House, 2	Grove Park, E11 2DL	Snares-brook	Refurbishment of existing building for mixed use, comprising ground floor: class D1 non-residential institutional, 1st & 2nd floors: various self-contained residential flats, plus provision of off-street parking. OUTLINE PLANNING PERMISSION	Wanstead	20/05/2005	2	50.00	2
2186/08		Wanstead Heights, 1	High Street, E11 2AA	Snares-brook	First floor and second floor extension above shop to form two self-contained flats.	Wanstead	07/05/2009	2	93.46	2

PAN - (Plan-ning Appl. No.)	LDF Oppor-tunity Site	Street Number	Address - Street Name	Ward	Development description	Town Centre/ KRP/ Crossrail Corridor	Approval Date	Gross number of units	Residential Density (dph)	NET unit completions IN 2010/11
1662/09		Ashurst Drive Baptist Church	Ashurst Drive, IG2 6QH	Ald-borough	Sub-division of part of existing Church grounds. Erection of two storey dwelling house with associated parking and landscaping. Vehicular access to parking spaces adjacent to Ashurst Drive and Headley Drive.		24/02/2010	1	55.56	1
2740/07		823-827	Cranbrook Road, IG6 1DJ	Barking-side	Demolish existing buildings and erection of 2 and 3 storey buildings to provide 10x2 bedroom flats with ancillary car parking.		19/12/2007	10	61.40	7
0836/08		9	Roding Avenue, IG8 8HZ	Bridge	Demolition of attached garage. Two storey side and rear extension. Conversion to create two dwellings.		12/05/2008	2	27.78	1
2333/08		90	Hall Road, RM6 4LJ	Chadwell	Single and first floor side extension and single storey rear extension to create new dwelling.		23/10/2008	1	66.67	1
0493/10		271	Kingston Road, IG1 1PQ	Clements wood	Conversion of residential property into two self-contained flats. CERTIFICATE OF LAWFUL DEVELOPMENT (EXISTING)		23/04/2010	2	62.50	1
0253/08		2	Stanhope Gardens, IG1 3LQ	Cranbrook	Subdivision of garden and two storey side extension to provide additional two bedroom dwelling.		17/03/2008	1	62.50	1
2814/06		Land Adjacent 25	Devonport Gardens, IG1 3QQ	Cranbrook	New 2 storey 3 bedroom dwelling adjacent number 25 Devonport Gardens.		08/12/2006	1	55.56	1
2727/05		70	The Drive, IG1 3HZ	Cranbrook	Change of use of ground floor flat to enlarge existing doctors surgery at No.68 The Drive.		23/03/2006	0	-	-1
0993/08		Rear Of 194-196	New North Road, IG6 3BD	Fairlop	Erection of 2x2 bed and 1x1 bed houses.		21/05/2008	3	55.56	3

PAN - (Planning Appl. No.)	LDF Opportunity Site	Street Number	Address - Street Name	Ward	Development description	Town Centre/ KRP/ Crossrail Corridor	Approval Date	Gross number of units	Residential Density (dph)	NET unit completions IN 2010/11
0251/08		Land Adjacent 8	Hurstleigh Gardens, IG1 0RQ	Fullwell	Two storey side extension to provide 2, three-bedroom houses with parking and amenity space.		25/03/2008	2	42.55	2
3586/04		14	Mossford Green, IG6 2BX	Fullwell	Demolition of existing building and erection of two, three bedroom houses.		03/02/2005	2	83.33	2
3426/04		206a - 208	Green Lane, IG1 1YF	Mayfield	Change of use from offices to 2 self contained flats on first floor.		24/01/2005	2	71.43	2
1564/07		302	Mortlake Road, IG1 2TF	Mayfield	New two storey 2-bedroom dwelling adjoining 302 Mortlake Road.		03/09/2007	1	62.50	1
0052/07		44-46	Snakes Lane West, IG8 0DF	Monk-hams	Demolition of existing houses and redevelopment to form 21 retirement apartments.		01/03/2007	21	86.36	19
2619/07		14	Harts Grove, IG8 0BN	Monk-hams	Part two storey/part single storey side extension. First floor rear extension. Loft conversion with three rear and one front dormer. Conversion of study to bedsit.		12/12/2007	1	200.00	1
1565/10		425	Ley Street, IG1 4AD	Newbury	Retention of conversion of property into two flats. CERTIFICATE OF LAWFUL DEVELOPMENT (EXISTING)		06/08/2010	2	55.56	1
0141/10		Former Garage At 1	Devonshire Road, IG2 7EN	Newbury	Retention of existing outbuilding and use as a separate dwelling. CERTIFICATE OF LAWFUL DEVELOPMENT (EXISTING)		30/11/2010	1	200.00	1
1350/06		Land Adjacent 106	Wards Road, IG2 7AZ	Newbury	Construction of 3-bedroom dwelling.		13/07/2006	1	62.50	1

PAN - (Plan-ning Appl. No.)	LDF Oppor-tunity Site	Street Number	Address - Street Name	Ward	Development description	Town Centre/ KRP/ Crossrail Corridor	Approval Date	Gross number of units	Residential Density (dph)	NET unit completions IN 2010/11
3252/07		Land Adjacent, 2	Mundon Gardens, IG1 4AH	Newbury	Erection of a new dwelling		10/01/2008	1	38.46	1
2136/07		Land Adjacent 51	Woodville Road, E18 1JT	Roding	New dwelling to create one ground floor flat, and one 2nd and 3rd floor flat.		24/07/2008	2	117.65	2
0748/06		Old Monovians Sports Ground	Roding Lane North, IG8 8LY	Roding	Change of use to Community Fishery, construction of 2 fishing lakes, car parking and access routes, erection of a club house with managers flat.		19/09/2006	1	166.67	1
1068/08		14	Albert Road, E18 1LE	Roding	Two storey/single storey rear extension and rear dormer extension to existing two storey side extension to create 1x2 bedroom house and loft conversion with rear dormer to No 14.		18/07/2008	1	71.43	1
1890/07		Land Adjacent To 18	Cowslip Road, E18 1JW	Roding	New 4 bedroom dwelling.		20/11/2007	1	41.67	1
2129/07		Land Adjacent To 1	Bramley Close, IG8 7PL	Roding	New two bedroom house.		18/09/2007	1	62.50	1
2066/05		16-18	Hermon Hill, E11 2AP	Snares-brook	Demolition of existing buildings and construction 5-storey building, comprising 14 flats (9 x two-bedrooms, 5 x one-bedroom units), basement car parking for 14 cars, a secure cycle store, bin store, service area and landscaped amenity space.		23/03/2006	14	118.81	12

PAN - (Plan-ning Appl. No.)	LDF Oppor-tunity Site	Street Number	Address - Street Name	Ward	Development description	Town Centre/ KRP/ Crossrail Corridor	Approval Date	Gross number of units	Residential Density (dph)	NET unit completions IN 2010/11
0709/06		The Haven	Hermitage Walk, E18 2BN	Snares-brook	Demolition of existing building construction of 3 detached dwellings.		19/07/2006	3	14.08	2
3345/08		99	New Wanstead, E11 2SA	Snares-brook	Demolish existing lean-to and outbuildings. Conversion of existing dwelling and adjoining stable/garage into 1 x five bedroom house and 1 x two bedroom house. Two storey rear extension. Access ramps to front doors of new properties. Refuse store and a		31/03/2009	2	-	-1
2400/05		29	Northbrook Road, IG1 3BP	Valentines	Conversion into 4 self-contained flats, comprising of 4 one bedroom flats including single storey rear extension and 2 raised staircases to rear. 2 car parking spaces in front court layout.		12/10/2005	4	115.38	3
3361/04		29	Selborne Road, IG1 3AH	Valentines	Conversion of three bedroom first floor flat to two one bedroom flats.		18/01/2005	2	27.03	1
0956/09		3	Leicester Road, E11 2DW	Wanstead	Demolish existing residential dwelling. Erection of one pair of semi-detached four bedroom dwellings. (Conservation Area Consent sought under 1128/09)		08/07/2009	2	16.95	1
									TOTAL	360

Appendix E Five Year Supply of Deliverable Housing Sites

		2012/13	2013/14	2014/15	2015/16	2016/17	TOTAL
Strategic Site	Address						
CE10	61 Cleveland Road, South Woodford					15	15
CE16	Gordon House, 31 Woodford Road, South Woodford					9	9
CW11	226-244 High Road, Ilford	30	38				68
CW13	1-3 Pelham Road, Ilford					4	4
CW20	225-227 Green Lane, Ilford					11	11
GM01	569 High Road, Seven Kings		7				7
HA06	Alfred's Head PH, Manford Way, Hainault		43				43
HA09	Land at Five Oaks Lane, Chigwell					70	70
LO05	Peachy House, 39 Ilford Hill, Ilford	44	44				88
VA01	Land adjacent 5 Coventry Road, Ilford				12		12
VA13	51-71 Cranbrook Road, Ilford		45				45
AL02	Chase Lane/Perkins Road, Newbury Park					59	59
AL03	New Mossford Site, part of Barnardos Village	50	62				112
AL07	Barnardos Headquarters site, Tanners Lane, Barkingside	36	36				72
AL08	Station Approach/Carlton Drive, Barkingside			30			30
AL09	Land at Newbury Park Station, Eastern Avenue	44					44
AL10	366-380 Horns Road, Barkingside					15	15
AL12	617-631 Eastern Avenue (Junction Yoxley Drive)		3				3
AL13	Queen Victoria House, Cranbrook Road, Barkingside		21				21
BA01	Land r/o 73-83 Little Gearies, Gants Hill			10			10
BR02	Rayleigh Road Garage Site, Woodford Green				5		5
BR05	R/o The White Hart Public House, Chigwell Road, Woodford Bridge	4					4
CE01	Station Estate, off George Lane, South Woodford		38	38			76

CE03	73-77 Grove Road & 15-25 Carnarvon Road, South Woodford		14				14
CE07	38 Grove Hill, South Woodford	5					5
CE08	96 George Lane & 53-55 Marlborough Road, South Woodford				20	21	41
CE11	52 Tavistock Road, South Woodford	5					5
CH07	Polygram Building, Unit 1 Clyde Works, Grove Road, Chadwell Heath	13	13				26
CH08	8a Cedar Park Gardens, Chadwell Heath		2				2
CH10	Car park junction of Wangey Road/Cedar Gardens, Chadwell Heath	10					10
CL01	Redbridge Station, Eastern Avenue, Redbridge			20	25		45
CR02	330- 332 Eastern Avenue, Ilford	8					8
CR05	Arodene House, 41-55 Perth Road, Gants Hill	36					36
CW03	395-405 High Road, Ilford		7				7
FL01	Site at Roding Lane North, Woodford Green	15					15
FL04	Coral Bingo Club, 2a Fairlop Road, Barkingside	35					35
GM07	58-64 Goodmayes Road, Goodmayes			12			12
HA04	Land at Baywood Square Garages, Hainault		2				2
HA10	Lowe Close, Hainault	4					4
HA12	Yellowpine Way		24				24
HA15	Land between 135-137 Bocket Way, Hainault			15			15
LO01	410-418 Ilford Lane, Ilford		25	25			50
LO03	330-348 Uphall Road, Ilford	22					22
LO11	Car park at Buttsbury Road, Ilford		10				10
LO20	408 Ilford Lane, Ilford	4					4
MO01	2-4 Charteris Road & Woodford Station, Woodford			20	23		43
MO02	Hills of Woodford, 536-564 High Road, Woodford Green					14	14
MO10	Woodford Library, Snakes Lane, Woodford Green			12			12
NE02	Ley Street Council Depot				59	60	119

NE04	Suffolk Court, Newbury Park	15					15
RO04	56 Grenville Gardens, Woodford Green		3				3
RO05	Maybank Road & Chigwell Road, Woodford		20	20			40
RO09	120, 120a and other land at Chigwell Road, South Woodford			50	56		106
RO10	Holy Trinity Church, Hermon Hill, South Woodford		8				8
SK06	Seven Kings Car and Lorry Park, High Road, Seven Kings		54	55			109
VA06	Land r/o 41-57 Wanstead Park Road, Ilford				19		19
VA09	198 Cranbrook Road & 1-3 Park Avenue, Ilford	5					5
VA14	Between Mansfield House & 2 Mansfield Road, Ilford			7			7
WA02	19 Aldersbrook Road, Wanstead			6			6
OS1	Land between Mill Road & the Railway Line, Ilford		45	45			90
OS3	51-85 Ilford Hill and 1-27 Cranbrook Road				70	70	140
OS4	60-70 Roden Street and land between Chapel Road and Roden Street, Ilford	83	83	83	83		332
OS5	40 Ilford Hill, Ilford		43	42			85
OS6	22-32 Chapel Road, Ilford			20			20
OS7	Land adjacent to Cranbrook Road, High Road and the railway, incorporating Station Road		58	58	58	58	232
OS8	Site bounded by Chapel Road, High Road and Clements Lane				67	67	134
OS9	Land adjacent to Clements Lane and Clements Road					50	50
OS10	Britannia Car Park, Clements Road					50	50
OS12	112-114 High Road, Ilford	30					30
OS13	Town Hall Car Park		88	87			175
OS14	Central Library Service Yard			25			25
OS15	Kenneth More Theatre		61	61	61	61	244
OS16	187-207 High Road, Ilford	60	60	60			180
OS18	69-126 Ley Street and Opal Mews, Ilford				58	58	116
OS19	Ley Street car park and bus depot, Ilford			54	54	54	162

OS23	Land to south of Winston Way roundabout					50	50
Site A	Wentworth House, Eastern Avenue, Gants Hill			33	32		65
Site B	Eastern Avenue Storage Buildings, Eastern Avenue, Gants Hill					46	46
Site C	Commercial House, Eastern Avenue, Gants Hill			19	18		37
Site D	Montrose House, Eastern Avenue, Gants Hill					18	18
Site E	Car Showroom, Eastern Avenue, Gants Hill			30	31		61
Site F	Woodford Avenue/Eastern Avenue Corner, Gants Hill					58	58
Site G	Woodford Avenue/Cranbrook Road North, Gants Hill					37	37
CCOS03b	Former Ilford Swimming Pool, 468 High Road, Ilford			41	41		82
CCOS04	514-518 High Road, Ilford		4				4
CCOS07	The Joker Public House, Cameron Road, Seven Kings	8					8
CCOS08	Seven Kings Health Centre, Salisbury Road, Seven Kings	6	7				13
CCOS09	Seven Kings Methodist Church and Hall, Balmoral Gardens, Seven Kings				15		15
CCOS11	822 (Tesco) High Road, Goodmayes				88	89	177
CCOS12	Goodmayes Retail Park, High Road, Goodmayes					23	23
CCOS13	Metropolitan Police, 919-925 High Road, Chadwell Heath	23	23				46
CCOS14	Grove Farm, r/o 951-1009 High Road, Chadwell Heath	52	52				104
CCOS15	Chadwell Heath (Grove Farm) Retail Park, High Road, Chadwell Heath		38	37			75
CCOS16	Car Park and Works, corner of Cedar Park Gardens and Wangey Road, Chadwell Heath				29		29
CCOS17	519 Green Lane, Goodmayes	9					9
CCOS18	Car Park rear of 39 Goodmayes Road, Goodmayes					8	8
CCOS20	Telephone Exchange, corner of Kingswood Road and High Road, Goodmayes	14					14
CCOS21	Corner of Wangey Road and Station Road, Chadwell Heath				8		8
CCOS26	Goodmayes Hospital, Barley Lane, Goodmayes				40	40	80
CCOS29	36-48 Goodmayes Road, Goodmayes	10					10

Plan Period Completions/ Projections		680	1081	1015	972	1115	4863
Cumulative Completions		680	1761	2776	3748	4863	
PLAN - Strategic Allocation (annualised)		905	905	905	905	905	4525
MONITOR - No. dwellings above or below cumulative allocation		-8370	-7289	-6274	-5302	-4187	
MANAGE - Annual requirement taking account of past/projected completions		769	961	921	875	777	-338

Appendix F S106 Contributions Secured by Agreement 2010/11

App. Ref:		Agreement Signed	Aff. Housing (£)	Education (£)	Community (£)	CCTV (£)	Public Art/ Archaeology/ Conservation (£)	Health (£)	Transport (£)	Employment (£)	Leisure (Open Space/ Sports/ Library) (£)	Totals (£)
0215/09	Land r/o 78 Brisbane Road, Ilford, IG1 4SL (fronting 4 Quebec Road)	12-Apr-10	0	4,516.00	0	0	0	1,232.00	0.00	0.00	0.00	5,748.
1070/09	207 Cranbrook Road, Ilford, Essex IG1 4TD	14-Apr-10	0	3,387.00	0	0	0	1,332.00	0.00	0.00	0.00	4,719
1597/07	Rear Of 117-131 Manford Way. (Known as 1-4 Hursley Terrace, HAINAULT)	22-Apr-10	0	9,032.00	0	0	0	0.00	2,156.00	0.00	0.00	11,188
3501/07	Land R/O 237-255 Manford Way, HAINAULT. (now known as 1-4 Greenfield Terrace)	22-Apr-10	0	6,774.00	0	0	0	1,600.00	0.00	0.00	0.00	8,374
2764/07	Land Adj. 129, Fencepiece Road, Hainault, FAIRLOP. IG6 2LE	23-Apr-10	0	0	0	0	0	1,060.00	0.00	0.00	0.00	1,060
1958/08	Land at 10 Barclay Oval, Woodford Green, IG8 0PP	28-Apr-10	0	3,292.48	0	0	0	800.00	0.00	0.00	0.00	4,092.48
2707/09 & 2989/06	Greyhound Cottage, 1, Manor Road, Woodford Bridge, IG7 5PF	01-Jun-10	0	6,776.15	0	0	0	1,542.00	0.00	0.00	0.00	8,318.15
0116/10	Land Front Of Scout Hall, (on the North Side of) Hurstleigh Gardens, Ilford, IG5 0RQ	01-Jun-10	0	13,548.00	0	0	0	3,648.00	3,234.00	0.00	0.00	20,430
0251/08	Land adj. 8 Hurstleigh Gardens, Ilford IG5	29-Jun-10	0	4,516.00	0	0	0	1,281.00	0.00	0.00	0.00	5,797
0034/09	Grove Farm, R/O 951-1009, including 1009 High Road, Chadwell Heath, RM6 4FH	15-Jul-10	0	334,184.00	3,750.00	2,500.00	0	21,000.00	16,000.00	0.00	11,211.00	388,645
3195/08	717-721 High Road, Ilford IG1 4TD	19-Jul-10	0	0	0	0	0	1,596.00	0.00	0.00	0.00	1,596

App. Ref:		Agreement Signed	Aff. Housing (£)	Education (£)	Community (£)	CCTV (£)	Public Art/ Archaeology/ Conservation (£)	Health (£)	Transport (£)	Employment (£)	Leisure (Open Space/ Sports/ Library) (£)	Totals (£)
0660/07	Land known as the former Water Company site, Gresham Drive, Chadwell Heath. RM6 4XH	23-Jul-10	0	0	0	0	0	3,708.00	4,851.00	0.00	0.00	8,559
0133/10	196 High Road, South Woodford, IG8 9EF	05-Aug-10	0	0	0	0	0	1,064.00	0.00	0.00	0.00	1,064
2537/08	Site between 35-37 Fairview Drive, Chigwell, IG7 6HS	13-Aug-10	0	5,230.00	0	0	0	4,907.00	0.00	0.00	0.00	10,137
0141/09	Land at Former Britannia Music Site, 60 - 70 Roden Street, Ilford, IG1 2XX	01-Sep-10	0	0	166,000.00	0	0	0.00	750,000.00	80,000.00	0.00	996,000
1094/10	York Hotel, 8, York Road, Ilford, IG1 3AD	07-Sep-10	0	0	0	0	0	0.00	1,056.44	0.00	0.00	1,056.44
1807/09	L/A, 20 Chelmsford Road, South Woodford, E18 2PL (i.e. no.22)	07-Sep-10	0	6,282.36	0	0	0	1,126.00	0.00	0.00	0.00	7,408.36
2423/09	Land adjacent to 37 Quarles Park Road, Romford, RM6 4DE	07-Sep-10	0	4,516.00	0	0	0	1,232.00	0.00	0.00	0.00	5,748
2907/09	74 Somerville Road, Romford, RM6 5AX	08-Sep-10	0	0	0	0	0	532.00	0.00	0.00	0.00	532
1200/10	39 Redbridge Lane East, Barkingside, Essex, IG4 5EU	20-Sep-10	0	57,597.31	0	0	0	16,854.00	11,862.00	0.00	0.00	86,313.31
0422/10	Land rear of 71 Albermarle Gardens, Ilford, Essex, IG2 6DL	30-Sep-10	0	0	0	0	0	532.00	0.00	0.00	0.00	532
0250/08	Land Adj. 357 Fullwell Avenue, Ilford, IG5 0RR	30-Sep-10	0	2,258.00	0	0	0	771.00	0.00	0.00	0.00	3,029
1868/10	3 & 3A Leicester Road, London, E11 2DW	08-Oct-10	0	1,162.00	0	0	0	0.00	0.00	0.00	0.00	1,162
1668/07	41 Cherry Tree Rise, Buckhurst Hill, IG9 6EZ	08-Oct-10	0	0	0	0	0	529.00	0.00	0.00	0.00	529
1243/10	53 York Road, Ilford, Essex, IG1 3AD	11-Oct-	0	0	0	0	0	563.00	0.00	0.00	0.00	563

App. Ref:		Agreement Signed	Aff. Housing (£)	Education (£)	Community (£)	CCTV (£)	Public Art/ Archaeology/ Conservation (£)	Health (£)	Transport (£)	Employment (£)	Leisure (Open Space/ Sports/ Library) (£)	Totals (£)
		10										
1488/10	16-18 Kenilworth Gardens, Ilford, IG3 8DU	14-Oct-10	0	6,774.00	0	0	0	1,542.00	0	0	0	8,316
0256/10	269 High Road, Woodford Green, Essex, IG8 9FB	22-Oct-10	0	0	0	0	0	0.00	1,200.00	0	0	1,200
1788/09	Land between 28- 29 Newton Road, Chigwell, IG7 4AH	29-Oct-10	0	9,032.00	0	0	0	2,464.00	0	0	0	11,496
2530/07	Land Adj. 20 Roding Lane North, Woodford Bridge	01-Nov-10	0	3,292.00	0	0	0	800.00	0	0	0	4,092
1927/09	Land Adj. 29 Cleveland Road, South Woodford, E18 CHURCH END	12-Nov-10	0	4,853.24	0	0	0	1,853.00	0	0	0	6,706.24
1449/10	Land at 86 Gordon Road, Ilford, IG1 1SR	02-Dec-10	0	0	0	0	0	563.00	0	0	0	563
1015/09	51-53 George Lane, South Woodford, E18 1LN	03-Dec-10	0	0	0	0	0	1,279.00	0	0	0	1,279
2432/09	29 The Broadway, Woodford Green, Essex, IG8 0HQ	03-Dec-10	0	1,743.00	0	0	0	563.00	0	0	0	2,306
2109/09	30 The Broadway, Woodford Green, Essex, IG8 0HQ	03-Dec-10	0	1,743.00	0	0	0	563.00	0	0	0	2,306
0526/10	Unit 5, Goodmaynes Retail Park, 850 High Road, Romford RM6 (i.e. Curry's site)	03-Dec-10	0	0	0	0	0	0.00	5,390.00	3,759.00	0	9,149
2877/09	Land and Garages on the east side of (adjacent to 57) Buckingham Road, South Woodford E18 2NH	17-Dec-10	0	7,905.51	0	0	0	1,542.00	0	0	0	9,447.51
1266/09	Knightsbridge Bakeware, Chadwell Heath Lane, Romford, RM6 4NP	14-Jan-11	0	38,386.00	0	0	0	14,854.00	9,164.00	0	0	62,404
1972/10	60 Cranbrook Road, Ilford, IG1 4NQ	17-Jan-	0	0	0	9,410.0	0	0.00	1,334.00	9,726.00	0	20,470

App. Ref:		Agreement Signed	Aff. Housing (£)	Education (£)	Community (£)	CCTV (£)	Public Art/ Archaeology/ Conservation (£)	Health (£)	Transport (£)	Employment (£)	Leisure (Open Space/ Sports/ Library) (£)	Totals (£)
		11				0						
0957/10	Land adj. 57 Onslow Gardens, South Woodford, London, E18 1ND	21-Jan-11	0	4,517.44	0	0	0	1,542.00	0	0	0	6,059.44
1977/10	3rd Floor, City House, 9-17 Cranbrook Road, Ilford, IG1 4EG	24-Jan-11	0	0	0	0	0	0	1,600.00	2,148.00	0	3,748
0572/09	41-43 St Ronans Crescent, Woodford Green, IG8 9DQ	10-Feb-11	0	4,188.24	0	0	0	1,778.00	0	0	0	5,966.24
2740/10	Chepstow, Leicester Road, London, E11 2DW	11-Feb-11	140,000	53,092.00	7,584.00	0	5,000.00	40,000.00	0	0	4,324.00	250,000
1257/10^	36, 38 & 38a, Woodford Avenue, Ilford, IG2 6XQ	22-Feb-11	0	0	0	0	0	0	0	0	0	0.00
1703/10	87 Cranbrook Road, Ilford, IG1 4PG	02-Mar-11	0	5,646.80	0	0	0	980.00	0	0	0	6,626.80
1338/10	Land adjoining 1 Flora Gardens, Romford, RM6 4BQ	07-Mar-11	0	5,645.00	0	0	0	1,542.00	0	0	0	7,187
2007/10	35 High Street, Barkingside, IG6 2DQ	08-Mar-11	0	0	0	0	0	563.00	0	0	0	563
2155/10	581- 587, High Road, Woodford Green, IG8 ORD	22-Mar-11	0	24,838.00	0	0	0	6,389.00	5,930.00	0	0	37,157
0681/08 & 0368/11	74 + 74a , Nightingale Lane Wanstead, SNARESBROOK.	25-Mar-11	0	17,560.00	0	0	0	4,928.00	4,192.00	0	0	26,680
0272/10	417 - 419 High Road, Woodford Green, IG8 0XG	28-Mar-11	0	3,388.08	0	0	0	0	0	0	0	3,388.08
1253/10	Rear of 168-174, High Road, Woodford Green, IG8 9EF	28-Mar-11	0	0	0	0	0	1,176.00	0	0	0	1,176
TOTAL	Agreements for developments implemented/to be implemented	50	140,000	655,675.61	177,334	11,910	5,000	151,830	817,969.44	95,633	15,535	2,070,887.05

Date 23 November 2011	Classification Public	Committee Local Development Framework Advisory Committee
From Chief Planning & Regeneration Officer		Title of Report Local Development Scheme 2011- 2014

This report is of interest to all Members

1 Executive Summary

- 1.1 A Local Development Scheme (LDS) is a rolling three year project plan setting out all the Development Plan Documents to be produced by the Council and the timetable for their preparation. A key requirement of the Planning and Compulsory Purchase Act 2004 is for local planning authorities to have Local Development Schemes, (with original Schemes to be in place by 31 March 2005) and document preparation progressed in accordance with the milestones set out therein.
- 1.2 As part of the preparation of the Redbridge LDF Monitoring Report for 2010/11 a review of the Local Development Scheme has been undertaken. Therefore, in order to programme in updated timescales for emerging documents proposed amendments have been made to the Local Development Scheme.
- 1.3 On 27 June 2008 the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 came into effect, which also gave the Mayor of London the power to direct changes to London Boroughs' Local Development Schemes. The Council has therefore been required to seek approval from both Communities and Local Government and the Mayor of London. The current version of the LDS (2009-2012) was approved by the Mayor of London and Government Office for London on 27th May 2009.
- 1.4 The Localism Bill makes changes to the planning system and is currently going through Parliament. It proposes that Councils must still prepare and maintain a Local Development Scheme specifying the documents that will be Development Plan Documents, their subject matter and area and the timetable for their preparation and revision. However, there will no longer be a requirement to submit the Local Development Scheme to the Secretary of State and the Mayor of London. There will be flexibility to decide how best to present this information to the public, including on-line timetables.
- 1.5 An amended Local Development Scheme is attached as Appendix 1.

2 Recommendation

That the Advisory Committee:

- 2.1 Note and comment on the scope and content of the amended Local Development Scheme (attached as Appendix 1).
- 2.2 Commend the Local Development Scheme (attached as Appendix 1) to Cabinet, prior to publication.

**THE DECISIONS PROPOSED IN THE RECOMMENDATIONS TO THIS REPORT MAY NOT BE
REQUISTIONED IN ACCORDANCE WITH STANDING ORDER 54.1 (r).**

Contact Name: John Pearce

Service Area: Planning & Regeneration
Position: Head of Planning Policy & Environment
Contact No: 020 8708 2843
E-mail: john.pearce@redbridge.gov.uk

3 Background:

- 3.1 A review of the approved Local Development Scheme (2009/ 12) was undertaken as part of the Council's 2010/11 Redbridge LDF Monitoring Report. To reflect the findings of the LDF Annual Monitoring Report and the Planning and Regeneration Service Plan, and provide further details on emerging Local Development Documents, changes are proposed in respect of the approved Scheme. These are set out in more detail below and an amended Local Development Scheme is attached as Appendix 1.

4 Review of Adopted Local Development Scheme

- 4.1 The Local Development Scheme needs to be updated to take into account of progress made since the current 2009/12 version.
- 4.2 The Inspector's final report for the Crossrail Corridor AAP was received in August and the document was formally adopted at the 15 September 2011 meeting of the full Council. The 2009 LDS anticipated that this document would be adopted by March 2011. This slippage has occurred from limitations on staff resources and extended consultations that took place with service providers and it is recommended that the LDS now reflects the adoption accordingly.

Document	Updated Milestone	Dates	Reason for Change
Crossrail Corridor Area Action Plan	Background Research	June 2008- March 2009	Limitations to staff resources and extended consultation which took place with service providers to ensure strong implementation of infrastructure requirements.
	Early Stakeholder Engagement and Community Involvement setting out Issues	November 2008- April 2009	
	Preparation of Issues and Options Report and Sustainability Appraisal	December 2008- March 2009	
	Publish Issues and Options Report and Sustainability Appraisal for consultation	May- June 2009	
	Preparation of Submission Core Strategy and Sustainability Appraisal	June 2009- August 2010	
	Pre- Submission Core Strategy and Sustainability Appraisal published for consultation.	September- October 2010	
	Submit DPD and Sustainability Appraisal to Secretary of State.	December 2010	
	Examination	April 2011	
	Inspector's report	August 2011	
	Adoption and Publication	September 2011	

- 4.3 The Joint Waste Development Plan Document was submitted to the Secretary of State on 30th November 2011 and the Inspector appointed to carry out an Examination in Public held hearings on 5, 6 and 7 April at Barking Town Hall. The Inspector had no major concerns about the soundness of the document and his draft report was received on 26th October 2011. This will potentially allow the document to be adopted at the January 2012 meeting of the full Council. The 2009 LDS advertised that this document would be adopted by June 2010. This slippage results from a revision of waste policy of targets at the regional level

through the Mayor's Replacement London Plan and the difficulties co-ordinating DPD production between four separate Planning Authorities.

Document	Updated Milestone	Dates	Reason for Change
Joint Waste DPD	Background Research	September 2006-February 2009	Difficulties of co-ordinating the DPD production between four separate Planning Authorities and in particular the committee structure and decision-making timeframes.
	Consultation on Preferred Options	March- April 2008	
	Preparation of Submission DPD and Sustainability Appraisal	May 2008- June 2009	
	Public consultation on pre-submission DPD	August-September 2009	
	Consideration of consultation responses and drafting of submission DPD	September 2009-June 2010	
	Submit Core Strategy and Sustainability Appraisal to Secretary of State.	November 2010	
	Examination	April 2011	
	Inspector's report	Autumn 2011	
	Adoption and Publication	January 2012	

- 4.4 To take account of available resources and updated work programmes, it is also proposed to amend some future milestones.
- 4.5 A review of the Core Strategy is underway which responds to a binding recommendation of the Planning Inspector that the housing target be reviewed after 5 years in light of identified capacity and borough level housing targets set in the London Plan. Furthermore, since the adoption of the Core Strategy in 2008, a number of other evidence base documents have emerged or been updated, together with substantial changes in the planning policy context in which documents are prepared, notably the economic downturn, national and regional approaches to climate change, and changing infrastructure requirements across the borough.
- 4.6 In order to progress this review it is necessary to programme updated timeframes for the Core Strategy Review into the 2011-14 Local Development Scheme in light of completed background research. The 2009-12 LDS advised that the Core Strategy Review would be adopted by July 2012; however, this needs to be adjusted to December 2013 due to additional background research requirements than originally timetabled, as well as changes to national Government guidance through the emergence of the Draft National Planning Policy Framework and Localism Bill; staffing reductions and the publication of the Replacement London Plan.
- 4.7 Evidence base collection has been undertaken between January 2009 and February 2011 and LDF Advisory Committee has previously considered a series of research reports and background evidence to inform the Core Strategy Review, including the Open Space Assessment, Green Belt Review, School Site Research, LDF Annual Monitoring Report, Local Economic Assessment and Community Infrastructure Plan.
- 4.8 An initial Issues and Options leaflet has been published with consultation taking place in September/ October 2011 (presented to LDF Advisory Committee on 13 July 2011). The results of the consultation and the issues raised by community members and other stakeholders will provide a basis to prepare a more detailed Preferred Options report in early 2012. This is expected to be published for a full public consultation in mid 2012.
- 4.9 These amendments are shown along with other proposed updates in the table overleaf:

Document	Updated Milestone	Dates	Reason for Change
Core Strategy Review	Background Research (Strategic Housing Land Availability Assessment, Strategic Housing Market Assessment, Open Space Assessment, Green Belt Review and Community Infrastructure Plan)	January 2009-February 2011	Length of time taken to complete background research and changes to national Government and London Plan.
	Early Stakeholder Engagement and Community Involvement setting out Issues	September-October 2011	
	Preparation of Preferred Options Report and Sustainability Appraisal	August 2011-April 2012	
	Publish Preferred Options Report and Sustainability Appraisal for consultation	May- June 2012	
	Preparation of pre-submission Core Strategy and Sustainability Appraisal	June- September 2012	
	Pre- Submission Core Strategy and Sustainability Appraisal published for consultation.	October-November 2012	
	Submit Core Strategy and Sustainability Appraisal to Secretary of State.	February 2013	
	Pre-Examination meeting	April 2013	
	Examination	June 2013	
	Inspector's report	October 2013	
	Adoption and Publication	December 2013	

4.10 The Minerals DPD will set a policy framework for the extraction of minerals, considering what the issues are for Redbridge, and what options are open to the Council in terms of achieving its objectives in a sustainable manner, and in accordance with national, regional and local guidance. The full public consultation on the Issues and Options document took place between 14 June and 26 July 2010, and the pre submission consultation will take place between December 2011 and January 2012. Submission is now scheduled for March 2012, rather than May 2011 as advised in the 2009 LDS. This slippage results from the changes to the aggregates target set through the Replacement London Plan (published July 2011), and ongoing dialogue with the London Borough of Havering.

4.11 These amendments are shown along with other proposed updates in the table below:

Document	Updated Milestone	Dates	Reason for Change
Minerals DPD	Background Research	October 2008–December 2009	To reflect on-going dialogue and information sharing with London Borough of Havering and changes to the aggregates target set through the London
	Early Stakeholder and Community Engagement	January 2009-January 2010	
	Preparation of Issues & Options Report and Sustainability Appraisal	January-April 2010	

	Publish Issues Options report and Sustainability Appraisal for consultation	June-July 2010	Plan.
	Preparation of submission DPD and Sustainability Appraisal.	August 2010-June 2011	
	Public consultation period on pre-submission DPD	December 2011-January 2012	
	Submit DPD and Sustainability Appraisal to Planning Inspectorate	March 2012	
	Pre-Examination Meeting	April 2012	
	Examination	June 2012	
	Inspector's report	October 2012	
	Adoption and publication	December 2012	

- 4.12 Supplementary Planning Documents are not non-statutory plans that are not scrutinised by a Planning Inspector and can be formally adopted by the Council's Cabinet. SPDs do not set policy, but expand upon or explain how policies in adopted DPDs should be applied. They are not required to form part of the LDS. A Householder Design Guide Supplementary Planning Document has been prepared to assist Redbridge residents (and/ or their agents and architects) when considering extensions or alterations to their home. It seeks to promote a good standard of design and construction of domestic extensions and alterations whether under with planning permission or under permitted development. A formal consultation period on the SPD, which included the report being referred to Area Committees, ended in April 2011. The consultation responses will help shape the final SPD which is expected to be adopted by Cabinet in January 2012.
- 4.13 The Council is preparing a Sustainable Design and Construction SPD which is being prepared to provide guidance on the Council's sustainability requirements for new development, as well as for extensions and conversions. Following consideration by the Local Development Framework Advisory Committee, the draft Sustainable Design and Construction SPD will be presented to the Cabinet Member for Planning and Regeneration for approval to consult the public. Consultation is intended to occur for a six week period over September and October 2011, and the revised SPD is scheduled to go to Cabinet for approval in January 2012. Once adopted this will supersede the current Sustainable Design and Construction SPG which was adopted in 2005.

5 The Next Steps

- 5.1 The Local Development Scheme will be submitted to Cabinet for consideration. Subject to the approval of Cabinet it will be submitted to the Secretary of State and Mayor of London. There is then a four-week period for the Secretary of State and Mayor of London to consider the Scheme and issue any directions for change if considered necessary. At the end of this period, providing there is no intervention from the Secretary of State or Mayor of London, the Council can bring the Local Development Scheme into effect.

6 Comments of the Director of Finances and Resources

- 6.1 This report is requesting that your Committee notes and comments on the amended Local Development Scheme and commends it to Cabinet prior to publication.

- 6.2 The cost of the review of the Local Development Scheme is met from the existing budgetary provisions of the Planning and Regeneration Service Area.
- 6.3 The Local Development Scheme sets out all the Development Plan Documents to be produced by the Council. The Documents identify areas which may have financial implications for the Council and these would be reported to Members as appropriate.

7 Comments of the Borough Solicitor and Secretary

- 7.1 Section 15 of the Planning and Compulsory Purchase Act 2004 ('the Act') requires the Council to prepare and maintain a scheme known as the local development scheme (the "LDS"). This scheme must specify, among other things, which documents are to be local development documents and which of these are to be development plan documents. The documents specified in the LDS collectively make up the Council's Local Development Framework ("LDF"). Each of the individual local development documents which together form the LDF are prepared and adopted separately. The LDS is, in effect, the project plan for the preparation of the LDF.
- 7.2 Section 15 (8) of the Act requires the Council to revise their LDS as appropriate or when directed to by the Secretary of State.
- 7.3 Section 15 (3) of the Act requires the Council to submit the LDS to the Secretary of State and comply with any directions given by the Secretary of State to amend it (Section 15 (6)). Section 15 (9) makes this obligation apply equally to any revisions made to the scheme as part of its maintenance and regular review.
- 7.4 Regulation 10 of The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 also requires any revision of the LDS to be submitted to the Mayor of London and regulation 11 allows the Mayor of London to make a direction under section 15(4) to amend it.
- 7.5 Regulation 11(6) allows both the Secretary of State and the Mayor of London four weeks from the day the Council submits the LDS to make a direction under section 15(4) that an amendment is required or to give notice that more time is required to consider the revision.

Background Information

Appendix 1: Local Development Scheme 2011/14

Local Development Framework

Local Development Scheme – 2011/2014

London Borough of Redbridge

Planning & Regeneration

November 2011

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1 Introduction

1.1 Introduction

1.1.1 The Planning and Compulsory Purchase Act 2004, requires Planning Authorities to prepare a Local Development Scheme (LDS). The LDS is a three-year project plan setting out all the Development Plan Documents (DPDs) within the Local Development Framework (LDF), along with a timetable for their preparation. Until recently, Planning Authorities were also required to list their Statement of Community Involvement and any Supplementary Planning Documents. However, S.180 of the Planning Act 2008 removed the need for this. Accordingly, these types of documents are no longer dealt with in detail in the LDS.

1.1.1 The Localism Bill is currently going through Parliament, and may be subject to further amendments. It proposes to remove the requirement for Local Planning Authorities to submit their schemes to the Secretary of State and the Mayor of London. However, it makes provisions for certain interventions by the Secretary of State or Mayor of London. It also maintains the requirement to produce an LDS and keep it up to date. Local Planning Authorities should ensure that the information is current about the state of the authority's compliance (or non compliance) with the original timetable.

1.2 Significant Milestones Achieved To Date

1.2.1 The Council has made significant progress in preparing key DPDs for the Borough and now has one of the most complete LDFs in the country. The following DPDs have all now been adopted:

- Core Strategy (adopted March 2008) – sets out the vision and strategic objectives for the Borough. The document also explains it relates to the London Plan and other Borough plans and initiatives such as the Sustainable Community Strategy.
- Borough Wide Primary Policies (adopted May 2008) – translates the strategic policies of the Core Strategy into more detailed policies used to assess planning applications. This DPD is therefore the practical expression of the Core Strategy for the purposes of development control.
- Development Sites with Housing Capacity (adopted May 2008) – identifies sites considered to be suitable for housing and mixed-use development. In some town centres, additional housing sites are identified through Area Action Plans.
- Development Opportunity Sites (adopted May 2008) – identifies sites for development (other than housing and mixed-use) for a variety of uses, including transport network improvements, cultural and recreational facilities and community uses.
- Ilford Town Centre Area Action Plan (adopted May 2008) - provides locally-specific planning policies for a key area of change within the Borough (as identified in the Core Strategy).
- Gants Hill District Centre Area Action Plan (adopted May 2009) sets out planning policies and identifies development sites for the regeneration of this District Centre.
- Crossrail Corridor Area Action Plan (adopted September 2011) identifies specific planning policies for the Corridor and provides a framework to guide development and provide opportunities for change. It identifies enhancement and development opportunity sites, and outline appropriate uses and basic design and development principles and promotes social inclusion.
- Proposals Map (adopted May 2008) - a borough-wide map that illustrates land use designations relating to policies and proposals set out in the Core Strategy, Borough Wide Primary Policies, Development Sites with Housing Capacity and Development Opportunity Sites DPDs.

1.2.2 Work is also proceeding on three new DPDs:

- The Joint Waste Strategy DPD has been jointly produced by the London Boroughs of Redbridge, Havering, Newham and Barking and Dagenham for the East London Waste Authority area. It sets out the planning strategy for sustainable waste management to enable the adequate provision of waste management facilities (including disposal) in appropriate locations for municipal, commercial and industrial, construction and demolition and hazardous waste. It is expected to be

adopted by full Council in January 2012. The 2009 LDS advertised that this document would be adopted by June 2010. This slippage results from the difficulties co-ordinating DPD production between four separate Planning Authorities and the different Committee timeframes, in addition to EIP delays.

- The Minerals DPD will set a policy framework for the extraction of minerals, considering what the issues are for Redbridge, and what options are open to the Council in terms of achieving its objectives in a sustainable manner, and in accordance with national, regional and local guidance. The full public consultation on the Issues and Options document took place between 14 June and 26 July 2010. Submission is now scheduled for March 2012, rather than May 2011 as advised in the 2009 LDS. This slippage results from the need for information sharing and on-going dialogue with London Borough of Havering, and changes to the aggregates target set through the Replacement London Plan (published July 2011).
- A review of the Core Strategy is underway, potentially incorporating the Borough Wide Primary Policies DPD as required. This responds to a binding recommendation of the Planning Inspector that the housing target be reviewed after 5 years in light of identified capacity and borough level housing targets set in the London Plan. Furthermore, since the adoption of the Core Strategy in 2008, a number of other evidence base documents have emerged or been updated, together with substantial changes in the planning policy context in which documents are prepared, notably the economic downturn, national and regional approaches to climate change, and changing infrastructure requirements across the borough. Considering the scope of the Core Strategy Review parts of the Borough Wide Primary Policies DPD will be superseded, and therefore, this document could be included in the Review. Submission is now scheduled for February 2013, rather than September 2011 as advised by the 2009- 12 LDS. This slippage is a result of the length of time that background research has taken to complete; staffing reductions; changes to national Government through the emergence of the Draft National Planning Policy Framework and Localism Bill; and the publication of the Replacement London Plan.

- 1.2.1 The Community Infrastructure Levy (CIL) (as set out in the Planning Act 2008) is a new system of developer contributions and is intended to supplement other public sector funding streams to ensure that new community infrastructure (such as schools and health care facilities) can be provided to keep pace with population growth. CIL is set locally and will become a standard charge per square metre applied to all developments, with the exception of social housing, buildings used by charities and buildings into which people do not normally go, or go only for routine maintenance of plant or equipment. The charge will be imposed at the time planning permission is granted and normally be paid at the commencement of development.
- 1.2.2 CIL will replace Section 106 contributions for general types of community infrastructure, however Section 106 will still be used for site specific mitigation measures that are required to make a development acceptable (such as a new access road) as well as for affordable housing provision.
- 1.2.3 CIL is to be paid according to a Charging Schedule prepared by the Charging Authority. In February and March 2011 London Borough of Redbridge consulted on a Preliminary Draft Charging Schedule. Following consideration of all the representations it received, the Council published a Draft Charging Schedule for further consultation between 10 May and 10 June 2011. In light of the formal representations received during the draft consultation, the draft charging schedule was formally submitted on 22nd June 2011 to the Planning Inspectorate for independent examination, in accordance with section 212 of the Planning Act 2008. The Inspector recommended that the Charging Schedule be approved in its current form. The Council anticipate that the CIL Charging Schedule be considered by full Council for implementation at its meeting in November 2011. This could potentially allow CIL to be implemented from 1st January 2012.

2 Background to Local Development Frameworks

2.1 Introduction

- 2.1.1 The LDF comprises different sorts of Local Development Documents and these are described below. The LDS contains details of the production timetable of those documents known as “Development Plan Documents” (DPDs).

2.2 Local Development Framework

- 2.2.1 LDFs have a ‘spatial planning approach’ and link with the Council’s Sustainable Community Strategy and other local and regional initiatives to achieve an improved environment and quality of life for communities. Previously, development plans (such as the Council’s old Unitary Development Plan) were solely focused on land-use issues and were mainly used to assess planning applications. The LDF has a more integrated approach to development and reflects partnerships with different agencies to address social, economic and environmental issues.
- 2.2.2 A significant concern of the LDF is to improve community and stakeholder involvement from the outset. This commitment is reinforced by the requirement for all Local Authorities to produce a Statement of Community Involvement (see paragraph 2.4). Also, the Planning and Compulsory Purchase Act 2004 requires monitoring of the production and implementation of the plans through Local Development Schemes and Annual Monitoring Reports (see paragraphs 2.5 and 2.7). Although when the Local Bill comes into force these requirements will be amended.
- 2.2.3 Figure 1 illustrates the different types of Local Development Documents that make up a Local Development Framework.

2.3 The Local Development Scheme

- 2.3.1 The LDS is a 3-year project plan setting out all the DPDs to be produced along with a timetable for their preparation. It allows the community and stakeholders to find out about the Council’s future intentions for the planning of the borough.

2.4 Statement of Community Involvement

- 2.4.1 The Statement of Community Involvement explains how and when the community and stakeholders will be involved in the preparation of Local Development Documents and consulted on significant planning applications. All Local Development Documents must be produced in accordance with the Statement of Community Involvement. This document is not shown within the LDS but is available for viewing on the Planning and Regeneration Service web pages:

http://www.redbridge.gov.uk/cms/planning_land_and_buildings/planning_policy_regeneration/local_development_framework/community_involvement.aspx

2.5 Local Development Documents

- 2.5.1 There are two types of Local Development Documents:

Development Plan Documents (DPDs): These plans are statutory and are scrutinised by a Planning Inspector at an examination. DPDs comprise a Core Strategy, Site-specific allocations, and Area Action Plans.

Supplementary Planning Documents (SPDs): These are non-statutory plans that are not scrutinised by a Planning Inspector and can be formally adopted by the Council’s Cabinet. SPDs do not set policy, but

expand upon or explain how policies in adopted DPDs should be applied. The list of adopted SPD is as follows:

- Nature Conservation SPD (June 2006)
- Trees and Landscaping SPD (June 2006)
- Planning Obligations Strategy SPD (June 2006)
- Percent for Art, Archaeology and Conservation SPD (June 2006)
- Wanstead Park Conservation Area Enhancement Scheme SPD (May 2007)
- Wanstead Village Conservation Area Enhancement Scheme SPD (May 2008)
- Affordable Housing SPD (March 2009)

Redbridge still uses some older planning guidance, known as Supplementary Planning Guidance as follows:

- Amenity Space and Residential Development SPG (October 2005)
- Shopfront and Fascia Design (Outside of Conservation Areas) SPG (November 2004)
- Shopfront Design Guidance (Listed Building and Conservation Areas) SPG (2004)
- Urban Design Framework SPG (March 2004)
- Sustainable Design and Construction SPG (May 2005)

- 2.5.1 A Householder Design Guide Supplementary Planning Document has been prepared to assist Redbridge residents (and/ or their agents and architects) when considering extensions or alterations to their home. It seeks to promote a good standard of design and construction of domestic extensions and alterations whether under with planning permission or under permitted development. A formal consultation period on the SPD, which included the report being referred to Area Committees, ended in April 2011. The consultation responses will help shape the final SPD which is expected to be adopted by Cabinet in January 2012.
- 2.5.2 The Council is preparing a Sustainable Design and Construction SPD which is being prepared to provide guidance on the Council's sustainability requirements for new development, as well as for extensions and conversions. A public consultation occurred for a six week period over September and October 2011, and the revised SPD is scheduled to go to Cabinet for approval in January 2012. Once adopted this will supersede the current Sustainable Design and Construction SPG which was adopted in 2005.
- 2.5.3 These documents are not shown within this LDS but will be available for viewing on the Planning and Regeneration web pages:

http://www.redbridge.gov.uk/cms/planning_land_and_buildings/planning_policy_regeneration/local_development_framework/supplementary_planning_docs.aspx

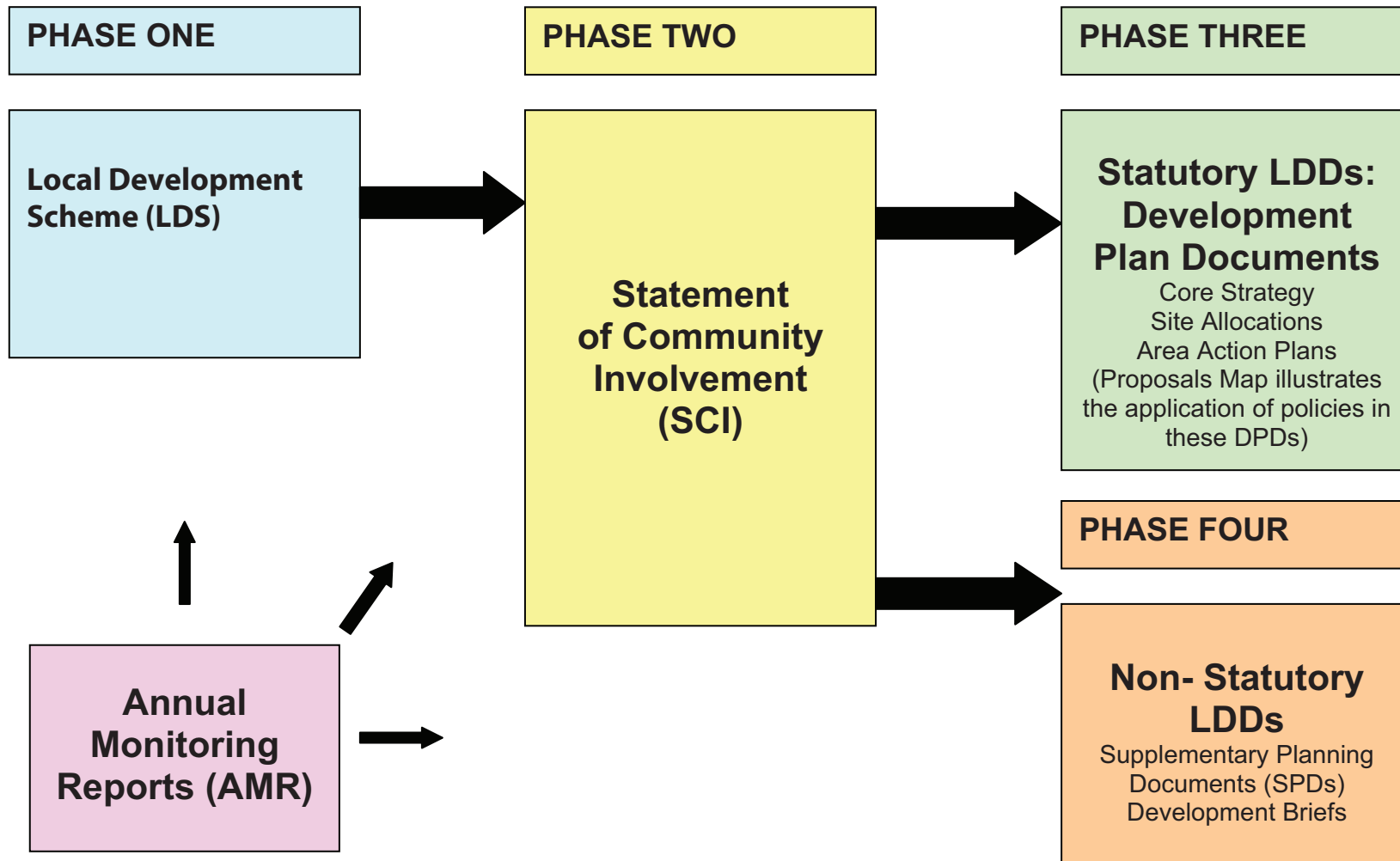
2.6 Sustainability Appraisal & Strategic Environmental Assessment

- 2.6.1 All Development Plan Documents are subject to a Sustainability Appraisal and Strategic Environmental Assessment to ensure that social, economic and environment considerations are an integral part of policy development.

2.7 Monitoring Reports

2.7.1 Local Development Frameworks must be continuously monitored. Local Authorities are required to produce Monitoring Reports that assess the progress of the LDS and the extent to which policies in the DPDs are being achieved. The AMR may indicate that the LDS needs to be revised and up-dated if milestones have not been met or that a DPD needs to be altered or deleted, or that new DPDs or policies are required.

Figure 1: Components of the Local Development Framework



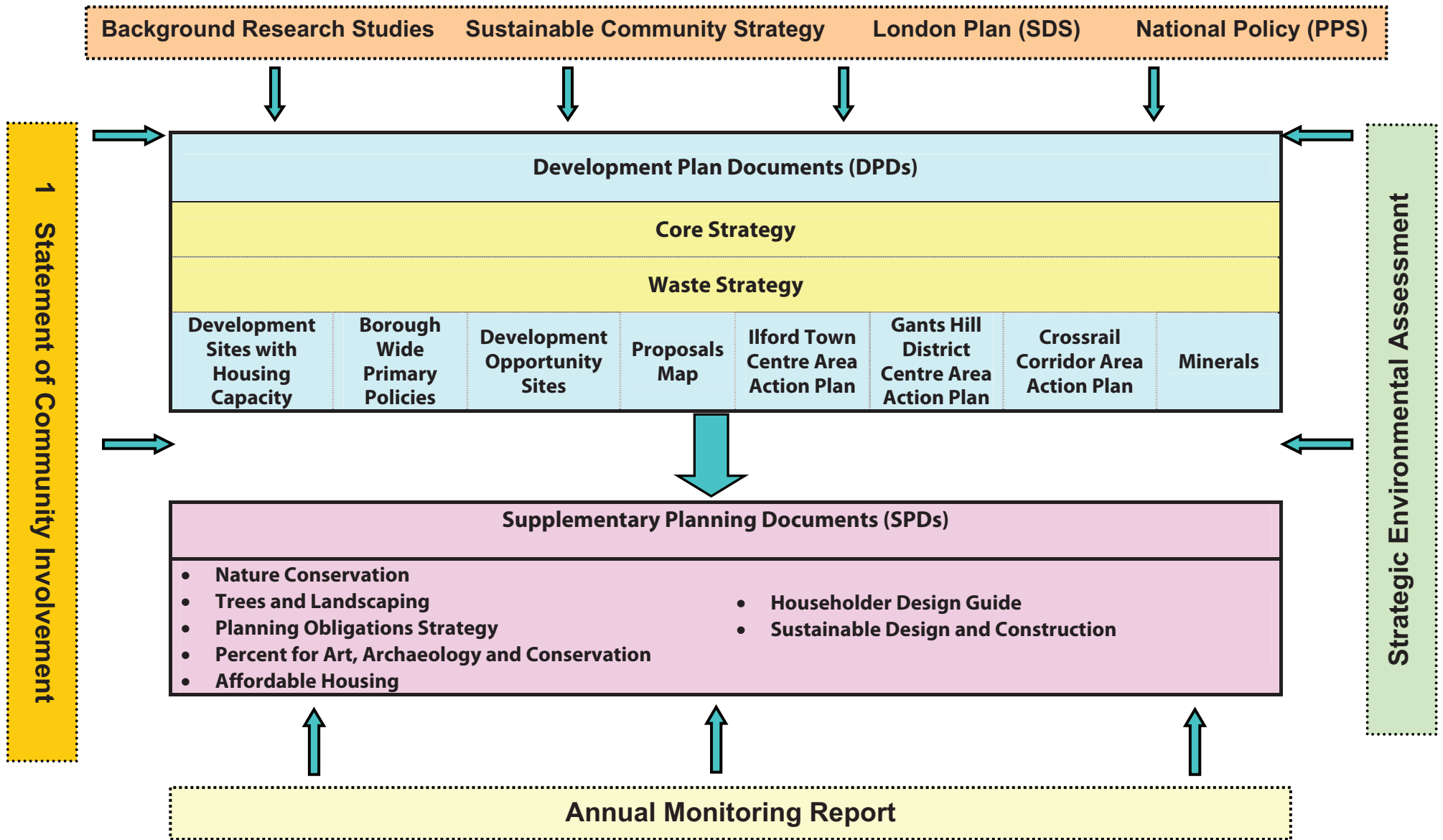
3 The Development Plan Documents for Redbridge

3.1 The schedule below outlines all the DPDs that the Council has, or proposes to produce, and indicates how these relate to each other and with national and regional planning policy (i.e. the 'chain of conformity'). Figure 2 illustrates the LDF in diagrammatic form. Chapter 4 contains a brief description of each DPD and includes a timetable for production of those documents still being prepared.

Local Development Framework for Redbridge					
Document Title	Status	Brief Description	Geographical coverage	Chain of Conformity	Scheduled date of adoption
Development Plan Documents (DPDs) – Borough Wide					
Core Strategy	DPD	Sets out the Council's Spatial Vision, Strategic Objectives and Strategic Policies. It paints the 'big picture' for future change in Redbridge, taking account of social, environmental and economic issues.	Borough wide	General conformity with London Plan - SDS and national Planning Policy Statements All other LDDs will conform with Core Strategy	Adopted (March 2008) Review version expected to be adopted December 2013
Waste Strategy	DPD	Strategy for the disposal of waste for the whole of East London jointly produced by the London Boroughs of Redbridge, Havering, Newham and Barking & Dagenham	East London wide including the whole of Borough	General conformity with London Plan - SDS and national Planning Policy Statements Will conform with Core Strategies for all the Boroughs	Expected to be adopted January 2012
Borough Wide Primary Policies	DPD	Translates the strategic policies of the Core Strategy into more detailed policies. These policies are in turn applied to the assessment of planning applications.	Borough wide	To conform with Core Strategy	Adopted (May 2008)
Proposals Map	DPD	Illustrates on a map base, the geographical extent of all policies and proposals identified in the various Local Development Documents.	Borough wide	To conform with Core Strategy	Adopted (May 2008)

Local Development Framework for Redbridge					
Document Title	Status	Brief Description	Geographical coverage	Chain of Conformity	Scheduled date of adoption
Development Sites with Housing Capacity	DPD	Identifies sites suitable for housing and mixed-use development. In some town centres, additional housing sites will also be identified through Area Action Plans.	Borough wide	To conform with Core Strategy	Adopted (May 2008)
Development Opportunity Sites	DPD	Identifies sites for development (other than housing and mixed-use) for a variety of uses, including transport network improvements, cultural and recreational facilities and community uses.	Borough wide	To conform with Core Strategy	Adopted (May 2008)
Minerals	DPD	Elaborates in more detail the policies set out in the Core Strategy, including how apportionment set out in the London Plan will be met and the identification of sites.	Borough wide	To conform with Core Strategy	Expected to be adopted December 2012
Development Plan Documents (DPDs) – Area Action Plans					
Ilford Town Centre Area Action Plan	DPD	Elaborates in more detail the policies set out in the Core Strategy to provide a detailed policy framework for the Centre and to identify sites for particular uses.	Ilford Town Centre as defined on Proposals Map	To conform with Core Strategy	Adopted (May 2008)
Gants Hill District Centre Area Action Plan	DPD	Elaborates in more detail the policies set out in the Core Strategy to provide a detailed policy framework for the Centre and to identify sites for particular uses.	Gants Hill Town Centre as defined on Proposals Map	To conform with Core Strategy	Adopted (May 2009)
Crossrail Corridor Area Action Plan	DPD	Elaborates in more detail the policies set out in the Core Strategy to provide a detailed policy framework for the area and to identify sites for particular uses.	Route of the former Roman Road, extending eastwards from Ilford to boundary with Barking & Dagenham in Chadwell Heath (now known as the High Road).	To conform with Core Strategy	Adopted (September 2011)

Figure 2: Local Development Framework for Redbridge



4 Development Plan Document Profiles

4.1 Introduction

4.1.1 This Chapter outlines all the DPDs which make-up the Council's LDF. Where DPDs are being prepared or are new to the LDS, anticipated milestone dates are shown.

4.2 Adopted Documents

Core Strategy

Role & Subject:	The Core Strategy sets out the vision and strategic objectives for the Borough. A key diagram showing the spatial arrangements of key resources across the Borough e.g. rail and road corridors will illustrate the strategic themes. The document will also explain how the Core Strategy relates to the Spatial Development Strategy for Greater London (London Plan) and other Borough plans and initiatives such as the Sustainable Community Strategy. All other Development Plan Documents will comply with the Core Strategy.
Geographical coverage:	Borough wide
Status:	Development Plan Document
Conformity:	Consistent with Spatial Development Strategy (London Plan) National Policy guidance contained in Planning Policy Guidance notes (PPGs) and ODPM Planning Policy Statements (PPSs), and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted (March 2008)
Monitoring & Review	Implementation of the DPD is detailed in the AMR. Document will be reviewed within 5 years of adoption as per binding recommendation of Planning Inspector.

Borough Wide Primary Policies

Role & Subject:	Translates the strategic policies of the Core Strategy into more detailed policies. These detailed policies are in turn applied to the assessment of planning applications.
Geographical coverage:	Borough wide
Status:	Development Plan Document
Conformity:	Consistent with Core Strategy (LDD), Spatial Development Strategy (London Plan) National Policy guidance contained in Planning Policy Guidance notes (PPGs) and ODPM Planning Policy Statements (PPSs), and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted (May 2008)

Monitoring & Review	Implementation of the DPD is detailed in the AMR. Document will be reviewed where AMR indicates necessary.
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Proposals Map

Role & Subject:	Illustrates on a map base, the geographical extent of all policies and proposals identified in the various Local Development Documents.
Geographical coverage:	Borough wide
Status:	Development Plan Document
Conformity:	Consistent with adopted Development Plan Documents
Preparation Status:	Adopted (May 2008)
Monitoring & Review	The Proposals Map will be amended when and if required to illustrate changes to DPD policies.

Development Sites with Housing Capacity

Role & Subject:	Sets out how the Borough will achieve the Housing Targets specified by the Spatial Development Strategy (London Plan) and identifies sites suitable for housing and mixed-use development. In some town centres, additional housing sites will also be identified through Area Action Plans.
Geographical coverage:	Borough wide
Status:	Development Plan Document
Conformity:	Consistent with Core Strategy (LDD), Spatial Development Strategy (London Plan) National Policy guidance contained in Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) in particular PPG3, and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted (May 2008)
Monitoring & Review	Implementation of the DPD is detailed in the AMR. Document will be reviewed where AMR indicates necessary.

Development Opportunity Sites

Role & Subject:	Identifies sites for development (other than housing and mixed-use) for a variety of uses, including transport network improvements, cultural and recreational facilities and community uses.
Geographical coverage:	Borough wide
Status:	Development Plan Document
Conformity:	Consistent with Core Strategy (LDD), Spatial Development Strategy (London Plan) National Policy guidance contained in Planning Policy

	Guidance notes (PPGs) and ODPM Planning Policy Statements (PPSs), and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted (May 2008)
Monitoring & Review	Implementation of the DPD is detailed in the AMR. Document will be reviewed where AMR indicates necessary.

Iford Town Centre Area Action Plan

Role & Subject:	The Action Plan will identify specific planning policies for the town centre and provide a framework to guide development and promote opportunities for change. The document will identify enhancement and development opportunity sites and outline appropriate uses and basic design and development principles and promote social inclusion.
Geographical coverage:	Iford Town Centre as defined on proposals map
Status:	Development Plan Document
Conformity:	Consistent with Core Strategy (LDD), Spatial Development Strategy (London Plan) National Policy guidance contained in Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted (May 2008)
Monitoring & Review	Implementation of the DPD is detailed in the AMR. Document will be reviewed where AMR indicates necessary.

Gants Hill District Centre Area Action Plan

Role & Subject:	The Action Plan will identify specific planning policies for the town centre and provide a framework to guide development and promote opportunities for change. The document will identify enhancement and development opportunity sites and outline appropriate uses and basic design and development principles and promote social inclusion.
Geographical coverage:	Gants Hill District Centre as defined on Proposals Map
Status:	Development Plan Document
Conformity:	With Core Strategy (LDD), Spatial Development Strategy (London Plan) National Policy guidance contained in Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted May 2009
Monitoring & Review	Implementation of the DPD is detailed in the AMR. Document will be reviewed where AMR indicates necessary.

Crossrail Corridor Area Action Plan

Role & Subject:	<p>Three town centres are located along the route of the former Roman Road, extending eastwards from Ilford to Chadwell Heath (now known as the High Road). The corridor includes some sites of poor environmental quality and is characterised by a number of potential infill sites and low-density development. The route also passes through some of the most disadvantaged wards in Redbridge, and will include three Crossrail Stations.</p> <p>The Action Plan will identify specific planning policies for the corridor and provide a framework to guide development and promote opportunities for change. The document will identify enhancement and development opportunity sites and outline appropriate uses and basic design and development principles and promote social inclusion.</p>
Geographical coverage:	Route of the former Roman Road, extending eastwards from Ilford to boundary with Barking & Dagenham in Chadwell Heath (now known as the High Road).
Status:	Development Plan Document
Conformity:	With Core Strategy (LDD), Spatial Development Strategy (London Plan) National Policy and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Adopted September 2011
Monitoring & Review:	Implementation of the DPD is detailed in the AMR. Document will be reviewed where AMR indicates necessary.

4.3 Documents Under Preparation

4.3.1 Joint Waste Strategy DPD

Role & Subject:	Strategy for the disposal of waste for the whole of East London jointly produced by the London Boroughs of Redbridge, Havering, Newham and Barking and Dagenham.
Geographical coverage:	East London wide
Status:	Development Plan Document
Conformity:	With Core Strategy (LDD), Spatial Development Strategy (London Plan) National Policy and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Expected to be adopted January 2012.
Monitoring & Review:	Implementation of the DPD is detailed in the AMR. Document will be reviewed where AMR indicates necessary.

Timetable

Stage	Dates
Pre- production and preparation of Issues and Options	September 2006- February 2009
Consultation on Preferred Options	March- April 2008
Preparation of Submission DPD and Sustainability Appraisal	May 2008- June 2009
Public consultation on pre- submission DPD	August- September 2009
Consideration of consultation responses and drafting of submission DPD	September 2009- June 2010
Submit Core Strategy and Sustainability Appraisal to Secretary of State.	November 2010
Examination Hearings	April 2011
Inspector's Report	Autumn 2011
Adoption and Publication	January 2012

Arrangements for Production

Organisational Lead:	Jointly produced by the London Boroughs of Redbridge, Newham, Havering and Barking and Dagenham.
Management:	Managed and produced by the London Boroughs of Redbridge, Newham, Havering and Barking and Dagenham, through joint funding of a Project Manager
Resources:	Planning Policy Team Leader, funding of a project manager.
Community & Stakeholder Involvement:	Various Stakeholder & community interest groups to be engaged. Redbridge Local Strategic Partnership (LSP) assists in providing links to the community.
Monitoring & Review:	The AMR will monitor the progress and achievement of the Waste Strategy and the document will be up-dated as appropriate.

4.3.2 Core Strategy Review

Role & Subject:	The Core Strategy sets out the vision and strategic objectives for the Borough. A key diagram showing the spatial arrangements of key resources across the Borough e.g. rail and road corridors will illustrate the strategic themes. The document will also explain how the Core Strategy relates to the Spatial Development Strategy for Greater London (London Plan) and other Borough plans and initiatives such as the Sustainable Community Strategy. All other Development Plan Documents will comply with the Core Strategy. The Council is committed to reviewing the housing element of the Core Strategy within 5 years of adoption of May 2008 and the Review will also respond to other changes to the evidence base. The Review potentially could also incorporate parts of the Borough Wide Primary Policies DPD as required as considering the scope of the Core Strategy Review, parts of the Borough Wide Primary Policies DPD will be superseded, for example changes to the housing policy. This could enable a consolidated plan at local level to make Development Management decisions against.
Geographical coverage:	Borough-wide
Status:	Development Plan Document adopted May 2008, review under-way.
Conformity:	Consistent with Spatial Development Strategy (London Plan), National Policy and the London Borough of Redbridge's Sustainable Community Strategy.
Preparation Status:	Background research which will inform the evidence for the review of the Core Strategy has now been completed and reports have been referred to the LDF Advisory Committee in order for Members to comment on the findings and make further recommendations. Early stakeholder and community involvement setting out issues took place in September and October 2011. The results of the consultation and the issues raised by community members and other stakeholders will provide a basis to prepare a more detailed Preferred Options report in early 2012. This is expected to be published for a full public consultation in mid 2012.

Timetable

Stage	Dates
Background Research (Strategic Housing Land Availability Assessment, Strategic Housing Market Assessment, Open Space Assessment, Green Belt Review and Community Infrastructure Plan)	January 2009- February 2011
Early Stakeholder Engagement and Community Involvement setting out Issues	September- October 2011
Preparation of Preferred Options Report and Sustainability Appraisal	August 2011- April 2012
Publish Preferred Options Report and Sustainability Appraisal for consultation	May- June 2012
Preparation of pre- submission Core Strategy & Sustainability Appraisal	June- September 2012
Pre- Submission Core Strategy and Sustainability Appraisal	October- November 2012

published for consultation.	
Submit Core Strategy and Sustainability Appraisal to Secretary of State.	February 2013
Pre-Examination Meeting	April 2013
Examination Hearings	June 2013
Inspector's Report	October 2013
Adoption and Publication	December 2013

Arrangements for Production

Organisational Lead:	Planning and Regeneration Service
Management:	Project will be led by Planning and Regeneration Service' Planning Policy Team, with input from local service providers and community groups.
Resources:	Planning Policy Team Leader, 3 Policy Planners.
Community & Stakeholder Involvement:	Various Stakeholder & community interest groups to be engaged. Redbridge Local Strategic Partnership (LSP) assists in providing links to the community.
Monitoring & Review	Implementation of the DPD will be monitored and reported in the AMR. Document will be reviewed where AMR indicates necessary.

4.3.3 Minerals DPD

Role & Subject:	Elaborates in more detail the policies set out in the Core Strategy and indicates how apportionment set out in the London Plan will be met and identifies sites.
Geographical coverage:	Borough wide
Status:	Development Plan Document
Conformity:	With Core Strategy (LDD), Spatial Development Strategy (London Plan) National Policy guidance
Preparation Status:	The public consultation on the Issues and Options Minerals DPD was carried between June and July 2010. The pre- submission consultation is programmed to take place between December 2011 and January 2012.

Timetable

Stage	Dates
Background Research	October 2008–December 2009
Early Stakeholder & Community Engagement	January 2009-January 2010
Preparation of Issues & Options Report & Sustainability Appraisal	January-April 2010
Publish Issues & Options report and Sustainability Appraisal for consultation	June-July 2010
Preparation of submission DPD & Sustainability Appraisal	August 2010- June 2011
Public consultation period on pre- submission DPD	December 2011- January 2012
Submit DPD & Sustainability Appraisal to Planning Inspectorate	March 2012
Pre-Examination Meeting	April 2012
Examination	June 2012
Inspector's report	October 2012
Adoption & publication	December 2012

Arrangements for Production

Organisational Lead:	Planning and Regeneration Service
Management:	Cross-service networking group meet regularly to direct project.
Resources:	Planning Policy Team Leader, 1 Policy Planner
Community & Stakeholder Involvement:	Various Stakeholder & community interest groups to be engaged. Redbridge Local Strategic Partnership (LSP) assists in providing links to the community. Extensive cross-working with London Borough of Havering.
Monitoring & Review	The AMR will monitor the progress and achievement of the Minerals Strategy and the document will be up-dated as appropriate.

5 Production Timetable

5.1 This section sets out the timetable for producing the DPDs.

STAGE	2008												2009												2010												2011																											
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J																		
Joint Waste DPD																																																																
Background Research	■	■	■	■	■	■	■	■	■	■	■																																																					
Consultation on Preferred Options	■																																																															
Preparation of Submission DPD and Sustainability Appraisal		■	■	■	■	■	■	■	■	■	■	■	■	■	■																																																	
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6 Project Management

6.1 Resources

6.1.1 The Planning Policy Team has the primary responsibility for the preparation of the LDF for the London Borough of Redbridge. In the 2011/2012 financial year the team will comprise:

- 1 Team Leader
- 4 Policy Planners
- 1 Planning Obligations Officer

6.1.2 In addition, 1 Conservation Officer, 1 Urban Designer and 2 Environmental Policy Officers will contribute to the production of various Local Development Documents as required.

6.1.3 It is intended that the majority of the Local Development Framework will be produced by the Planning Policy Team in conjunction with other services areas. The Team will collectively work on the production of the larger Development Plan Documents (DPDs). Area Action Plans will be produced by a multi-disciplinary Council team led by a Policy Officer. Consultants will be commissioned if required to undertake technical and specialist tasks.

6.2 Decision Making

6.2.1 The Local Development Framework Advisory Committee was established in September 2010 in order to inform and monitor key stages in the preparation of Local Development documents and to advise the Authority thereon. Reports on key evidence base documents which will inform the Core Strategy policies were referred to the Committee from October 2010 onwards. The draft Minerals DPD, Crossrail Corridor AAP and Waste Strategy DPD were all referred to this Committee for Members to make comments and suggest amendments to them. The Committee resumed for the new Municipal year in July 2011 and will continue on a bi monthly basis. The Core Strategy Review Initial Community and Stakeholder Engagement leaflet was presented to the LDF Advisory Committee in July 2011.

6.2.2 Formal decisions from the Council are required prior to submission/consultation on DPDs and their eventual adoption. The decision-making processes and lead-in times can be summarised as follows:

Committee	Meeting Frequency	Lead-in Time
LDF Advisory Committee	Generally bi-monthly	2 weeks
Cabinet	Generally monthly	4-6 weeks
Council	Generally bi-monthly	4-6 weeks

6.2.3 It therefore takes in the order of 3-4 months for DPDs to be considered by the elected members of the Council. This has been factored into the LDS timeframes.

6.3 Risk Assessment

6.3.1 The Planning and Regeneration Service has tried to devise a realistic LDS taking into consideration staff resources, extensive public and stakeholder involvement and committee deadlines, as well as external involvement from the Mayor of London and the Planning Inspectorate. Nevertheless, if unforeseen factors render some of the timetabling unachievable, or if new issues arise, the LDS will be revised and up-dated before its three year lifespan expires.

6.3.2 Notwithstanding the above, the Council does have to meet statutory requirements and failure to do so may result in legal challenges or financial penalties.

6.4 Monitoring Reports & Reviews

6.4.1 As previously mentioned in paragraph 2.7.1, Local Authorities are required to produce LDF Monitoring Reports that assess the progress of the LDS and the extent to which planning policies are achieving their objectives. The monitoring procedure:

- Assesses whether the production timetable of the DPDs is being met and establishes any reasons for delays.
- Evaluates planning policies to assess whether they are meeting national and regional targets and policy changes.
- Assesses whether plans are meeting the spatial objectives of the LDF.

6.4.2 The Localism Bill will still require Local Authorities to produce an "Authorities' Monitoring Report." This report should be produced for public consumption, with the interval between subsequent reports being no longer than 12 months. However, it will not be required to be submitted to the Secretary of State, and in future will only be published on the Redbridge website.

6.4.1 As a consequence of the AMR findings, the LDS may need to be reviewed, as may the timetable for producing or reviewing DPDs.