

Redbridge Local Plan Authority Monitoring Report 2019-20

June 2021



**Redbridge Local Plan
Authority Monitoring Report
2019-20
June 2021**

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Executive Summary

During the 2019/20 monitoring period, the Council has made substantial progress in many areas. In Development Management there has been a continuation of high performance in determining major and minor planning applications and exceeding targets. Customer service has also been boosted by significant improvements in planning application validation turnaround times through the introduction of an Artificial Intelligence tool for validation freeing staff to focus on engagement and strategic planning.

The Council has fundamentally reviewed its approach to Planning Enforcement moving away from the historic negotiated agreement stance to an approach more directly tied to the statutory timescales for action. This has had an immediate impact, with an increase in the number of enforcement notices issued, 52 were served in 2020, compared to 30 in the previous year. This places Redbridge 10th in the country for serving enforcement notices, as published in an MHCLG report on enforcement statistics¹. Redbridge was also placed 9th in the country for serving contravention notices, with 85 served.

The Council maintained its commitment to providing access to green spaces and designated an additional 3 Local Nature Reserves at Claybury Park, Fairlop Waters and Hainault Forest Country Park, which is a considerable achievement. The Council also successfully planted 18,500 trees during the 2019/20 season, with planting carried out at Roding Valley Park, Goodmayes Park, Orchard Playing Fields, Hainault Forest, and Valentines Park.

The council has continued to work towards protecting the historic environment with a new conservation area appraisal and design guide adopted, and a revised new conservation area boundary designated for Aldersbrook and Lakehouse Conservation Area (September 2020). An Article 4 Direction was served in the new conservation area (November 2020) and confirmed by Cabinet in March 2021. Three Grade II listed buildings were also removed from Historic England's At-Risk Register at 6 and 8 Wanstead High Street, and the Doctor Johnson Pub at Longwood Gardens, Barkingside.

An Article 4 Direction was also served on Hainault Business Park (January 2021) by the Council, continuing the recognition of the importance of Hainault Business Park as a key employment and strategic industrial location in the borough.

The Council however is facing some major challenges in meeting the targets for housing delivery and failing to demonstrate a five-year housing land supply (5YHLS). In response the Council is placing a significant emphasis on increasing overall housing supply in the borough and addressing the failure to deliver new homes. Steps are being taken to increase housing with the production of The Ilford Prospectus and a borough wide housing strategy.

As well as the designated Housing Zone in Ilford Centre delivering approximately 2,189 homes, the Council is progressing a programme to deliver affordable housing through its Housing Revenue Account (HRA) programme for small infill development on existing housing sites. During 2019/20 3 homes were completed as part of the HRA Small Sites programme and planning permission has also been granted across several sites, totalling 285 additional homes within Phase 2 of the programme, all of which commenced on site in March 2021.

¹ Live tables for statistics on planning applications at national and local planning authority level.



Section 1

Introduction - About the Authority Monitoring Report (AMR)

1.1 What is the Authority Monitoring Report?

1.2 The Council is required by section 35 of the Planning and Compulsory Purchase Act 2004, as amended by section 113 of the Localism Act 2011, to prepare an annual report providing information on the implementation of the Local Development Scheme (LDS), which sets the timetable for the preparation of future Local Plan documents. The AMR is also used to assess the performance and effectiveness of Redbridge Council's planning policies in delivering the key objectives of the Local Plan as well as wider corporate objectives.

1.3 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the detail that the Authority Monitoring Report (AMR) must contain.

1.4 What is being monitored?

1.5 The monitoring period for this AMR is between 1 April 2019 to 31 March 2020. It provides information and data related to indicators in the monitoring framework set out in appendix 3 of the Redbridge Local Plan (2015-2030).

1.6 This AMR is reporting on 56 indicators from the Redbridge Local Plan 2015-2030. Most of the data for each indicator has been included, but the report highlights data that has been difficult to obtain or is too unreliable to include.

1.7 Local Development Scheme

1.8 All local planning authorities (LPA) are required to have a Local Development Scheme (LDS). The Council's current LDS (2019-2022) provides a schedule for the preparation of individual planning guidance that the Council proposes to prepare, and a summary of progress is provided for each document.

1.9 Redbridge Local Plan 2015-2030

1.10 The Local Plan was adopted at a meeting of the Full Council on 15th March 2018. It replaced the existing Core Strategy, Borough Wide Primary Policies, and Area Action Plans.

1.11 Planning Obligations Supplementary Planning Document (SPD)

1.12 In September 2019 the Council adopted a new Planning Obligations SPD, which is an update of the Affordable Housing SPD to reflect changes in regional planning policy contained within the London Plan (2016), the Mayor's Affordable Housing and Viability SPG (2017), and at the local level in the Redbridge Local Plan 2015 – 2030.

1.13 It provides guidance on how affordable housing requirements will operate in Redbridge for different types of schemes, as well as guidance regarding other planning obligations including open space and public realm, transport and highways, and environmental sustainability.

1.14 Housing Design Guide Supplementary Planning Document (SPD)

1.15 A Housing Design Guide SPD was adopted by the Council in September 2019. It supersedes the previous Householder Design Guide SPD (2012) and reflects more recent guidance and Redbridge Local Plan policies. It helps householders considering extensions or other domestic alterations, as well as small and medium size developers seeking to convert properties or develop housing schemes on small sites.

1.16 The SPD covers all types of housing development, apart from major development schemes, offering guidance on what development proposals the Council considers acceptable and what it does not. The SPD also provides information on permitted development (PD), building regulations, extensions, roof alterations and other domestic development; basement development; design and housing standards for conversions and houses of multiple occupation (HMOs), and more.

1.17 Conservation

1.18 The Redbridge Local Development Scheme (LDS) for 2019-2022 identifies 11 Conservation Area Appraisals (SPDs) to be completed by the end of autumn 2025. At present Conservation Area Appraisals have been adopted since 2013, with the most recent being an Aldersbrook and Lake House Conservation Area appraisal (and design guide) in September 2020.

1.19 Article 4 Directions

1.20 In 2019 the Council introduced a non-immediate, borough-wide Article 4 Direction that restricts Permitted Development rights relating to small HMOs, which are defined as small shared houses occupied by between three and six unrelated individuals, who share basic amenities. The Article 4 Direction became effective on 06 December 2019 and aims to control the adverse impact of small HMOs on the community environment; and to improve the living standards of small HMOs across the borough, by requiring planning permission for conversions.

1.21 Neighbourhood Planning

1.22 The 2011 Localism Act introduced neighbourhood planning as a right for communities to shape and have more influence and control over their local area, to ensure they get the right type of development for their area. Neighbourhood Plans are led and produced by an authorised local community organisation such as a designated Neighbourhood Forum.

1.23 Neighbourhood Plans are subject to consultation, examination and a referendum. Once adopted they form part of the statutory development plan and must be in general conformity with the Redbridge Local Plan and London Plan. The South Woodford Society's application for Neighbourhood Area and Forum designation was approved by Cabinet in 2020. The Council will provide support and advice to any group who express an interest in Neighbourhood Planning.

1.24 Partnership Working and Duty to Cooperate

1.25 Section 110 of the Localism Act requires co-operation between local authorities, county councils and a range of other bodies as integral to the preparation of planning policy. The Localism Act defines strategic matters as, '...sustainable development or use of land that has or would have a significant impact on at least two planning areas, including sustainable development or use of land for or in

connection with infrastructure that is strategic and has... a significant impact on at least two planning areas’.

- 1.26 The Council has actively engaged neighbouring authorities and relevant bodies over the monitoring period. A key mechanism for this cooperation is the Association of London Borough Planning Officers (ALBPO), through which the Council has engaged other boroughs on areas of common concern including the draft London Plan.



Section 2:

Theme 1 - Promoting and Managing Growth

(Local Plan Policies LP1-LP17)

2.1 Strategic Objective 1

2.2 The theme of Promoting and Managing Growth is the first of four Strategic Objectives set out in the Redbridge Local Plan (2018) and involves the implementation of Local Plan policies LP1-LP17, focused on housing, employment and commercial uses. The aim of the Strategic Objective 1 is to harness growth and achieve sustainable patterns of development in the borough's Investment and Growth Areas (Ilford, Barkingside, Crossrail Corridor, Gants Hill and South Woodford).

2.3 The objective is also to deliver up to 17,237 new homes to meet housing needs and ensure diversity of housing type and affordable housing, by delivering the annual housing target (for 2019/20) of 1,123 new homes. (2016 London Plan target). Growth should respect the character of built heritage and neighbourhoods and help improve the health and wellbeing of Redbridge's population through good spatial planning.

2.4 Further aims are to increase the capacity and quality of Strategic Industrial Locations (SIL), and encourage investors to maximise employment opportunities in the borough; maintain an appropriate mix of town centre uses in Ilford Metropolitan Town Centre, the District Centres, and local Neighbourhood Parades; and ensure that employment opportunities are accessible to all.

2.5 Performance of Indicators and targets for housing, employment and commercial uses

2.6 Housing Delivery Indicators

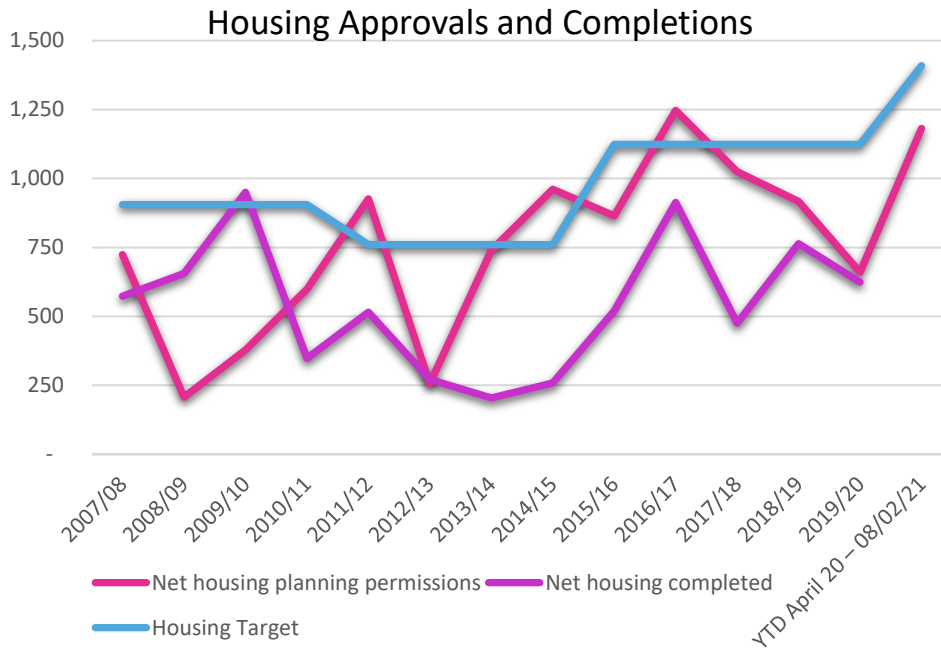
2.7 The housing delivery indicators aim to monitor how the borough is performing in delivering housing and bridging the gap between targets and need.

Housing Indicator 1: net additional dwellings for the current year 2019-2020 - delivering a minimum of 1,123 new dwellings per year.

2.8 Please see fig.1 below showing 624 additional dwellings were completed during 2019-2020, an 18% decrease in delivery from 2018-2019. Over the previous three financial years between 2017-20 Redbridge delivered just 59% of its housing delivery target, failing the Government's Housing Delivery Test (HDT). Redbridge is also unable to demonstrate a 5 Year Housing Land Supply and is now subject to a 'Presumption in Favour of Sustainable Development' (the Presumption) in relation to the determination of planning applications for new housing.

2.9 The Presumption means that when determining housing planning applications, housing policies in the Local Plan are considered out of date and only limited weight can be applied to them. Planning permissions have increased during 2019/20 but this has not had an impact on delivery.

Fig.1

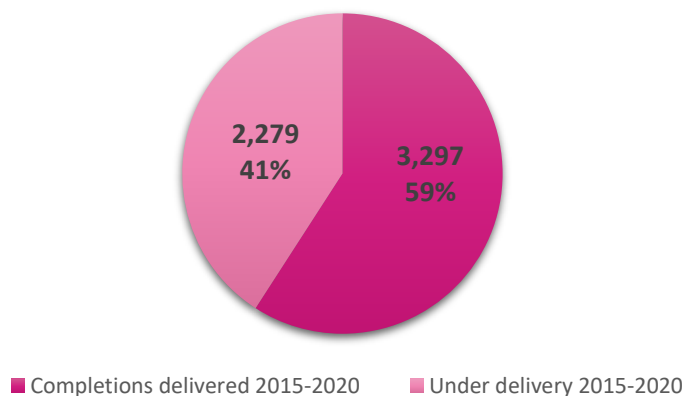


Housing Indicator 2: net additional dwellings over the previous five-year period or since the start of the relevant Local Plan period, whichever is the longer

2.10 See fig.2 below, the number of net additional dwellings delivered in Redbridge for the previous 5-years between 2015 and 2020 (the period from the start of the Redbridge Local Plan) is **3,297 completions**. This figure represents 59% of the overall minimum housing delivery target for that 5-year period (5,615 dwellings), based on the annual housing target of 1,123 dwelling completions per year. The shortfall in delivery for the same period is 2,318 dwellings. Although performance over the last 5-years is low, it is an improvement on the previous 5-year performance, 2014-2019 (reported in the last Authority Monitoring Report (AMR) for 2018/19), which was just 46%.

Fig.2

Housing completions delivered 2015-2020



Housing Indicator 3: Projected net additional dwellings up to the end of the relevant Local Plan period or over a ten-year period from its adoption, whichever is the longer.

2.11 The projected number of additional dwellings up to the **end of the Local Plan period is 16,904**. This is for the period from 2020/21 to 2029/30 and is based on the 5-year housing land supply from 2020 to 2025, yearly housing projections based on the housing pipeline, and windfall projections for the 10-year period. See fig 3 below.

Fig.3

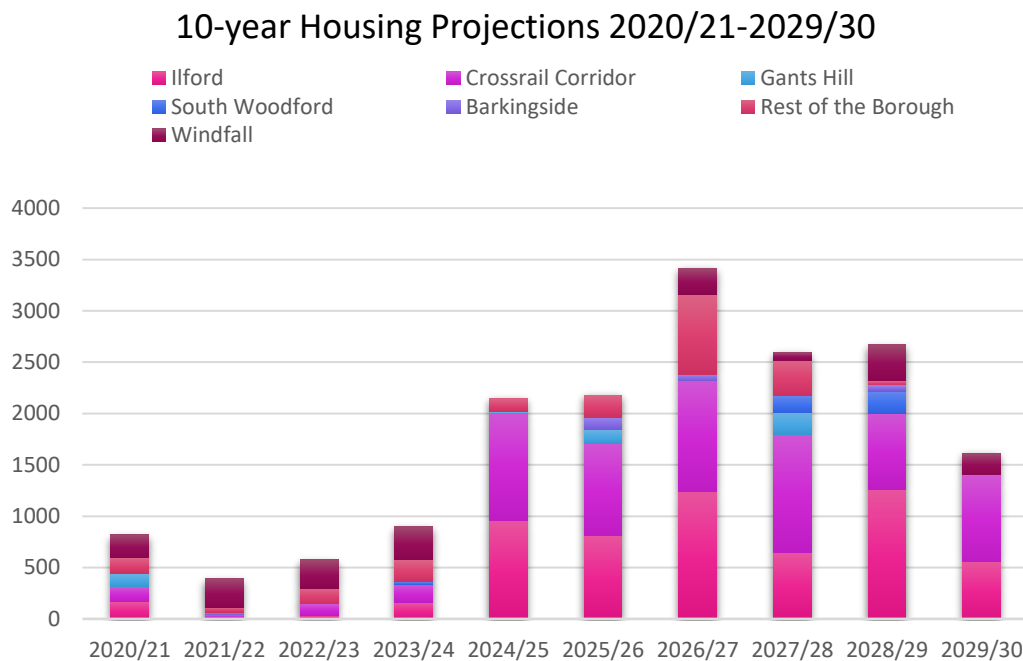
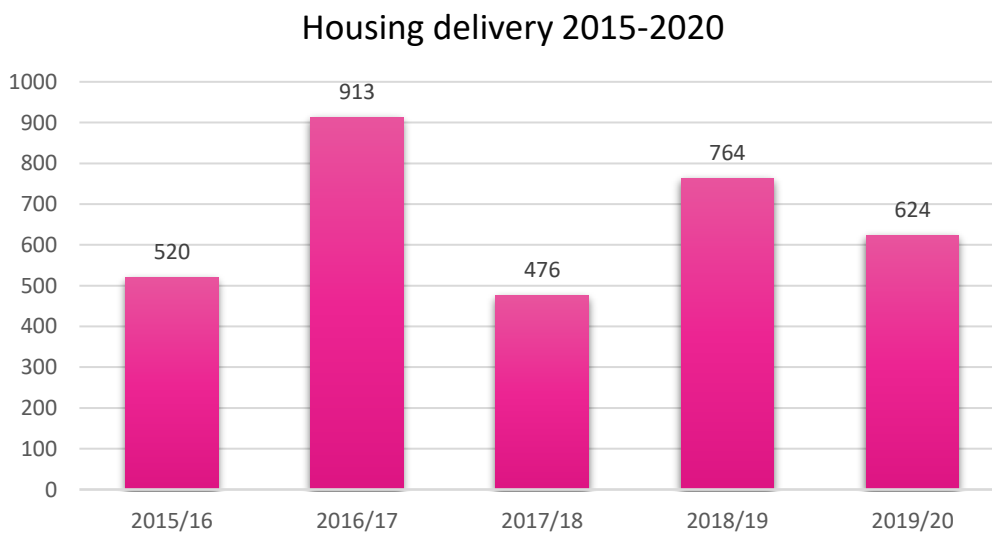


Fig.4



Housing Indicator 4: The annual net additional dwelling requirement

- 2.12 The minimum annual net additional requirement or housing target for Redbridge during the 2019/20 period was **1,123 dwellings per year**. This has been the regional target since 2015 when it increased from 760 dwellings per year. As shown in figure 4 above this target has not been met in the borough since it first became effective in 2015 at the start of the Local Plan period.

Housing Indicator 5: Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to the previous year's performances

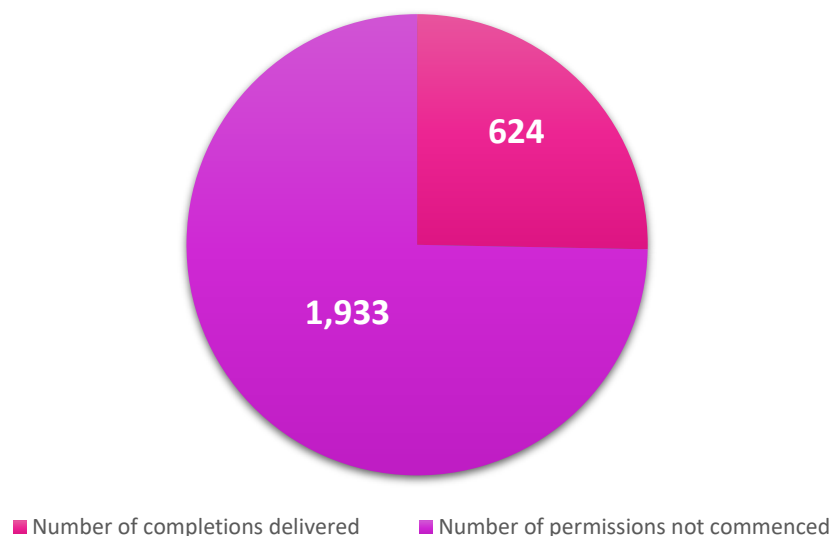
- 2.13 Because of the low performance by Redbridge in the years since the start of the Plan period (2015-2020), to make up for the shortfall in delivery Redbridge would need to deliver an approximate **average of 1,496 dwelling completions per year** for the remaining 10-year Local Plan period (2020/21-2029/30). This figure is based on the new 10-year London Plan target of 1,409 new dwellings each year, plus an additional 87 new homes each year to make up for low performance of previous years shortfall. The total number for the 10-year period is spread equally year on year throughout the length of the remaining Plan period.

Housing Indicator 6: Number of non-commenced dwelling approvals

- 2.14 The number of planning permissions for dwellings **that have not been commenced during the financial year for 2019/20 is 1,933**. This is greater than the number of completions for the same period (624) being approximately three times the number of completions delivered. This indicator points to housing development with permission not being started early enough by developers.

Fig.5

Housing delivery 2019/20 against non-commenced approvals



Housing Indicator 7: Number of dwelling units under construction.

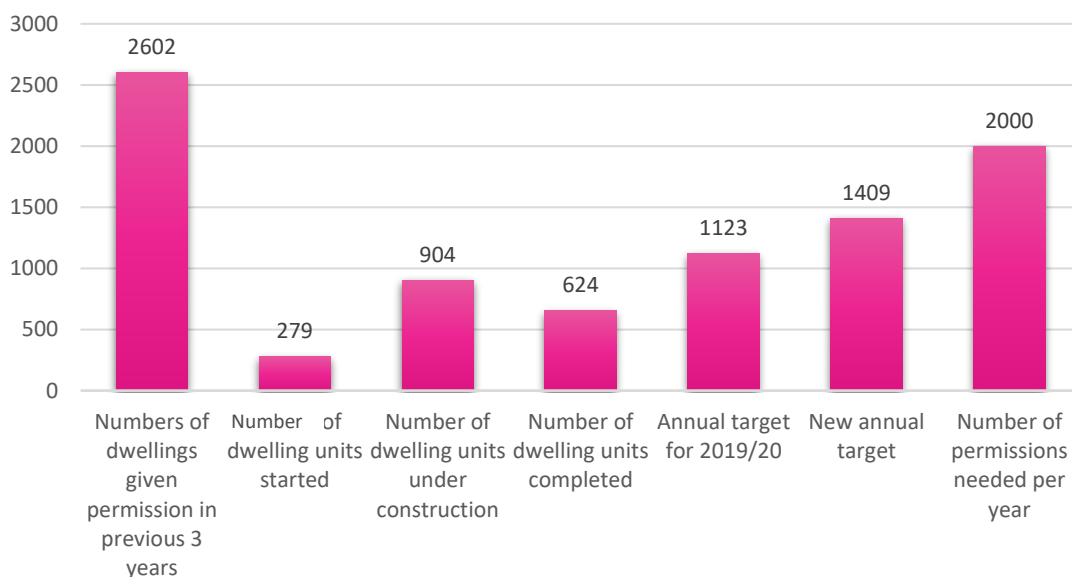
2.15 During the financial year for 2019-2020 **904 new dwellings were under construction**, which is the number of homes with planning permission that commenced during that period. This is higher than the number of homes that were delivered (624) during the same period. The number of commencements is low because the number of dwellings granted permission in Redbridge is low (just 660 in 2019/20, and overall 2,602 since 2017). Redbridge must increase the number of permissions for housing if it is to meet annual housing targets and avoid the Housing Delivery Test presumption in favour of sustainable development in the future.

Housing Indicator 8: Number of dwelling units started

2.16 For the financial year 2019/20 the **number of dwellings started is 279**. In order for Redbridge to meet its annual housing delivery target the number of commencements (starts) must vastly increase. This low rate of starts clearly has a negative impact on build out rates (completions) which is also very low at just 624 for 2019/20, around 56% of the annual housing delivery target for the period. Fig 6 demonstrates the position.

Fig.6

Number of dwelling units under construction 2019/20



Housing Indicator 9: Number of Affordable housing completions in all new developments.

Target: Delivering at least 35% or 393 new affordable homes per year

2.17 The number of affordable housing completions in all new development for 2019/20 is **237**. This figure represents 37% of the total number of housing completions (624), but only 21% of the annual target of 1,123 dwellings per year. 393 new

affordable homes per year is sought in Redbridge Local Plan Policy LP3 'Affordable Housing', which is 35% of the annual target.

- 2.18 Table 1 below shows the performance in affordable housing delivery for 2019/20. The number of completions for the period is small partly because housing delivered through permitted development rights (such as HMOs) and schemes under 10 dwellings, do not provide affordable housing.

Table 1: affordable housing delivery 2019/20

Type of scheme	Dwelling completions 19/20	Affordable completions	Affordable %
Full planning 10+ units	496	234	47%
PDR 10+ units	12	0	0%
1-9 units	116	3	3%

Housing Indicator 10: Number of M4(2) accessible dwelling completions (new build and overall)
Target: Delivering all new build housing as M4(2) or M4(3) accessible dwellings

Housing Indicator 11: Number of M4(3) accessible wheelchair user dwelling completions (new build and overall).
Target: Delivering at least 10% of new build housing as M4(3) wheelchair user dwellings per year

Fig.7

Number of accessible (M4(2)) and wheelchair accessible (M4(3)) dwellings delivered delivered for new dwellings 2019/20

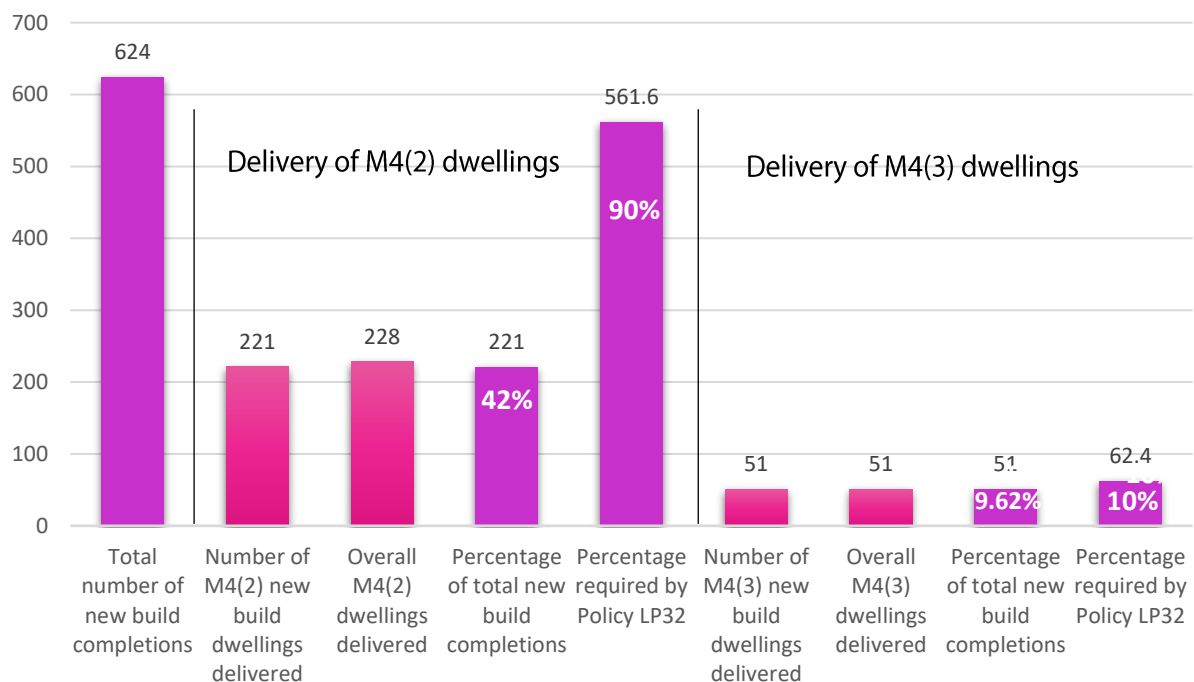
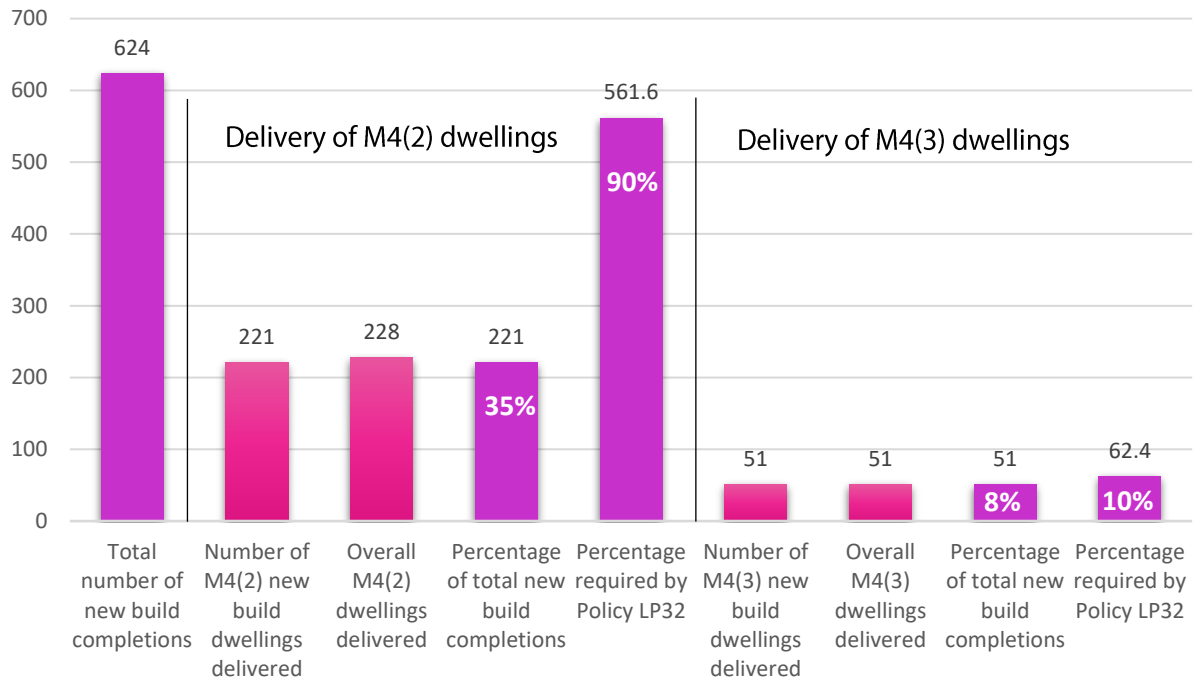


Fig. 8

Number of accessible (M4(2)) and wheelchair accessible (M4(3)) dwellings delivered for overall (net additional dwellings) 2019/20



- 2.19 The figures for accessible and wheelchair accessible homes for new dwellings (Fig 7) and overall (Fig 8) is low partly because some planning permissions do not require accessible standards, such as prior approvals, and schemes of under 10 units do not yield M4(3) units.
- 2.20 The figures for M4(2) accessible dwellings are particularly low. Figure 7 above shows the significant discrepancy between the percentage of M4(2) accessible dwelling completions and the required level of completions as set out in Local Plan Policy LP32, although performance for M4(3) wheelchair accessible dwellings is very close to the target for new build. The performance against overall (net additional dwellings) is lower than against new build.

Housing Indicator 12: Number of dwelling conversions.

Target: Resisting the loss of larger family sized housing in the boroughs housing stock

Housing Indicator 13: Number of new Buildings in Multiple Occupation.

Target: Resisting the loss of larger family sized housing in the boroughs housing stock

- 2.21 The number of dwelling conversions to flats completed for the 2019/20 period was 21. Reliable data for Housing Indicator 13 cannot be collected for the period 2019/20 as many of the HMO conversions made during the period did not require

planning permission and would have been developed without the Council's knowledge under permitted development rights.

Housing Indicator 14: Dwelling completions by tenure and number of bedrooms
 Target: affordable tenure split - 60% social rented/ affordable rented and 40% Intermediate. At least 50% of housing completions to have 3 or more bedrooms

2.22 Of the 642 dwellings (gross figure) completed during the period for 2019/20 they can be broken down as follows:

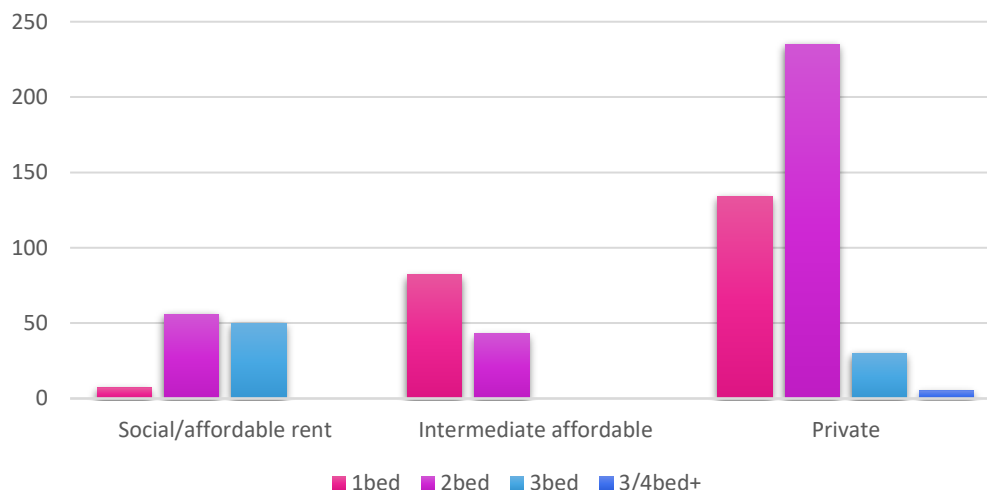
Table 2: Dwelling completions

Type of scheme	Studio	1 bed	2 bed	3 bed	4 bed plus
Social/affordable rent	-	7	56	50	-
Intermediate	-	82	43	-	-
Private	21	113	235	30	5
Totals	21	202	334	80	5

2.23 238 of the homes delivered (37%) was affordable. The remaining 386 were private homes. The split between social/affordable rent and intermediate affordable housing is 47% to 53% respectively. This division is not in line with the 60%/40% split in favour of social/affordable rent as required in the Local Plan. Only 13% of all the housing completions contained 3 or more bedrooms, well short of the 50% target for the borough.

Fig 9

Dwelling completions by tenure and number of bedrooms 2019/2020 (gross figures)

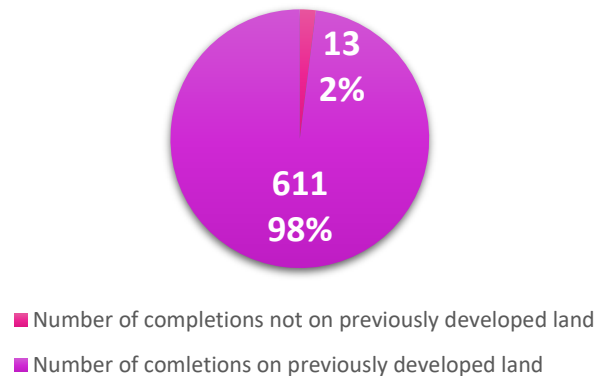


Housing Indicator 15: Percentage of new and converted dwellings on previously developed land.

2.24 Of the 624 dwellings delivered in the borough for the 2019/20 period, 611 have been built on previously developed land, which equates to 98% of all development. This demonstrates that the Local Plan strategy of directing the majority of growth in the borough towards the Investment and Growth Areas (IGA) on brownfield land is being adhered to. The allocated sites in the Local Plan also include areas of land that is not brownfield land capable of delivering in excess of 2,000 new dwellings during the remaining Plan period.

Fig 10

Housing completions on previously developed land



Housing Indicator 16: Number of specialist accommodation units

Targets:

- i. approved
- ii. completed by type

2.25 There were no specialist housing units built in Redbridge during 2019/20. The Outer North East London Strategic Housing Market Assessment (2016) sets an annual figure of 108 additional specialist units for older people by 2032 but states that this need should be considered in partnership with other agencies.

Housing Indicator 17: Percentage of new dwellings completed with densities in dwellings per hectare:

Targets:

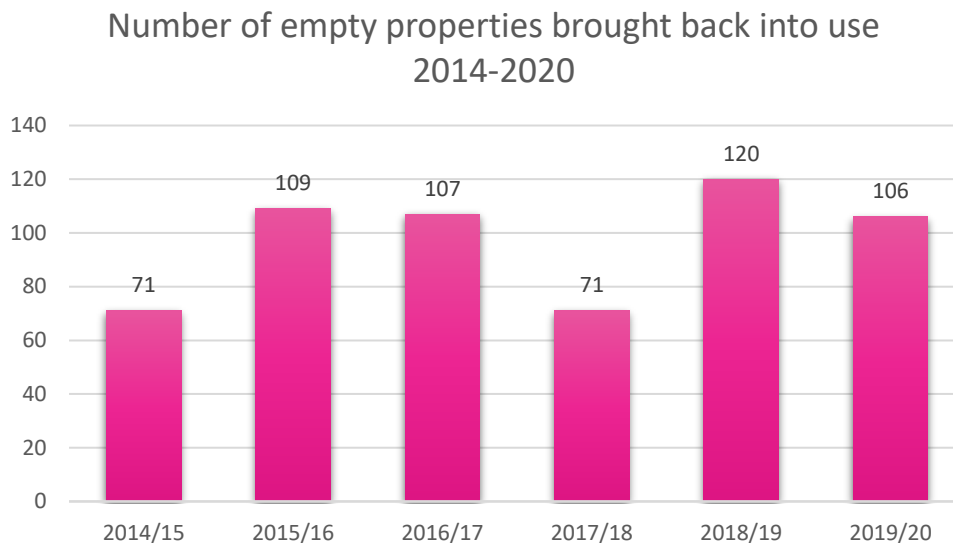
- i. Below the London Plan density range;
- ii. Within the London Plan density range; and
- iii. Above the London Plan density range
- iv. Average density of residential approvals
- v. Average density of residential completions

2.26 Planning Services is unable to provide data for this indicator. Going forward this data will not be collected as the London Plan now does not include density ratios, and all new development schemes will be design-led.

Housing Indicator 18: Number of empty properties brought back into use –
Target: Net reduction in the number of empty properties

2.27 The number of empty properties brought back into use during the period for 2019/20 is 106, with the annual target set by Environmental Health being 100. Figure 11 below shows the continuation of a stable, positive trend when compared to those of the previous five years.

Fig 11



2.28 Employment Indicators

Employment Indicator 1: Amount of employment land lost to development
Target: No more than 14.45 hectares of industrial land to be released from employment use over the plan period

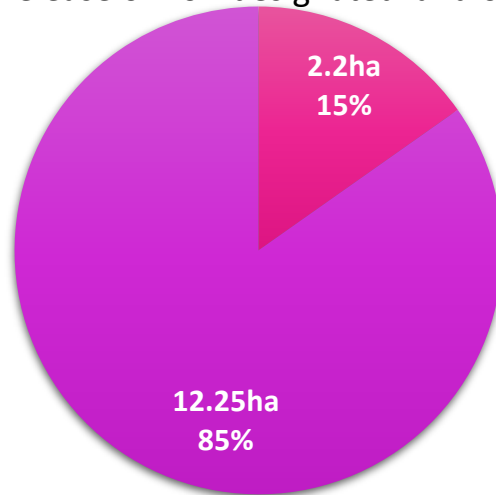
Losses of employment land in
i. **development/ regeneration areas and**
ii. **town centres**

2.20. During the 2015-2019 period (beginning with the start of the current Local Plan) there has been an overall loss of 15,579m² or 1.56ha in B1 – B8 floorspace. There was a further loss of 6,500m² or 0.65ha in B2 – B8 floorspace during 2019/20. The most recent loss was due to the development at the Britannia Music site at 60-70 Roden Street, Ilford, which gained planning consent in October 2010.

2.29 Local Plan Policy LP14 'Stimulating Business and the Local Economy' does plan for an overall managed release of 14.45ha of out of date, poorly performing non-designated employment land (including industrial land) over the plan period (2015-2030) to encourage a more effective and efficient use of such land. See fig 12 below.

Fig. 12

**Non-designated employment land release 2015-2020
(planned release of non-designated land of 14.45ha)**



■ Release of Employment Land 2015-2020 ■ Further Planned Release of Employment Land

- 2.30 Since the start of the Plan period, up to the end of March 2020, there has been a release of approximately 2.2ha of employment land. This represents an average of 0.44ha each year, which if continued for the entire Plan period would only see a release of 6.63ha of non-designated employment land.

Employment Indicator 2: Amount of floorspace developed for employment by type, by Investment and Growth Area

Employment Indicator 3: Amount of floorspace by employment type, which is on previously developed land

- 2.31 There has been no overall increase in employment floorspace in the borough, although, there has been a gain of 774m² in flexible use floorspace in Ilford Metropolitan Town Centre during 2019/20. However modest the gain this is a positive statistic in terms of implementing Local Plan Policy LP14, which encourages mixed use employment led schemes in local business areas.

Employment Indicator 4: Employment land available by type

- 2.32 No reliable, up to date data is available at present for this indicator.

2.33 Retail and Commercial Indicators

Retail Indicator 1: Amount of completed retail, office and leisure development.

Target: Facilitating business growth in the borough with the provision of a minimum of 21,206m² of new B1 space for SME's

Making provision for a minimum of 23,911sqm of comparison retail floorspace by 2030

Making provision for a minimum of 8,562sqm of convenience retail floorspace by 2030

2.34 During the period 2019/20 there was a loss of 2,388m² in B1 floorspace, however, an additional 717m² in flexible use A1 floorspace was developed. Local Plan Policy LP14 Stimulating Business and Local Economy aims to provide 21,206m² of flexible business floorspace for Small and Medium Enterprises (SME) in the borough up to 2030. Delivery in 2019/20 represents low performance with regard to this target. If this trend continues the required levels of business growth for SME will not be met, and sufficient progress towards the required levels of comparison and convenience retail floorspace will not be made over the Local Plan period up to 2030.

Retail Indicator 2: Amount of completed retail, office and leisure development in town centres.

Targets: Provision of new community infrastructure in a timely and efficient manner in appropriate locations to support population, housing, employment and economic growth, in accordance with Appendix 2 of the Local Plan and the Infrastructure Delivery Plan

Enhancing the quality of Ilford's retail offer more benefitting its Metropolitan Town Centre Status Increasing the numbers of bed spaces (visitor accommodation) in the borough to help promote Redbridge as a destination for leisure and tourism

2.35 There were no major retail, leisure or office developments completed during the 2019/20 period.

Retail Indicator 3: Numbers of hot food takeaways, betting shops, shisha bars, and payday lenders within each local / town centre

Targets: Enhancing the quality of Ilford's retail offer more benefitting its Metropolitan Town Centre Status

2.36 We are unable to report on this indicator at present through lack of reliable data.

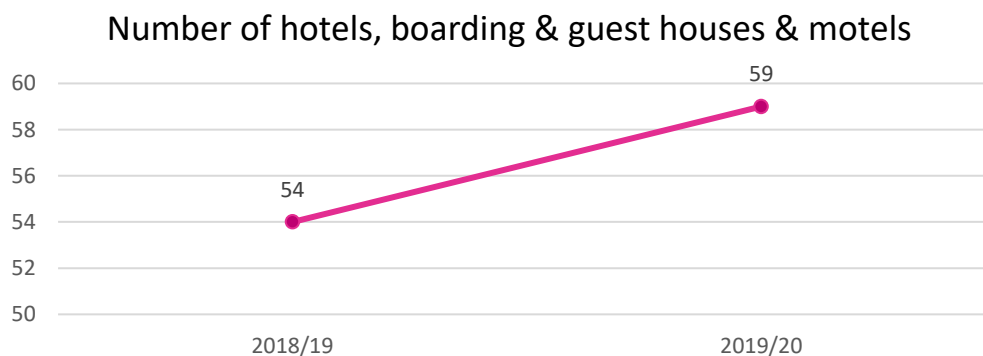
Leisure & Tourism Indicator 1: Number of hotels in borough

Increasing the numbers of bed spaces (visitor accommodation) in the borough to help promote Redbridge as a destination for leisure and tourism

Number of new hotels, guest houses and spaces.

2.37 Based on the data available, Fig 13 below shows an increase of 5 in the number of hotels/guest houses in the borough between 2018/19 and 2019/20. The total number is as 59.

Fig 13



2.38 One building is being used as an HMO/hotel and temporary accommodation. One building is being run as an Air BnB accommodation with 8 spaces. This is a newly reportable indicator and the trend will be monitored in next year's report.

Section 3:
Theme 2 - Promoting a Green Environment
(Local Plan Policies LP19-LP25)

3. Strategic Objective 2

3.1 The theme of promoting a green environment involves the implementation of Local Plan policies LP19-LP25. Redbridge has some of the most extensive and diverse natural environments in London. The strategic objective is focused on policies which address climate change guiding developments in sustainable locations.

3.2 **Indicators and targets for public transport journeys, parking, open space, biodiversity habitats, pollution and renewable energy**

3.3 Transport Indicators

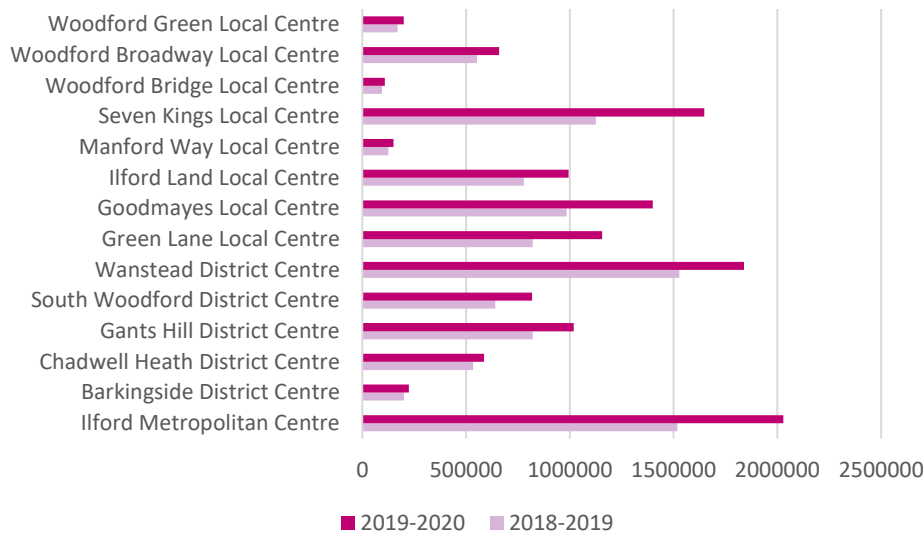
Transport Indicator 1: Number of jobs within a 45 minute public transport journey of each local centre and town centre (as measured in the AM peak)
Target: provide an annual increase in the number of jobs available within 45 minutes of each local centre and town centre

3.4 Figure 14 shows employment data obtained from Transport for London’s (TfL) online Time Mapping tool WebCAT, for 2018/19 and 2019/20. The graphs show the estimated number of jobs in London and the Southeast that are within a 45-minute journey from local and town centres in Redbridge. The figures in the graphs indicate an increase in the number of jobs within the 45-minute public transport journey timeframe from each of the centres.

Fig 14



Jobs in London and the Southeast

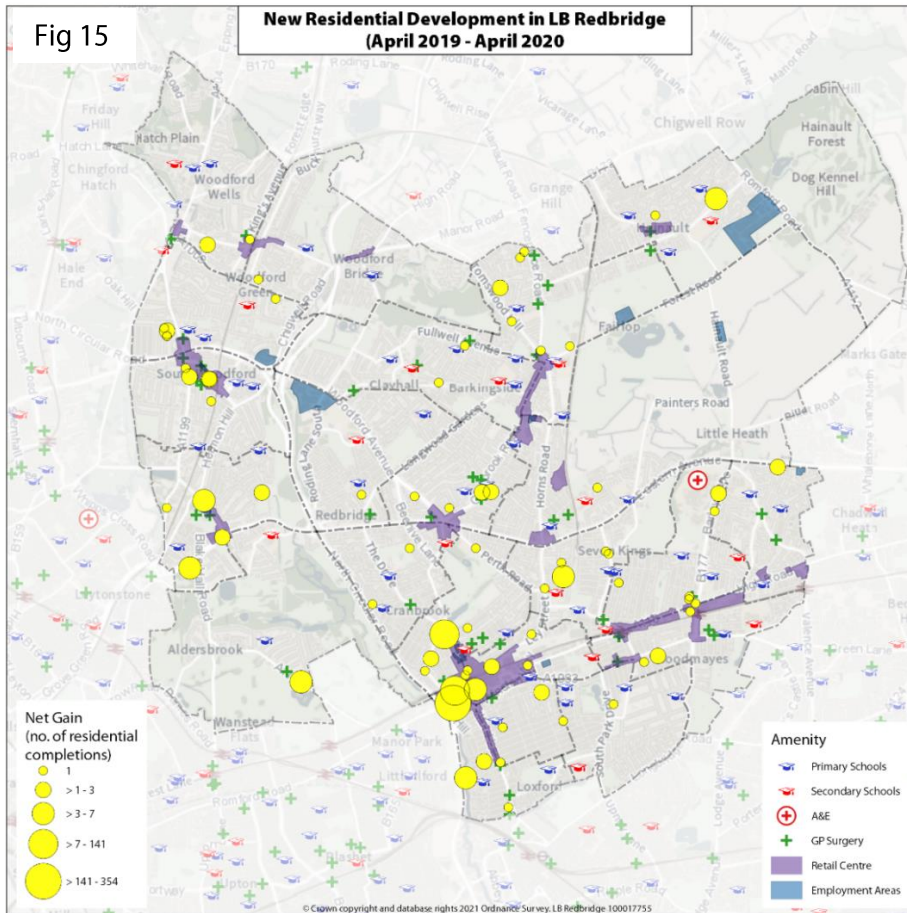


Transport Indicator 2: Amount of new residential development within 30 minutes public transport time of: a GP; an A&E department; a primary school; a secondary school; areas of employment; and a major retail centre(s)
 Target: Reduce dependence on the private car, minimising greenhouse gases from vehicle emissions and improving air quality

3.5 Figure 15 below maps residential completions during the reporting period within a 30-minute public transport journey of GPs, A&E departments, primary schools, secondary schools, employment areas and major retail centres. Although the majority of developments do allow for residents to reach key destinations within 30 minutes using public transport, there are seven completed residential development sites where it takes over 30 minutes by public transport to reach A&E departments. Those sites are listed in Table 3 below.

Table 3: Residential development sites with over 30 minutes public transport journey to A&E departments

Planning reference number	Site Address
4461/16	Land Adjacent To 25 - 64, Daffodil Gardens, Ilford
1349/17	61, Exeter Gardens, Cranbrook, Ilford, IG1 3LB
3934/19	38, Marlborough Drive, Clayhall, Ilford, IG5 0JW
3115/17	1C, Liston Way, Woodford Green, IG8 7BJ
2663/16	Development Site At 2, Yeomen Way, Hainault, Ilford
5782/17	Development Site At 102, Arrowsmith Road, Chigwell
1833/17	Development Site Rear Of 591, New North Road, Hainault, Ilford



Transport indicator 3: Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local Plan
 Target: Maintain at least 50 per cent of net B1 additional floorspace in PTAL Zones 5-6. Promoting walking, cycling, and use of public transport.

3.6 Three completed non-residential developments within Use Class Orders (UCOs) A, B and D had either Local Plan Policy LP23: Cycle and Car Parking or the now superseded LDF Policy 6.13 applied as conditions. These are shown in Table 4 below.

Table 4: Sites with parking planning conditions

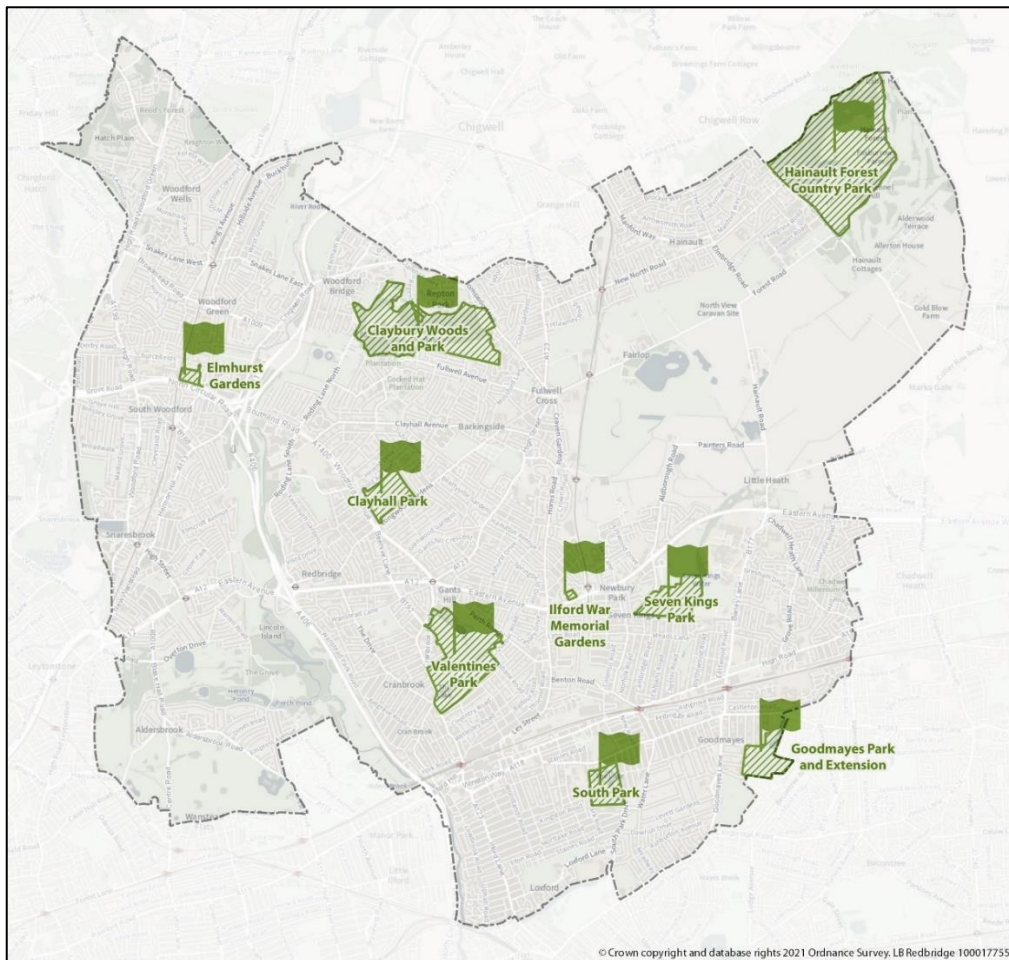
Planning reference number	Site Address	Completion date
1279/13	Development Site Adjacent 39, Ilford Hill, Ilford	23/08/2019
0432/17	Britannia Music Development Site At 60 - 70, Roden Street, Ilford	16/03/2020
3110/16	576, Cranbrook Road, Ilford, IG2 6RF	26/06/2019

3.7 Open Space Indicators

Open Space Indicator 1: Amount of eligible open spaces managed to Green Flag Award standard

3.8 Fig 16 shows a total of 9 sites in Redbridge which were managed to Green Flag standard in 2019/20. These sites were the same as in the previous reporting year, including: Valentines Park, South Park, Goodmayes Park, Ilford War Memorial, Elmhurst Gardens, Clayhall Park, Seven Kings Park, Claybury Park and Hainault Forest. The total area covered by the 9 sites is 313.016 hectares. There has been no change to this indicator since the previous year.

Fig 16. Maps the 9 Green Flag sites across the borough



3.9 Biodiversity Indicators

Biodiversity Indicator 1: Change in areas and populations of biodiversity importance, including:

- i. Change in priority habitats and species (by type); and
- ii. Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance

- 3.10 Redbridge Council has taken a number of positive steps in nature conservation during the reporting period which have mainly been delivered by Vision RCL. In 2019/20 over 1,050 attendees joined the Nature Conservation and Hainault Forest teams on 121 conservation workdays, contributing an incredible 4300+ volunteer hours. Survey work was undertaken to build baseline species data and to monitor the success of habitat management. 17 surveys were completed, including developing valuable Butterfly Monitoring Transects and Woodland Condition Assessments, as well as legal obligations to monitor Great Crested Newt populations for Natural England. In total 650 butterflies were recorded. 1,455,200m² of wildlife habitat was managed and restored.
- 3.11 Figure 17 contains data obtained from GiGL² revealing that 44 different priority species were recorded in Redbridge during 2019. This was a slight decrease from 2018/19 where 49 priority species were recorded. This difference may be attributable to missing data sets and inconsistencies in identifying and recording species. The season in which the survey was conducted also makes a difference to the number of species.

Fig 17 Priority species data in 2019/20 obtained from GiGL.

Priority Species recorded 2019/20

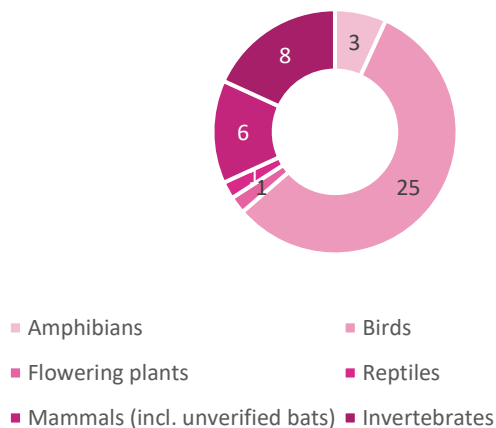


Table 5: Numbers of Green Information for Greater London (GiGL) species records for the financial years 2019/20:

Number of records	2012/13	2016/17	2018/19	2019/20
All species	4110	3347	2476	41409
Designated species	4068	1271	915	728
LISI species	39	28	21	895

Table 6: total number of individual species that the records represent:

Number of species	2012/13	2016/17	2018/19	2019/20
All species	307	493	178	339
Designated species	94	93	49	50
LISI species	8	10	4	16

² Green Space Information for Greater London (GIGL)

- 3.12 During the reporting period, the number of Local Nature Reserves increased from 1 to 4, in addition to Hainault Lodge these now include Claybury Park, Fairlop Waters and Hainault Forest Country Park. In 2019 the Council successfully planted 17,500 trees in Roding Valley Park, Goodmayes Park and Orchard Playing Fields as well as 200 planted in Hainault Forest and 300 in Valentines Park. A further 400 trees were planted in Valentines Park for 2020. The 2019/20 season total was 18,500 trees planted.
- 3.13 There has been no net loss of Sites Important to Nature Conservation, and there was also no net loss of open space during the reporting period. The infographic below (Fig 18) shows some of the achievements mentioned and others in nature conservation in Redbridge during the reporting period.

Fig 18



3.14 Pollution Indicators

Pollution Indicator 1: Levels of the following pollutants: PM2.5 particulates, PM10 particulates, Carbon Monoxide, Nitrogen Dioxide, Ozone, Sulphur Dioxide
Target: Net reduction in annual average, hourly peak, and daily peak readings of all monitored pollutants

- 3.15 The Council monitors levels of air pollutants and publishes the findings on an annual basis (see table 7 below). The findings from 2019 are published in the Redbridge Air Quality Annual Status Report for 2019. The levels of pollutants have slightly decreased when analysing the trends for the last 3 years. There are a number of actions and policies being implemented at a local and regional level to reduce pollution levels even further. These can be viewed in the Redbridge Air Quality Action Plan 2020-2025.

Table 7: Key monitored pollutants in the Redbridge

Pollutant	Legal Threshold as an annual mean/ $\mu\text{g m}^3$	Performance
Nitrogen dioxide	40	Legal thresholds have been achieved at some places across the borough however there are a number of places where the legal limits are exceeded.
Particulates PM ₁₀	40	Legal threshold at places of monitoring have been achieved however there are places in the borough where this may be exceeded.
Particulates PM _{2.5}	25	Legal threshold at places of monitoring have been achieved however there are places in the borough where this may be exceeded.

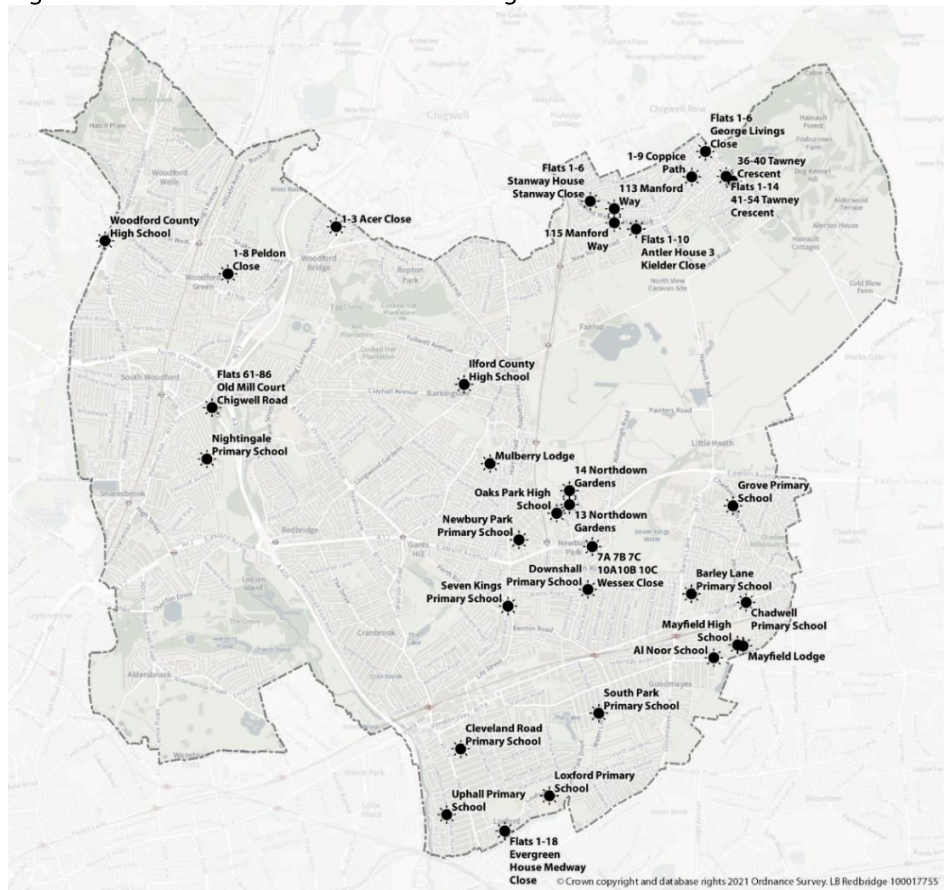
3.16 Flooding indicators

Flooding Indicator 1: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

3.17 There were no planning permissions granted contrary to the advice of the Environment Agency. There was no change from the previous year.

3.18 Energy Indicators

Fig 19 Solar PV installations across the borough



Energy Indicator 1: Renewable energy capacity installed by type

- 3.19 Figure 19 above shows the solar photovoltaic (pv) renewable energy capacity installed across 33 different buildings in Redbridge. These buildings are a mix of schools and Council-owned buildings.
- A total of 17 Council-owned housing sites have solar pv installed.
 - A total of 16 schools have solar pv installed.
- 3.20 As this is a new indicator, the trend in renewable energy capacity will be reportable in the AMR for next year.

Section 4

Theme 3: Achieving Design Quality

(Local Plan Policies LP26-LP33)

4.1 Strategic Objective 3

4.2 Achieving high quality design is the focus of the third strategic objective and is delivered via policies LP26-LP33. High quality design is the key to sustainable development and the council has sought to raise the standard of design in the borough whilst protecting and reinforcing the character of the borough.

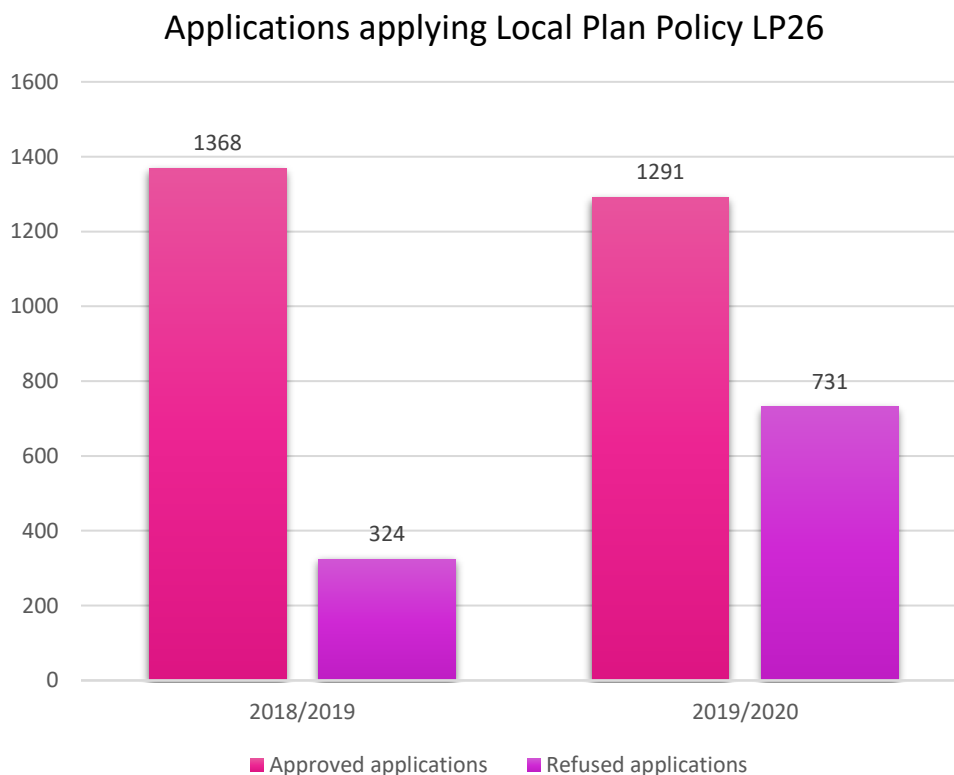
4.3 Indicators and targets for design quality, tall buildings, conversions, heritage & listed buildings and basements

Design Indicator 1: Delivering high quality mixed-use development

4.4 Design Indicators

4.5 A proxy indicator is used to measure the trend for good design, which is the application of Local Plan Policy LP26: 'Promoting High Quality Design'. Figure 20 below reveals that a total of 1,291 applications were approved and 731 applications were refused within the reporting period which applied the policy.

Fig 20



4.6 Development applications in the reporting period did not conform with Local Plan Policy LP26 as much as the previous AMR reporting year, which is why 731 applications were refused. This is a good parameter to show that better decisions are being made on the design quality of housing.

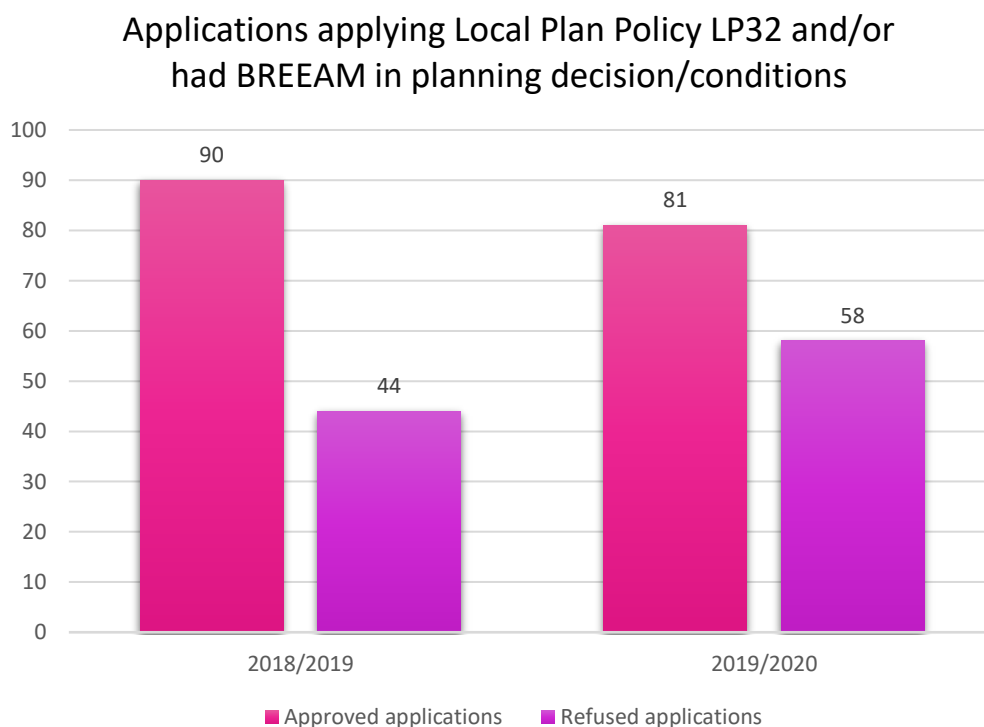
- 4.7 Additionally, the Council now uses an independent Design Review Panel, operated by FRAME Projects to advise applicants, Council officers and Planning Committee on the design of developments. This advice is given at pre-application stage for major developments (10 units +). The aim of this advice is to ensure better quality developments. The Council considers the following applications listed in Table 8 as examples of high-quality development schemes adhering to Local Plan LP26.

Table 8: Examples of high-quality development schemes approved in 2020

Planning reference number	Site Address
1621/20	Development Site At 22 To 30 Lynn Road And 480 To 482, Ley Street, Ilford
0807/20	Development Site At 891 To 893, High Road, Chadwell Heath, Romford
1189/20	Development Site At 1 To 3 Boundary Close And Former Hyleford School Site, Loxford Lane, Ilford
3428/20	Development At Suffolk Court, Suffolk Road, Newbury Park, Ilford

- 4.8 A total of 51 applications were approved and 18 were refused within the reporting period which applied Local Plan Policy LP28: Advertising and Shopfronts. In the previous year, a total of 50 applications were approved with LP28 being applied and 19 applications were refused. LP28 is being consistently applied to new development proposals, ensuring shopfronts and signage respect the overall character and appearance buildings and the street scenes.

Fig 21 application of design policy

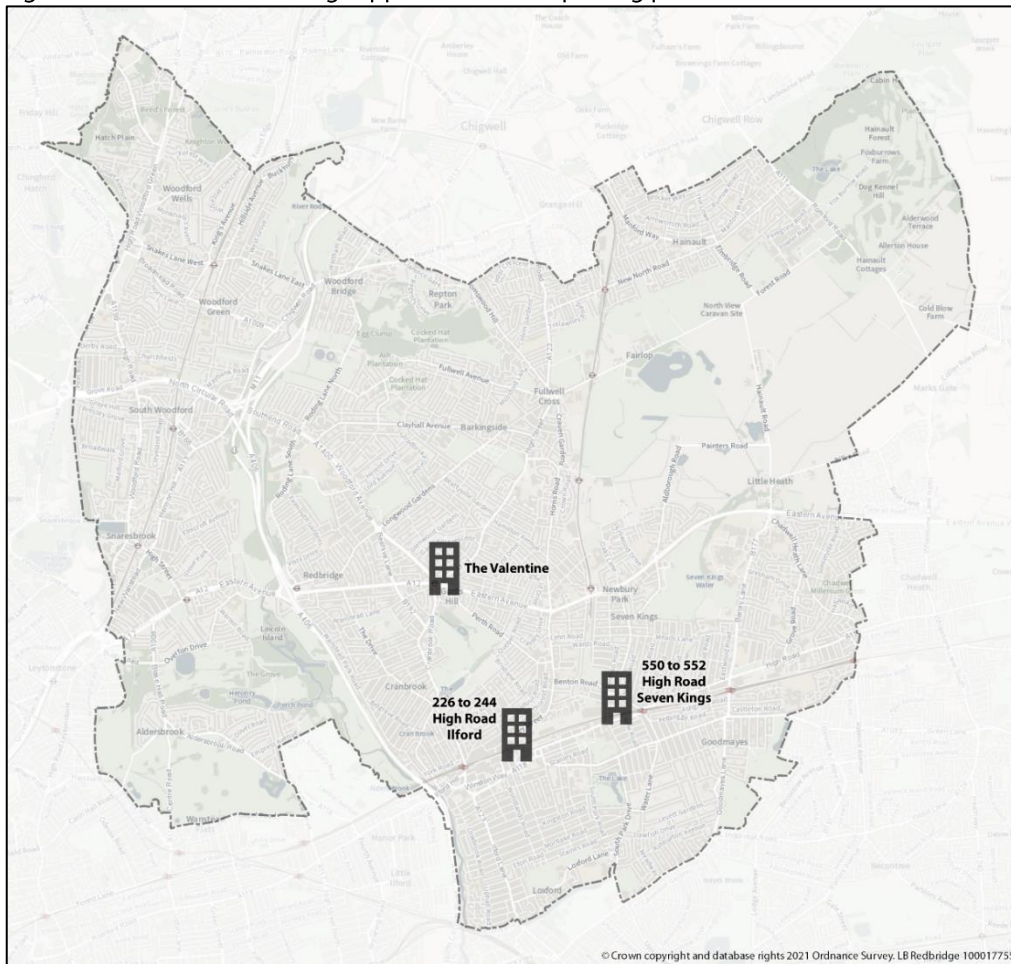


4.9 A total of 81 applications were approved and 58 were refused within the reporting period which applied Local Plan Policy LP32: Sustainable Design and Construction, and/or had BREEAM mentioned in the application decision and/or planning conditions (see Fig 21 above). This is roughly comparable with the previous year's figures of 90 applications approved and 58 refused. The findings show that the use of LP32 and BREEAM is consistently being applied to the decisions of planning applications.

Design Indicator 2: Number and location of tall buildings
Review of quality of tall buildings provided within the borough, undertaking Building for Life assessments

Design Indicator 3: Number and location of tall buildings approved
Tall buildings are appropriately located and well-integrated into the urban fabric and are suitable to their location

Fig 22 Location of tall buildings approved in the reporting period



4.10 Three tall building applications were approved within the reporting period (see fig 22 above) and Local Plan Policy LP27: Tall Buildings was applied in the decision. The applications are listed in Table 9 below and fall within the Council's Tall Building Zones.

Table 9: approved tall building applications

Application reference	Location
2708/19	Development at The Valentine 27 To 37, Perth Road, Gants Hill, Ilford
2151/18	Development at 226 To 244, High Road, Ilford
4111/19	Development Site At 550 To 552, High Road, Seven Kings, Ilford

4.11 Heritage Indicators

Heritage Indicator 1: Number of all assets on the Heritage at Risk Register
Target: Annual reduction in the number of assets on the Heritage at Risk Register

- 4.12 Three buildings were successfully removed from the Heritage at Risk Register during the reporting period. Those were: Dr Johnson Public House, Longwood Gardens and 6 - 8 High Street Wanstead. The Council is on target in attaining a reduction in the number of assets on the Heritage At Risk Register. There is now a total of 7 assets on the Register. Table 10 below shows the status of the full list of assets.

Table 10: Status of heritage assets on the At-Risk Register

Heritage Asset	Type
Bungalow Estate	Conservation Area
Wanstead Park	Conservation Area and Registered Park and Garden Grade II* [counted twice in Register]
Woodford Bridge	Conservation Area
Church of St Mary, Overton Drive, Wanstead E11 - Redbridge	Listed Building Grade I
Garden Temple in garden of Temple House, 14, The Avenue, Wanstead E11	Listed Building Grade II*
The Grotto, Wanstead Park	Listed Building Grade II
831, High Road, Ilford	Listed Building Grade II
Assets removed from Register during 2019/2020	
6-8, High Street, Wanstead, E11	Listed Building Grade II
Dr Johnson public house, Longwood Gardens, Ilford	Listed Building Grade II

Heritage Indicator 2: Number of conservation areas with up to date character appraisals and management plans

Heritage assets within the borough are conserved and enhanced in a manner appropriate to their special interest, character or appearance and significance

- 4.13 Within the reporting period, the Aldersbrook Conservation Area's character appraisal and management plan was consulted upon and updated. New appraisal and design guide documents and a newly extended conservation area to include Aldersbrook and Lake House were adopted and designated in September 2020.

4.14 On 2 November 2020 Redbridge Council served an Immediate Article 4 Direction in the Aldersbrook and Lake House Conservation Area. After a 6-week period of consultation from 2 November to 14 December 2020, the Council confirmed the Immediate Article 4 Direction at a Cabinet meeting on 16 March 2021.

Heritage Indicator 3: Planning/Listed Building Consent applications for Listed Buildings approved in accordance with the advice of Historic England

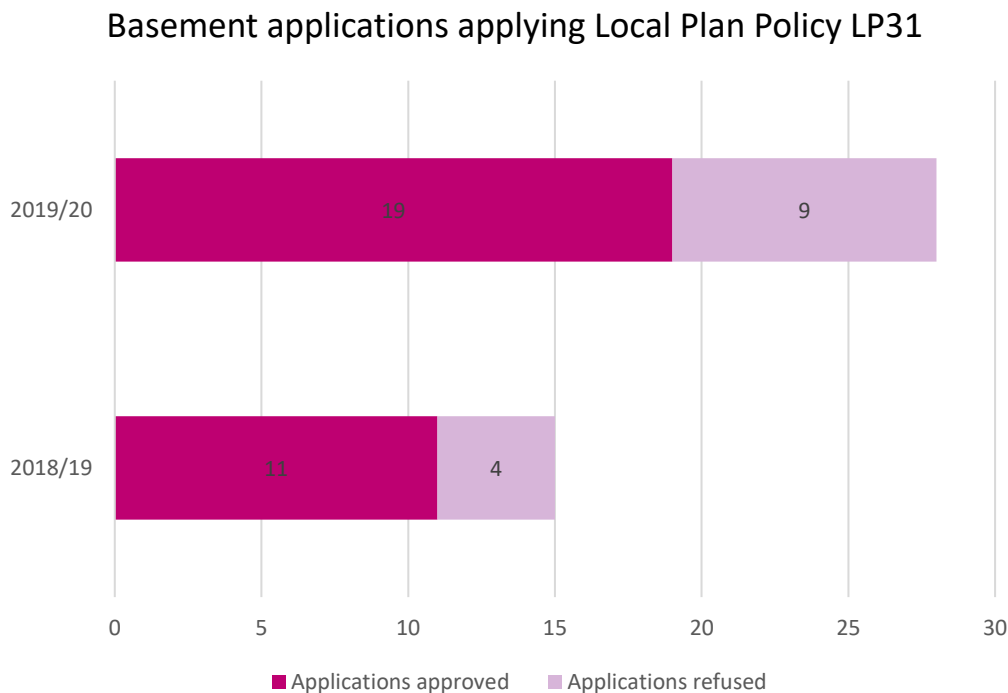
4.15 There were 14 listed building consent applications determined during the reporting period. However, none satisfied the criteria for consultation to Historic England. Therefore, there were no listed building applications approved in accordance with the advice of Historic England.

4.16 Basement Indicators

Basement Indicator 1: Number of basement applications

4.17 For this indicator, the application of Local Plan Policy LP31: Basement Development in planning decisions has been used as a measure for the number of basement applications. In 2019/20, a total of 19 applications were approved and 9 applications were refused. This is an increase from the previous year where 11 applications were approved, and 4 applications refused as seen below in fig 23. This shows that there is a small increasing trend for basement development applications, although it is important to note that impacts are considered in the decision using basement impact assessments.

Fig 23 Basement applications



Section 5

Theme 4: Protecting and enhancing the borough's assets

(Local Plan Policies LP34-LP40)

5.1 Strategic Objective 4

5.2 The final strategic objective relates to promoting and enhancing the borough's assets and monitors the implementation of policies LP34-LP40 which relates to protecting Green Belt and open spaces. Redbridge has a significant amount of Green Belt to the East of the borough which separates Hainault from Barkingside and a band which runs north south along the Roding Valley that separates Woodford and Wanstead with Woodford bridge and Ilford.

5.3 Indicators and targets for biodiversity and open land.

5.4 Biodiversity Indicators

Biodiversity Indicator 1: Change in areas and populations of biodiversity importance, including:

- i. Change in priority habitats and species (by type); and
- ii. Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

Target: No net loss of Green Belt and Metropolitan Open Land.

Biodiversity Indicator 2: Number of Planning applications affecting sites of biodiversity importance

Target: No net loss of open spaces in areas of high open space deficiency.

- 5.5 There has been no net loss of Green Belt or Metropolitan Open Land during the reporting period, and there was no net loss of allotment sites during the reporting period 2019/20. There was also no net loss of international, national and local sites of nature conservation importance including Sites of Special Scientific Interest (SSSI) covering Epping Forest, Wanstead Flats and Hainault Forest.
- 5.6 During the reporting period, the number of Local Nature Reserves increased from 1 to 4 new Local Nature Reserves. The new reserves are Claybury Park, Fairlop Waters and Hainault Forest Country Park. This is in addition to Hainault Lodge.
- 5.7 There was no net loss of Sites of Important for Nature Conservation (SINC). This remains on target as per last year. The Council is hoping to conduct a review on the sites of importance to nature conservation in the borough which may result in additional sites depending on survey outcomes.
- 5.8 A total of 2 applications were approved in 2019/20 using Local Plan LP37: Green Infrastructure and Blue-Ribbon Network.

Section 6

Monitoring and delivery

(Local Plan Policy LP41)

6.1 Policy LP41 sets out how the council will monitor the effectiveness of the delivery of the policies in the Local Plan to ensure that the council works with its partners to deliver plans and proposals and provide the infrastructure required for both current and future residents in Redbridge.

6.2 **Indicators and targets for infrastructure, planning obligations/CIL, determinations, refusals, appeals, enforcement notices and S106 apprenticeships**

6.3 **Infrastructure Indicators**

Infrastructure Indicator 1: Number of relevant new infrastructure programmes completed

Target: Delivery of key infrastructure programmes as set out in the Infrastructure Delivery Plan
Education, Redbridge Living, Health, community hubs, transport, leisure

6.4 For the period 2019/20 the total gross new space for health facilities was 537 m² which represents a net increase of 248m² once redundant space was taken into account. This includes:

- Conversion of a loft to create clinical space at Grove Surgery provided 60m²
- Portacabins on the Kenwood Gardens site to provide space for the relocation of Eastern Avenue and Cranbrook surgeries creating 477m² gross space which is a net gain of 188m² once the old surgeries floor space is subtracted.

6.5 There are a variety of borough led interventions to improve the safety, capacity and sustainability of the borough's transport network, including the Local Implementation Plan (LIP) funded by TfL and the Council's own capital budget. Borough funding from TfL is expected to deliver key priorities within the London Mayor's Transport Strategy.

6.6 Redbridge LIP3 document has been approved and funding from Transport for London (TfL) will help deliver the objectives of the Mayor's Transport Strategy which includes goals of Healthy Streets, Vision Zero (accident reduction), a good public transport experience, new homes and jobs. The LIP strategy focusses on the creation of Redbridge Low Emission Neighbourhoods which seeks to make streets healthier, greener and more accessible.

6.7 Key transport projects include the Ilford Garden Junction project phase 1, the A118 Ilford western gyratory removal, low emission neighbourhoods, completion of the local cycle network and school streets. Together with TfL and Crossrail the Council has improved the area around Seven Kings, Goodmayes and Chadwell Heath stations. The improvements at Ilford are linked to the reconstruction of the station building and are due in 2022.

6.8 Progress has been made with Redbridge Living (RL) and the Community Hubs programme:



- Three RL schemes in development: Clements Road, Loxford Lane and Seven Kings
- The three schemes include 489 homes across a mix of tenures (market sale private rental, Community Land Trust and London Affordable Rent) – 35% affordable homes
- The first “locality hub” (now referred to as Community Hub) is part of the Seven Kings scheme. The scheme also includes a Health Hub and a Business & Enterprise Hub.
- Regarding the status and further milestones, at the end of the 2019/20 year all schemes were still in concept design stage and had not yet received planning consent (currently Loxford and Clements Road have resolution to consent).

6.9 In terms of education facilities completed development during 2019/2020 includes an extension at Uphall Primary School. At Hatchside School a new school was completed and opened in April 2021.

Infrastructure Indicator 2: Amount of Planning Obligations/CIL secured and spent, and by type.

6.10 See the Council’s Infrastructure Funding Statement published in December 2020 for information related to this indicator at:
<https://www.redbridge.gov.uk/planning-and-building/planning-policy/infrastructure-funding-statement/>.

6.11 Determinations Indicators

Determinations Indicator 1: Percentage of major planning applications determined within 13 weeks

Target: 65% of major planning applications to be determined within 13-weeks

Determinations Indicator 2: Percentage of planning applications processed in 8-weeks (Minor)

Target: 65% of minor planning application to be determined within 8-weeks

Determinations Indicator 3; Percentage of planning applications processed in 8-weeks (Other)

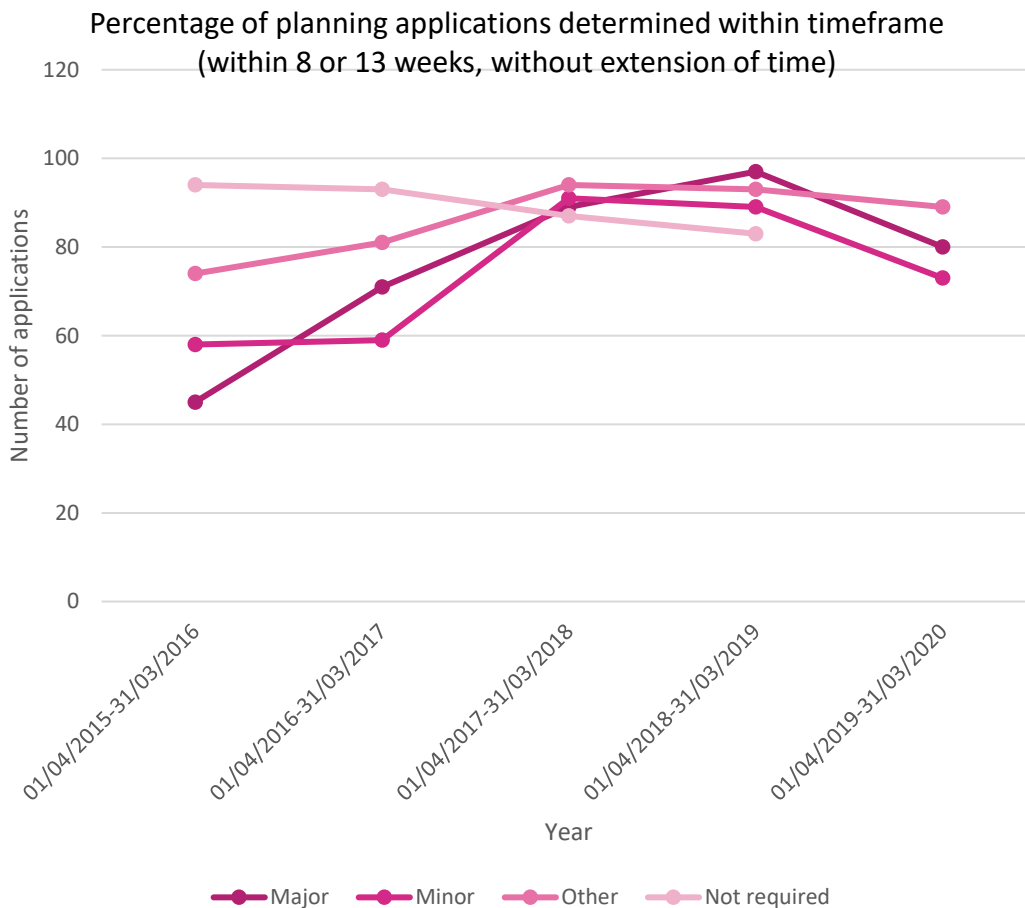
Target 80% of other planning applications to be determined within 8-weeks

6.12 Performance in determining planning applications for 2019/20 is set out in Table 11 below. Whilst this is less than the performance for both major and minor applications reported in the 2018/19 Authority Monitoring Report (AMR) it is still a good achievement as all targets were exceeded, which continues the year on year trend of improved performance since 2015. This performance is set against a background of increased numbers of planning applications received by the Planning Service during the reporting period, with applications in Redbridge now at 160% of the London average.

Table 11: Planning Approval timeframes targets/actual (2019/20)

Application Type	Target	Actual Performance
Major Planning Applications	65% of major planning applications to be determined within 13-weeks	80.0% (12/15) (Major applications determined within an agreed extension of time - 78.7% (11/14))
Minor Planning Applications	65% of minor planning application to be determined within 8-weeks	73.2% (270/369) (Minor applications determined within an agreed extension of time - 81.2% (68/78))
All planning Applications	80% of other planning applications to be determined within 8-weeks	89.4% (2,192/2,453) (Other applications determined within an agreed extension of time - 85.4% (146/171))

Fig 24 Planning applications determined

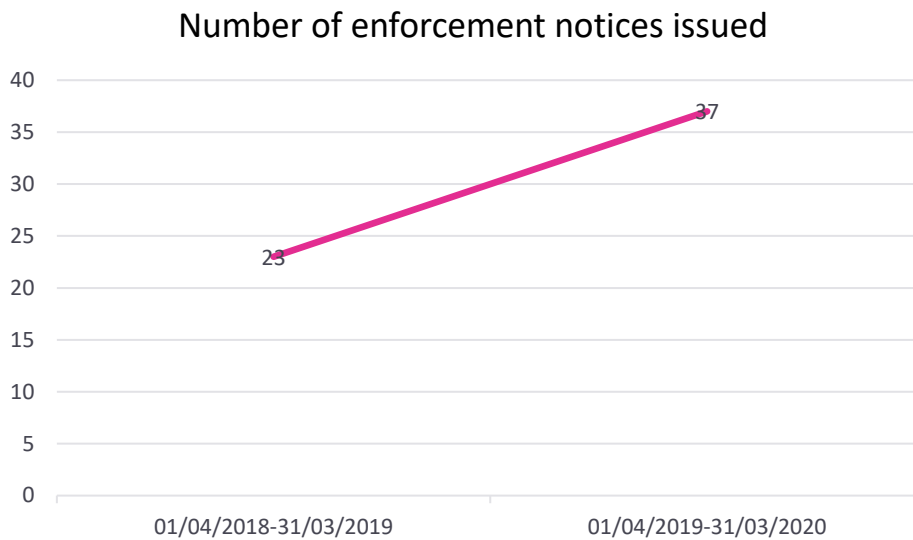


6.13 Enforcement Indicators

Enforcement Indicator 1: Number of Enforcement Notices Issued

6.14 See Figure 25 below showing an increase in the number of Enforcement notices issued during the 2019/20 reporting period.

Fig 25. Number of enforcement notices issued – 37



6.15 However, over the course of the past 12 months, the Council has fundamentally reviewed its approach to planning enforcement which has had an immediately impact:

- There has been an increase in the number of enforcement notices issued, with 52 notices served in 2020 compared to 30 in the previous year.
- This places Redbridge 10th in the country for serving enforcement notices, as published in an MHCLG report on enforcement statistics.
- Redbridge was also placed 9th in the country for serving contraventions notices, with 85 served.

6.16 Appeals Indicators

Appeals Indicator 1, Including:
Number of appeals against non-determination made
Number of appeals against non-determination upheld
Number of appeals against refusals made
Number of appeals against refusals that are upheld

6.17 The 2019/20 reporting statistics for appeals are as follows:

- Number of appeals against non-determination made – 5
- Number of appeals against non-determination upheld (dismissed) – 5 (83.3% - 5/6)
- Number of appeals against refusals made – 20
- Number of appeals against refusals that are upheld (dismissed) – 134 (75.3% - 134/178)

6.18 Apprenticeship Jobs Indicators

Numbers of apprenticeships, job brokerage agreements, and contributions relating to skills and training through Section 106 agreements
 Continuous partnership working and cross-boundary working

- 6.19 The development site at 27-37 Perth Road, Gants Hill secured the employment of 11 people from Redbridge through S106 planning obligations. In total there were 258 employment outcomes for local residents using the Work Redbridge service (up to 31/03/2020).