

# Signs of Success



## Local Development Framework Redbridge Monitoring Report

2013/14



### **London Borough of Redbridge**

Planning & Regeneration Service

---

**December 2014**

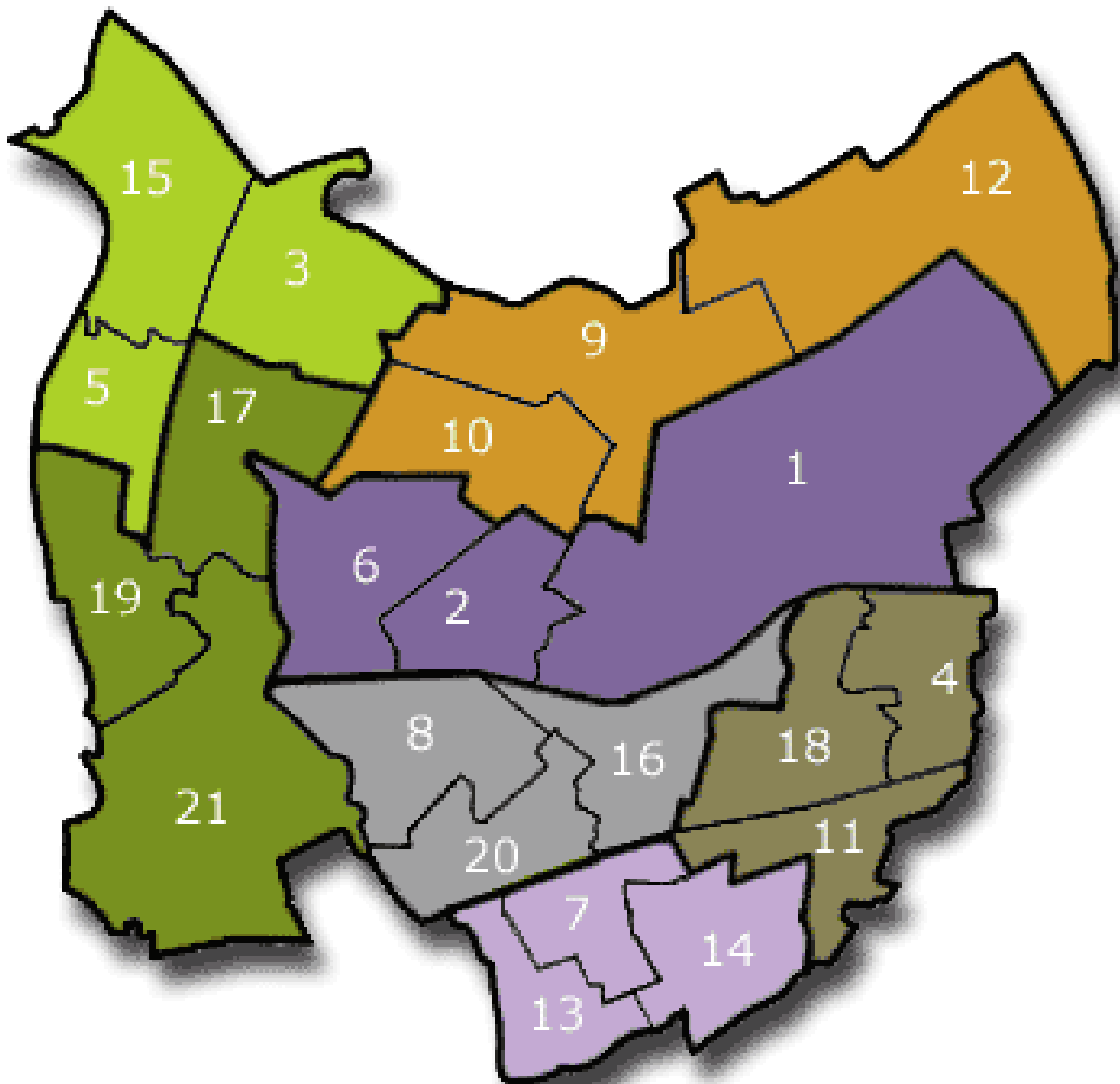


# Contents

<b>1</b>	<b>Chapter 1: Background</b>	<b>1</b>
1.1	Introduction	1
1.2	Approach to Monitoring	1
1.3	The “Signs of Success”	2
1.4	Future Monitoring Reports	2
<b>2</b>	<b>Chapter 2: Headlines</b>	<b>3</b>
2.1	Signs of Success: Policy Performance	3
2.2	Plan Making Performance	7
2.3	Community Infrastructure Levy (CIL)	9
2.4	London Plan Alterations	11
2.5	Development Management	11
2.6	National Planning Practice Guidance	12
2.7	Neighbourhood Planning	12
2.8	Main Conclusions and Recommendations	12
<b>3</b>	<b>Chapter 3: The Planning Objectives</b>	<b>15</b>
3.1	Strategic Objective 1: Managed Change	15
3.2	Strategic Objective 2: Green Environment	22
3.3	Strategic Objective 3: High Quality Design	31
3.4	Strategic Objective 4: Safe and Healthy Places	36
3.5	Strategic Objective 5: Jobs and Prosperity	39
3.6	Strategic Objective 6: Ease of Access	47
3.7	Strategic Objective 7: Housing for All	53
3.8	Strategic Objective 8: A Vibrant Culture	69
3.9	Strategic Objective 9: A Supportive Community	72
<b>4</b>	<b>Chapter 4: Plan Making</b>	<b>77</b>
4.1	Local Development Scheme	77
<b>5</b>	<b>Chapter 5: Development Management Performance</b>	<b>83</b>
5.1	Application Numbers and Decision Making	83
5.2	Analysis of Appeals	84
<b>6</b>	<b>Chapter 6: Community Infrastructure Levy</b>	<b>89</b>
	<b>Appendices</b>	<b>97</b>

Cover: Development at Barnardos, Barkingside. Part of the comprehensive redevelopment of the site, including a new national headquarters building, conversion of existing Barnardos Village cottages, and new build housing.

## 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 Monkams
- 16 Newbury
- 17 Roding
- 18 Seven Kings
- 19 Snaresbrook
- 20 Valentines
- 21 Wanstead

# 1 Chapter 1: Background

## 1.1 Introduction

- 1.1.1 The Localism Act (and subsequent Town and Country Planning Regulations 2012) removes the requirement for local planning authorities to produce an Annual Monitoring Report for Government. However, the Act maintains an overall duty to monitor and there is clear benefit for the Council in sharing the performance and achievements of the planning service with the local community. Such a monitoring process informs the implementation of existing policies and the development of new policies, such as those in the forthcoming Redbridge Local Plan 2015-2030. The regular monitoring reports are now known as 'Authorities' Monitoring Reports' (AMR).
- 1.1.2 The Regulations were brought into effect on 6 April 2012 and state the Authorities' Monitoring Report must contain the following information:
- (a) The title of the Local Plans and Supplementary Planning Documents within the Local Development Scheme (LDS) and the stage they have reached in preparation; if a document is behind the timetable and if so why it has fallen behind; and if any of the documents have been adopted.
  - (b) If any of the policies contained in the local plan are not being implemented, the reasons why they are not being implemented and the steps (if any) the Council intends to take to ensure that the policies are implemented.
  - (c) The net additional housing and affordable housing delivery in the Borough compared with the target specified in policy: for the period the Monitoring Report covers and the period since the policy was first adopted.
  - (d) If there is a neighbourhood development order or neighbourhood development plan the AMR should contain details of these documents.
  - (e) Information about the implementation of the Community Infrastructure Levy as set out under the Community Infrastructure Levy Regulations 2010.
  - (f) Details of cooperation with other local planning authorities or organisations under the Duty to Cooperate.
- 1.1.3 The report must be published on the Council's website at least on a yearly basis. Therefore, this Authorities' Monitoring Report in complying with these regulations covers the period following on from the previous AMR which ended on 31st March 2013, which is 1st April 2013 to 31st March 2014.
- 1.1.4 Furthermore, this Monitoring Report will act to satisfy the Council's requirement to monitor CIL collection and expenditure as per the CIL Regulations 2010 (as amended).
- 1.1.5 Appendix A includes a list of the Development Plan Policies contained in the Redbridge Local Development Framework.

## 1.2 Approach to Monitoring

- 1.2.1 The AMR links the Strategic Objectives of the Local Development Framework (LDF) to the ambitions of the Sustainable Community Strategy, the Council's Vision and Aims, the Council's Corporate Strategic Plans 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. Chapter 2 of the AMR reports on the key headline indicator outcomes of these nine objectives.

- 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 the various documents that make up the LDF). Chapter 5 examines the practical performance of the Council's Development Management section in dealing with planning applications.
- 1.2.4 Chapter 6 sets out the Council's CIL performance in accordance with the monitoring requirements in the CIL regulations 2010 (as amended).

### **1.3 The "Signs of Success"**




- 1.3.1 In order to monitor the effectiveness of its policies, there are 74 indicators which come from a variety of sources, including the Monitoring Framework for individual adopted LDF documents; regional indicators and so on. 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 B shows full details for each indicator, including targets and data on performance for 2013/14 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.

### **1.4 Future Monitoring Reports**







- 1.4.1 This is the tenth monitoring report, with the first published in 2004/05. Its current structure, approach and indicators was established in the 2007/08 monitoring report and coincided with the adoption of the Core Strategy in March 2008. It has been added to as further local development documents have been adopted.
- 1.4.2 The forthcoming Redbridge Local Plan 2015-2030, if found sound and adopted, presents an opportunity to revisit the format and approach to the monitoring report. This is likely to include two parts, the first providing a general snapshot of the borough and any new general data published during the monitoring year. The second part would include the monitoring indicators and narrative on the performance during the monitoring year, with conclusions and recommendations made.


## 2 Chapter 2: Headlines

### 2.1 Signs of Success: Policy Performance

					
<b>Around or above target</b>	<b>Below target</b>	<b>No target or mixed result</b>	<b>Improving</b>	<b>About the same</b>	<b>Going backwards</b>







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 B.




Indicator	Result	Around Target?	Improving?
<b>LDF Objective 1: Managed Growth</b>			
Focus on Town Centres	Ilford: 8%; Other Centres: 18%; Rest: 74%	Ilford 35- 50%; Other Centres 15- 25%; rest 25- 35% Last Year: Ilford – 2%; Other Centres – 8%; rest – 90%	
Previously Developed Land (PDL)	100%	90% of new homes on PDL Last year: 100%	
Empty properties (total and long-term)	1,513 (total) 499 (long-term)	Annual Improvement Last year: 930 (total), 550 (long term)	
Waste Received at Safeguarded Waste Facilities in Redbridge	Chigwell Road Reuse and Recycling Centre: 21,334,46 Ilford Recycling Centre Redbridge: 7,500 Clinical Waste Ltd (Goodmayes Hospital): N/A	In accordance with Licensed Capacity (tonnes) Chigwell Road Reuse and Recycling Centre: 28,600 Ilford Recycling Centre Redbridge: 7,500 Clinical Waste Ltd (Goodmayes Hospital): 7,000	
Paying for Infrastructure	£1,013,515 received from Section 106. No moneys received from cash in lieu of affordable housing. £2,096,420 received from CIL (of which £189,256.91 for the Mayor and £1,907,163.1 for Redbridge.	Annual Improvement. Last Year £692,533 received from Section 106. £88,279 received from cash in lieu of affordable housing £251,177 received from CIL	
<b>LDF Objective 2: Green Environment</b>			
Redbridge Borough Carbon Dioxide Emissions	3.5 tonnes CO2 per capita (2012)	Annual reduction (tonnes / capita). 2011: 3.4 tonnes	





Indicator	Result	Around Target?	Improving?
Council's Carbon Dioxide Emissions	27,522 tonnes CO2	Annual reduction in the Council's carbon dioxide emissions Last Year 29,246 tonnes CO2	
Protecting Green Belt	Three refused planning applications in the Green Belt.	Only allow appropriate development in the Green Belt unless very special circumstances are demonstrated in accordance with the NPPF.	
Avoiding Flood Damage	No permissions contrary to Environment Agency advice	Nil contrary to Environment Agency advice	
Sustainable Urban Drainage Systems	4 applications approved subject to a SUDS condition.	Annual Improvement leading up to the implementation of the Flood Water Management Act Last Year: 10 applications	
<b>LDF Objective 3: High Quality Design</b>			
Protecting Heritage Assets	3 buildings, 1 Registered Park and 2 Conservation Areas (6 total)	<10 "at risk" 6 Heritage Assets Last Year	
Designated Heritage Assets	Statutory Listed: 132 Designated: Conservation Areas: 16 Statutory Listed Parks/ Gardens: 2 Local Listed: 131 Local Listed protected by Article 4: 0	Maintain or increase designated Heritage Assets. Last year: Statutory Listed: 131 Designated: Conservation Areas: 16 Statutory Listed Parks/ Gardens: 2 Local Listed: 131 Local Listed protected by Article 4: 0	
Residential Density	Ilford- 282 dph Other District/ Local Centres- 210 dph Residential Areas- 104 dph	See Building Design Policy BD3	
BREEAM/ Code for Sustainable Homes/ 25% Reduction in Carbon Emissions	BREEAM: 20 Code for Sustainable Homes: 20 25% reduction in carbon emissions: 21	Increase in planning applications approved subject to BREEAM, Code for Sustainable Homes and 25% reduction in carbon emissions over Part L of the Building Regulations Last Year: BREEAM: 11 Code for Sustainable Homes: 50 25% reduction in carbon emissions: 26	
<b>LDF Objective 4: Safe and Healthy Places</b>			
Lifetime Homes	Lifetime Homes: 167 out of 224 (75 %) completions met the Lifetime Homes Standard. Wheelchair	Lifetime Homes: 100% Wheelchair Accessible: 10% Last year: 77% Lifetime Homes, 20% Wheelchair Accessible	



Indicator	Result	Around Target?	Improving?
	Accessible: 2 out of 224 (0.9 %)		
Air Quality	Policy E8 applied to three planning applications that included one major application, one full planning application and one discharge of condition.	All relevant applications to comply with Policy E8.	😊
<b>LDF Objective 5: Jobs and Prosperity</b>			
People in Jobs	67.3%	Annual Increase Last Year: 67.9.8%	😊
New Employment Space (B1- B8)	-5,724 sqm	2,500 sqm per year Redbridge Retail Demand Study Last year: -830 sqm	😞
New Retail (A1- A5)	605 sqm	6,750sqm per year Redbridge Retail Demand Study Last year: -805 sqm	😊
Aggregates Production	Quarry ceased production in May 2012.	Replacement London Plan (2011) target: 100,000 tonnes per annum	😊
<b>LDF Objective 6: Ease of Access</b>			
Encouraging Cycling	513 cycle parking spaces approved as part of all planning applications (2.3 per unit).	Cycle parking in all major developments	😊
Travel Reduction	22 Major applications have been approved subject to a Green Travel Plan of a total of 35 (63%).	Green Travel Plans for all major developments	😊
<b>LDF Objective 7: Housing for All</b>			
Building Homes	204 new homes	760 annually Last year: 271 new homes	😞
Housing in Ilford	15 new homes	300+ annually Last year: 6 new homes	😞
Housing in Gants Hill	0 new homes	80+ annually Last year: 0 new homes	😞
Housing in Crossrail Corridor	45 new homes	150+ annually Last year: 155 new homes	😞
Delivering Affordable Homes	2 units (x new build, x purchase and repair)  1% of new homes	50% Last year: 43%	😞
Temporary Accommodation	2,171 households	Reduce number of households in temporary accommodation. Last Year: 2,113 households	😊

Indicator	Result	Around Target?	Improving?
Gypsy and Travellers	16 pitches	16	
<b>LDF Objective 8: A Vibrant Culture</b>			
Leisure (D2) Floorspace	172 sqm approved (100% in Gants Hill). Net loss of -136 sqm overall.	Net increase and majority delivered in town centres Last Year: 2,032 sqm approved (100% in town centres). Net loss of 7,765 sqm overall.	
Quantity of open space accessible to the public	1,566 ha fully or partially accessible to the public.	Maintain and improve on past performance. Last year: 1,556 ha	
Development on Protected Important Urban Open Space	Eight applications approved on protected spaces. Two were for enhancements to the existing playing fields; one involved relocation of an existing hard standing area and the others were extensions to school buildings.	Only approve development proposals which are supportive of and ancillary to the purpose of that open space.	
<b>LDF Objective 9: A Supportive Community</b>			
Community (D1) Floorspace	8,785 sqm approved (1.8% in town centres)	Annual Improvement (last year 11,940 sqm). Over 90% of new D1 floorspace to be located in town centres. Last year – 0%	
Working age people on out of work benefits	JSA Claimants 4,525 (2.4%)	Annual decrease Last Year: JSA Claimants 6,681 (3.6%)	

<b>Policy Making and Development Control Performance</b>			
Local Development Scheme Milestones	Conservation Area Management Plans adopted September 2014. Core Strategy Review Preferred Options Extension-Alternative Development Strategies Consultation conducted November to December 2014.	Local Development Scheme Timetable	
Total applications	3,241	Last Year: 3,118	
Applications approved	70%	Last year: 85.31% Target: 85%	

<b>Deciding "Major" applications</b>	<b>57 %</b>	<b>60% decided in 13 weeks</b>	
<b>Deciding "Minor" applications</b>	<b>50.38 %</b>	<b>65% decided in 8 weeks</b>	
<b>Deciding "other" applications</b>	<b>62 %</b>	<b>80% decided in 8 weeks</b>	
<b>Deciding "prior approval" applications</b>	<b>700</b>	<b>71.4 % approved (498 approved)</b>	N/A.
<b>Appeals upheld</b>	<b>56.67%</b>	<b>A target of 35%.</b>	

## 2.2 Plan Making Performance

### 2.2.1 Conservation Area Supplementary Planning Documents

2.2.2 The Conservation Area Management Proposals Supplementary Planning Document (SPD) was drafted during the financial year of 2013/2014. These were subsequently adopted in September 2014. The purposes of this Supplementary Planning Document include character appraisals and management proposals for all conservation areas within Redbridge in order to preserve and enhance their special character and appearance. The SPD is in two parts. Part 1 includes overarching management proposals for all conservation areas with the borough. Part 2 includes further proposals relevant to individual conservation areas. Part 2 will progressively be added to and updated as character appraisals for each conservation area are prepared or updated.

### 2.2.3 Adopted Planning Briefs

2.2.4 The Council adopted two planning briefs during the financial year of 2013-2014. These were for the following sites:

- (a) Gants Hill Opportunity Sites C, D and E (adopted February 2014); and
- (b) Hyleford, Loxford Lane, Ilford (adopted September, 2013).

2.2.5 The Briefs provide residents, businesses and developers clear guidance as to how the Council envisages the sites coming forward for development in a way consistent with the LDF. These essentially describe the application of the policies contained in the LDF to the specific site and through a design-lead process, determine a preferred form of development of the site.

### 2.2.6 Redbridge Local Plan 2015- 2030 (Core Strategy Review)

2.2.7 The Council has been progressing a review of the Core Strategy and through this has determined that the review will also incorporate a review of the Borough Wide Primary Policies DPD. This is order that decision making is in line with the National Planning Policy Framework. The reviewed Core Strategy will replace both documents with a single document known as the "Redbridge Local Plan 2015-2030". It will also include site allocations and therefore supersede the Development Sites with Housing Capacity and Development Opportunity Sites Development Plan Documents (both adopted in May 2008).

- 2.2.8 Additional evidence base documents have emerged or been updated since the adoption of the Local Development Framework in 2008. Substantial changes in the planning policy context have also occurred, notably higher than predicted population increase, a more urgent need for additional housing, the economic downturn, changes in national and regional policy, and rapidly increasing infrastructure requirements across the borough.
- 2.2.9 The revised Local Plan will be accompanied by a Policies Map that shows where its policies apply to specific locations. The Policies Map will supersede the current Proposals Map, which was adopted in May 2008. It is intended that the Local Plan will sit alongside the Ilford, Gants Hill and Crossrail Corridor Area Action Plans; the Joint Waste DPD, the Minerals Local Plan and the Mayor's London Plan to form the statutory development plan for the Borough.
- 2.2.10 During the 2013/14 financial year work was ongoing on research for the evidence base for the Local Plan and progressing the document. A Preferred Options Report public consultation was undertaken in January and February 2013. Following the consideration of all consultation responses, additional evidence base requirements have been identified to respond to stakeholder and community comments regarding the Preferred Options Report, including the preparation of a Borough Characterisation Study and Traffic Modelling Study to assess the highways implications of two of the proposed Investment Areas. The Cabinet Member for Planning and Public Protection made a Statement to Council on 19th September 2013 in relation to the Local Plan Review process indicating the need to assess possible Alternative Development Strategies in relation to the Oakfields Playing Fields site. A report has been produced and will be consulted on between 7 November and 22 December 2014. The outcome of this consultation will determine the way in which the Local Plan process will continue. However the revised Local Plan Review timeframes generally take these changes into account.
- 2.2.11 As a result of the above, the pre-submission Local Plan is now scheduled to be published for public consultation in May – June 2015. Submission of the Local Plan to the Secretary of State is scheduled for August 2015, rather than February 2013 as scheduled by the 2011/14 Local Development Scheme. This slippage is largely a result of the additional round of consultation undertaken as a result of representations received in response to the Preferred Options Report consultation in January – February 2013. Development of the draft Local Plan document has however been progressed in parallel with the additional round of consultation in order to minimise the impact on the overall Local Plan timeframes. This was however done recognising that the outcomes of the additional consultation may require reworking of some of the draft policies.
- 2.2.12 Submission of the final Local Plan document is expected to be followed by a Pre-Examination Meeting in September 2015 and Examination Hearings in October 2015. The Inspector's Report on the soundness of the document should be received in November 2015 and if found sound the Council would be seeking to adopt the Local Plan in December 2015.
- 2.2.13 An updated LDS covering the period 2013-2016 was adopted in November 2013 however these timeframes have been changed since the adoption of that document due to a change in the Council's administration and subsequent slippage in the consultation on the Preferred Options Report Extension (Alternative Development Strategies).

## 2.3 Community Infrastructure Levy (CIL)

- 2.3.1 In April 2012 the Mayor of London started operating a CIL to help fund Crossrail. The charge is £35/m<sup>2</sup> in Redbridge. The Mayoral CIL is added to the local Redbridge charge of £70/m<sup>2</sup> (operated from January 2012) and developers pay one consolidated amount of 105/m<sup>2</sup> which is updated annually to take account of inflation. Education and health facilities do not pay the Mayoral CIL.
- 2.3.2 Regulations commenced in spring 2013 require a “meaningful” proportion of CIL revenues to be spent on local priorities. The intention is to give local people an incentive to accept new development in their neighbourhood. The meaningful proportion is set at 15% of revenues with a maximum cap of £100 per Council tax dwelling. Where Neighbourhood Plans are in place the community reward will rise to 25% with no maximum cap specified.
- 2.3.3 Redbridge does not host Parish Councils, nor does it have any Neighbourhood Planning process under way. Consequently, the meaningful proportion of CIL to be spent on local community priorities is 15% of receipts. The regulations provide more flexibility in how such money is spent than is possible with mainstream CIL spending. In addition to providing infrastructure, the money may be used for “anything else that is concerned with addressing demands that development places on an area.”
- 2.3.4 The former Area Committee system (with each Committee generally comprising three wards) was previously identified as a ‘ready-made’ system for allocating CIL local spend, as the Committees had experience in identifying projects and allocating funds from their own discretionary budget. Two projects were identified and funded by CIL Local Spend using a variation on this mechanism. However, the change of administration in May 2014 saw a change in approach to local engagement and Area Committees were disbanded and replaced by Local Forums. Consequently a new system of allocating CIL Local Spend needed to be agreed.
- 2.3.5 In November 2014, the following system was agreed. In terms of consultation and publicity, this will include an annual consultation exercise that:
- (a) outlines criteria for CIL local spend and provides details on the process by which the funding is likely to be allocated – a mix of larger projects (where they benefit the local area) and local projects, the fact that receipts from large developments may be allocated to projects with an impact / benefit / location extending beyond the immediate ward in which the development occurred. The following approach will be used for areas:
    - (i) CIL local allocations arising from smaller developments (less than ten dwellings or less than 250 sqm of non-residential floor space) will be allocated to projects within the ward in which the developed occurred.
    - (ii) CIL local allocations arising from larger developments (ten dwellings or more, or 250 sqm or more of non-residential floor space) will be allocated to projects within a broader, defined area of the borough in which the development is located (north of the A12, south of the A12, and west of the M11 / A406), taking account of the benefits to the areas where the receipts are generated.
  - (b) provides detail on the amount of local CIL available (received / pipeline) for each ward in the borough [receipts from smaller (less than ten dwellings or less than 250 sqm of non-residential floor space)] and three broader areas of north, south and

west [receipts from larger (ten dwellings or more, or 250 sqm or more of non-residential floor space) developments].

- (c) provides details of previous local CIL allocations and progress in delivering the agreed projects. Information will also be provided on other infrastructure projects proposed within the three areas in order to provide a fuller picture of infrastructure investment.
- (d) requests that residents and businesses identify their priorities and identify potential projects (specific or general). Potential projects derived from the Community Infrastructure Plan, Service Areas, previous consultations and Member proposals will be offered as suggestions. Residents will be asked to suggest priorities and projects at their local ward level, as well as the broader north, south and west level.

2.3.6 The annual consultation and engagement exercise will be undertaken through Redbridge Life and Redbridge-i, along with targeted consultation with Councillors, Service Areas, and other stakeholders i.e. BIDs, community groups and taking into account the Council's Statement of Community Involvement (May 2006). Suggestions for potential projects can come forward throughout the year, but there will only be one annual formal consultation and allocation process. The process will commence in March each year (Redbridge Life), with funding allocations agreed in September.

2.3.7 In terms of analysis of consultation and engagement outcomes and recommending projects to relevant decision makers, the following approach was agreed:

- (a) The outcomes of the consultation will be documented – identifying the priorities / projects for each ward, as well as common 'top' priorities / projects at broader geographic levels (i.e. north, south, and west, using the A12 and M11 as boundaries).
- (b) Specific project suggestions will be sifted and categorised by officers with respect to impact (i.e. whether they are projects with an impact limited to the immediate area or are likely to have broader benefits), cost (high, medium, low), initial appraisal of deliverability (i.e. short-term, sufficient local CIL available etc) and ongoing implications. For projects identified for potential funding from the 'larger development' local CIL element, consideration will also be given to the extent the potential project benefits the immediate area in which the development/s from which the CIL funds were received occurred.
- (c) These will then be provided to relevant ward members for their feedback. Feedback from members would be documented in any report to the decision makers recommending which projects are allocated funding.
- (d) The outcomes of the above will then be summarised into an annual report to the following decision makers:
  - (i) CIL local allocations arising from smaller developments (less than ten dwellings or less than 250 sqm of non-residential floor space) will be determined under delegated authority by the Chief Planning and Regeneration Officer, in consultation with the Cabinet Member for Planning and Regeneration, based on the outcomes of consultation with the three local Councillors from the ward in which the development was located. Where the Chief Officer / Cabinet Member do not agree with the proposals from ward members, the ward members will be directly advised of this at the earliest practical time.

- (ii) CIL local allocations arising from larger developments (ten dwellings or more, or 250 sqm or more of non-residential floor space) will be decided by Cabinet on the north, south and west geographic basis outlined above, with feedback from ward members [(c) above)] included in the report to Cabinet.
- (iii) The outcomes of the process would be reported annually to the Neighbourhoods and Communities Service Committee. This will document the outcomes of the consultation process, along with the decisions on allocating the local CIL funds (both at ward and broader-area levels). Where the Chief Planning and Regeneration Officer, in consultation with the Cabinet Member for Planning and Regeneration, did not agree the ward level projects recommended by the relevant Ward members, the reasons for this will be documented in the report to the Service Committee. The report will also provide feedback on the operation of the overall process, with a formal review after two years.
- (e) Should for whatever reason not all the available CIL local receipts (ward or broader area level) be fully allocated, it is proposed that these funds are carried forward to the following year's consultation and allocation process. This would be reflected in the annual report to Cabinet summarising the outcomes of the process and seeking their agreement to project allocations / any carry forward where appropriate (i.e. broader area projects).

## **2.4 London Plan Alterations**

- 2.4.1 The London Plan Revised Early Minor Alterations were published in October 2013 following an Independent Examination in Public in November 2012. One significant aspect of the Revised Early Minor Alterations is that the Mayor allows affordable market rents to be set at up to 80% of market rate and prevents London Boroughs from using local planning policies to cap it at lower levels.
- 2.4.2 Further Alterations to the London Plan that included increased housing targets were published for public consultation in January 2014. The Further Alterations seek to respond to the higher than anticipated population growth in London, revealed in the 2011 Census. Redbridge made an extensive representation during the consultation period and participated in the subsequent Examination in Public hearings in September 2014. The Inspector's report was received in December 2014 and the Further Alterations are expected to be published in early 2015.
- 2.4.3 In addition to the above, as part of the Further Alterations of the London Plan a key element to the Evidence base for the Further Alterations of the London Plan was produced in conjunction with all London Boroughs including Redbridge. This was entitled the Strategic Housing Land Availability Assessment 2013, and has been fundamental in setting the Council's revised housing target of 11,232 for the years of 2015-2025. The draft Redbridge Local Plan 2015-2030 will need to take any revised housing target for the borough into account.

## **2.5 Development Management**

- 2.5.1 The speed of decision making performance in Development Management fell below the targets for determining "major", "minor" and "other" applications in terms of the timeliness of determination. However, it is worth noting that there was an increase in the overall number of applications by at least 3.9 % as compared to last financial year of 2012-2013. This financial year there has been a reduced number of all types of applications that have been decided within the statutory time period. Despite of this increase in timescale there

has been a significant increase to the numbers of applications that have resulted in positive outcomes (i.e. approvals). The most notable increase is seen in the numbers of major applications that have been decided on time have increased from 46 % achieved last year to 57 % this financial year.

- 2.5.2 Other two major tasks influencing the number of officer hours spent on assessing planning applications is the time being spent on pre-application discussions carried out by officers and developers for all scales of proposals; these have seen an increase of 7%. Secondly, the increase in the numbers of applications overall for this year have increased applications during the last financial year at a rate of 3.9%. The focus of this year has also been to reduce the number of back log of applications, which has reduced from a total of 400 to about 200 applications and still counting.
- 2.5.3 The Council's performance in fighting appeals declined in 2013/14 with 41.05% of appeals being allowed, compared to last year's figure of 28%. This is above the target of 35% and worse than the whole of England performance of 37%.

## **2.6 National Planning Practice Guidance**

- 2.6.1 On 6 March 2014 the Government launched the completely revised and updated national planning practice guidance to support the National Planning Policy Framework. This was after a period of public testing and comment between 23 August 2013 and 14 October 2013. DCLG considered the comments received on both the content of the draft planning practice guidance, and the usability and functionality of the web-based resource.
- 2.6.2 When the new web-based guidance was launched, an extensive list of planning practice guidance was cancelled by way of Ministerial Statement.

## **2.7 Neighbourhood Planning**

- 2.7.1 As at December 2014 no neighbourhood groups had formally registered an interest in being designated as Neighbourhood Forums and preparing Neighbourhood Plans. However, planning policies proposed in the emerging Redbridge Local Plan would support neighbourhood planning should such interest emerge.

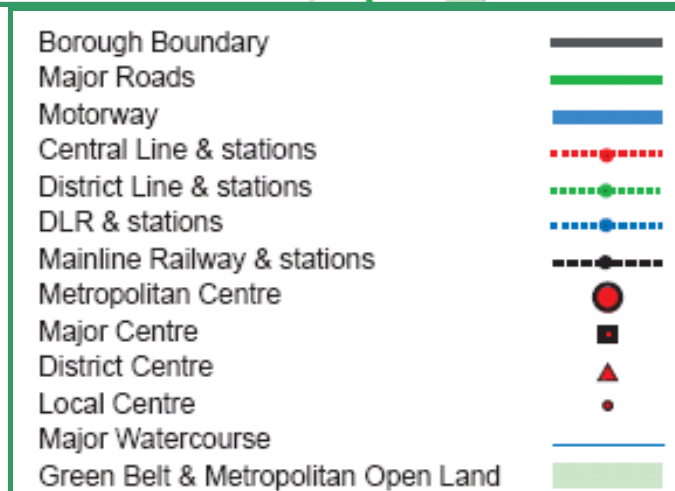
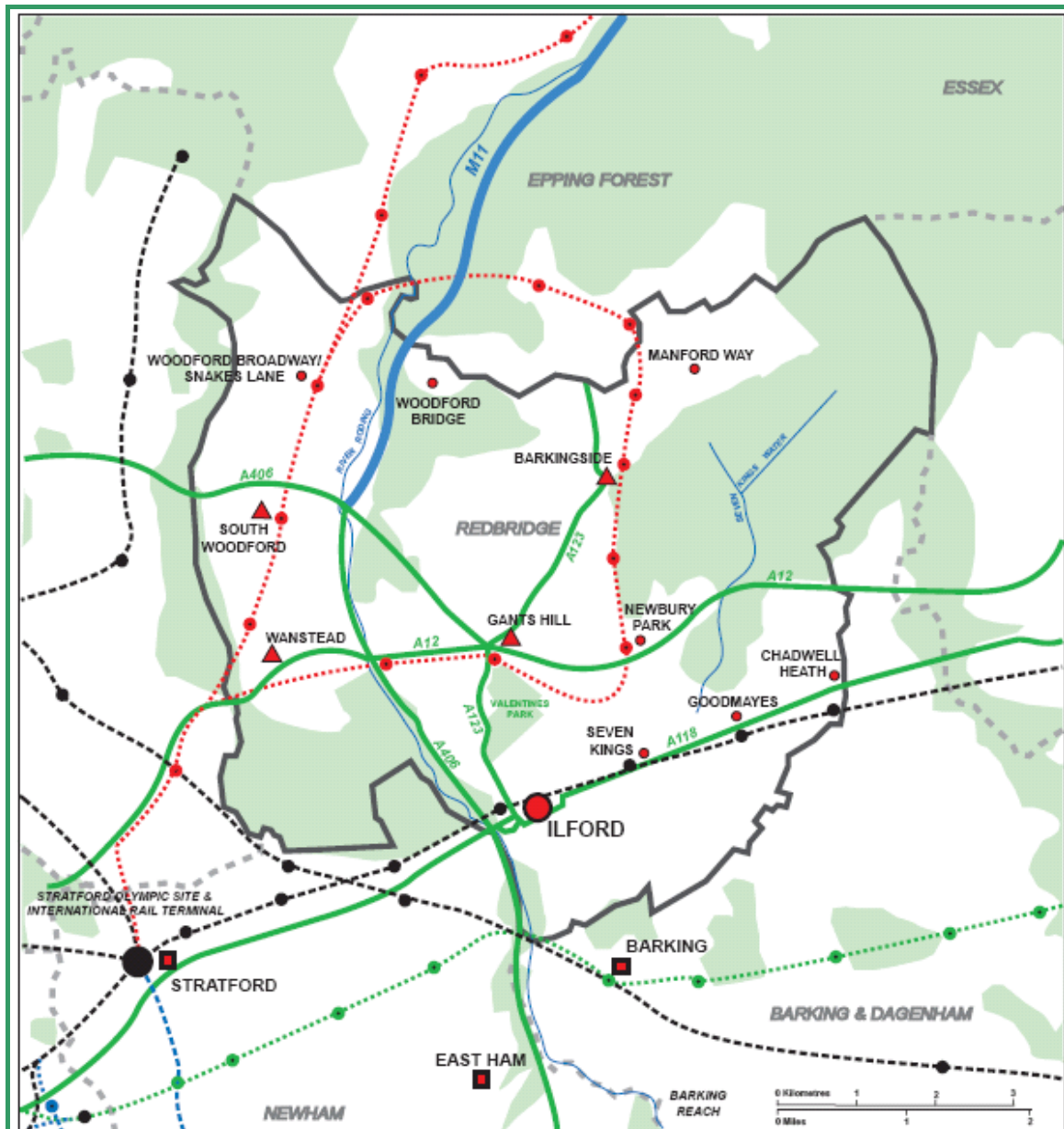
## **2.8 Main Conclusions and Recommendations**

- 2.8.1 On 27 March 2012 the National Planning Policy Framework (NPPF) replaced well over 1,000 pages of former Government planning policy with a single 50 page document. Local Planning Authorities were given 12 months from that date to bring their policies into line with the NPPF and from 27 March 2013 the Framework took priority where the local plan is "absent, silent or relevant policies are out of date". Plans are automatically out of date unless they have been adopted since 2004 under the LDF system. Redbridge has one of the most up-to-date plans in the country and to date conflict between adopted policies and the NPPF has not emerged as a major issue at planning appeals. Nevertheless the high demand for new housing arising from population growth in Redbridge and across London means that balancing the national priority to deliver homes with local concerns about quality of life is the most difficult challenge facing the Council as it reviews its Local Plan.
- 2.8.2 The local policy direction is also taken from the Further Alterations to the London Plan and will need to be reflected in Redbridge's Local Plan including the higher housing target of 11,232 (2015-2025) which has resulted from the SHLAA, prepared as supporting evidence to the Further Alterations to the London Plan. The Minor Alterations to the London Plan mean that the planning policies are now consistent with the National Planning Policy Framework; and the Affordable Rent Model in regional policy.



- 2.8.3 Due to the above changes in the National and Regional government Policy Framework, the Local Plan is under review, with an additional period of consultation held in late 2014 to consider alternative strategies to meeting housing and infrastructure need within the borough (the Preferred Options Report Extension – Alternative Development strategies). Progression of the Local Plan to submission (and any updates to the Local Development Scheme) will be reported on in subsequent Redbridge Monitoring Reports.
- 2.8.4 The CIL regulations requirement for a meaningful amount to be allocated to projects identified by local communities will be determined on two levels – smaller, ward based projects funded from 15% of CIL from smaller developments, and larger projects with greater geographic benefit, funded from 15% of CIL from larger developments. Decisions on each level of project will be determined by the Chief Planning and Regeneration Officer, and Cabinet respectively. Projects will be identified and determined in consultation with residents, businesses, stakeholders and Ward members. Future AMRs will report on the amount of funding per area and how it has been spent.
- 2.8.5 Development Management performance is below target timeframes. The issues impacting on performance include the slowing down of the economy, restructures in 2011 and 2012 that resulted in a significant decrease in the number of officers dealing with applications and Central Government introducing a number of changes to the planning system, including the introduction of Prior approval applications for household applications for which high numbers have been received but for which no fee is payable.
- 2.8.6 The most significant consequence of these factors has been the high caseload of officers which has impacted on performance. The quality of plans submitted to both Development Management and Building Control also requires officers to spend time seeking amendments so that the plans are to a reasonable standard. The additional time however has been beneficial when viewing the appeal performance for delegated planning decisions as officer performance is above the national average for appeals dismissed.
- 2.8.7 The three main performance indicators for development management are major, minor and other applications which have been below the target of being determined within the statutory timeframe. If applications are not determined within the statutory timeframe then developers can appeal to the Planning Inspectorate. Due to planners working with developers to seek amendments in order to approve plans, it is not common for developers to appeal under non-determination. These three planning performance indicators are being affected by the significant backlog of planning applications that has built up over several years. The backlog has been actively reduced but the result of reducing the backlog means the performance is skewed. Once the backlog is at a manageable level the performance indicators will improve.

## Main town centres, greenspace and transport corridors



## 3 Chapter 3: The Planning Objectives

### 3.1 Strategic Objective 1: Managed Change

<b>The Objective</b>	<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>
<b>Relevant LDF Policies</b>	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
<b>Relevant Indicators</b>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11

#### 3.1.1 Population and Demographics

- 3.1.2 The first and second releases of information from the 2011 Census were published by the Office of National Statistics in 2012/13. On Census night (27 March 2011), Redbridge recorded a population of 278,870 people. A mid-year projection in 2014 estimate the population has increased to 288,272<sup>1</sup>.
- 3.1.3 In absolute terms, Redbridge had the 9th highest population growth in London between the 2011 and 2001 censuses with 40,000 people which is more than the London average of 31,000 people. Redbridge had a growth rate of 17%, exceeding the London average of 14%, the nearest neighbour average of 13%, the outer London average of 12% and the East London average of 16%.
- 3.1.4 Every ward in Redbridge recorded some population growth between the 2001 and 2011 censuses. Clementswood had the highest growth rate (29.9%) followed by Chadwell (29.3%), Newbury (28.2%) and Seven Kings (27.3%). Wanstead had the lowest growth rate (0.3%).
- 3.1.5 Redbridge had the third highest population of children (persons aged 0-15) in London with 62,858 people equating to 22.5% of the overall population. The percentage for London (as a region) was lower at 19.9%.
- 3.1.6 The working age population (persons aged 16-64) was 182,727 people equating to 65.5% of the overall population. The percentage for London (as a region) was higher at 69.1%. There were 33,385 people aged 65 and over equating to 12.0% of the total population.
- 3.1.7 Redbridge had the joint second highest average household size in the country with 2.8 persons per household, exceeding the London (as a region) figure of 2.5 persons per household. Clementswood was the joint eleventh highest ward in London with 3.3 persons per household. Clayhall, Loxford, Mayfield and Newbury had 3.2 persons per household and were amongst the joint fifteenth highest wards in London. Snaresbrook had the lowest figure amongst Redbridge wards with 2.2 persons.

<sup>1</sup> In accordance with mid-year estimations from 2014 compiled by the London Borough of Redbridge Policy and Performance.

- 3.1.8 The Redbridge population density of 49.5 persons per hectare was a 17% increase on the Census 2001 figure of 42.3 persons. Whilst the borough's figure was lower than the London average figure of 68.6 persons its growth rate was higher than the London wide growth rate of 14.6%). The borough also exceeded the growth rates of our nearest neighbour's average (13.2%) and the outer London average (12.8%).
- 3.1.9 Short term residents are defined as anyone born outside the UK who has stayed or intends to stay for a period of three months or more but less than twelve months. 2011 is the first time this data has been collected in the Census. The short term resident count for Redbridge was 1,637 persons consisting of 919 males and 718 females.
- 3.1.10 The proportion of Redbridge residents who were born in England reduced by 12.7 % between the years 2001 and 2011, which was greater than the London average of a 9.6 % reduction, and totalling 61.1 % of people born within the UK.
- 3.1.11 Of all London Boroughs, Redbridge had the sixth highest number (85,014) of people whose stated country of birth is outside of the EU (including Accession states) countries. Redbridge ranked ninth highest in England and Wales. India (7.6%) was the most common birthplace outside the UK for Redbridge residents. In total, 103,073 (37%) people in Redbridge were born outside of the United Kingdom.
- 3.1.12 **Housing**
- 3.1.13 A household is defined as being occupied by at least one person. On 27th March 2011 Redbridge was estimated to have 99,105 households, a 7.4% increase between the 2001 and 2011 censuses. Redbridge had a higher growth rate than its nearest neighbours average (6.3%), the East London neighbours average (7.3%) and the outer London average (5.9%). However its growth rate was lower than the London average (8.3%).
- 3.1.14 Nineteen wards out of twenty one wards in Redbridge recorded a higher number of households between the 2001 and 2011 censuses. Church End (21.3%) and Clementswood (20.2%) had the highest growth rates. Clayhall and Cranbrook had fewer households than in 2001. The wards with the highest increase in numbers were predominantly in the south of the borough and included major town centres and identified areas of growth such as Ilford and Gants Hill.
- 3.1.15 The percentage of Redbridge households living in terraced (including end-terrace) accommodation types decreased from 40.3% in 2001 to 34.7% in 2011 and was significantly higher than the London average of 23.0%. The percentage of Redbridge households living in purpose-built flats or tenements increased from 19.0% to 23.0% and was significantly lower than the London average of 37.5%.
- 3.1.16 Household composition refers to the usual residents in a household and their relationship to each other. Households may be a family or they may consist of one person living alone or unrelated adults sharing. A family is a couple (married, civil partners or cohabitating), with or without children, or a lone parent with at least one child.
- 3.1.17 Approximately one fifth (23.3%) of Redbridge households consisted of a married or same-sex civil partnership couple with dependent children - this was higher than the London average of 17.8%<sup>2</sup>. Lone parent households in Redbridge with dependent children increased from 6,047 (6.6%) in 2001 to 8,217 (8.3%) and were slightly lower than the London average of 8.6%. One person households accounted for approximately one quarter (25.5%) of Redbridge households - a reduction since 2001 when they accounted for nearly a third (29.0%).

---

<sup>2</sup> Based on data release on 30<sup>th</sup> January 2013.

- 3.1.18 In Redbridge, home ownership with a mortgage or loan decreased by more than nine percentage points from 44.5% in 2001 to 35.4% in 2011. This was a similar trend for London (as a region) where ownership with a mortgage or loan fell by seven percentage points from 34% to 27%.
- 3.1.19 Renting with private landlords or letting agency increased in Redbridge by the same margin of more than nine percentage points from 12.1% in 2001 to 21.6% in 2011. Again, this was a similar trend for London (as a region) where renting with private landlords or letting agency increased by ten percentage points from 14% to 24%.
- 3.1.20 **Town Centres and Retail**
- 3.1.21 The indicator to measure deficit in access to retail is based on a simple 400m and 800m radius around shops in the borough, recording areas and corresponding populations which are not covered. The distances are taken from the 'PedShed' methodology which assumes 400m as a 5 minute walk, suitable for shops or services which are convenience based and 800m as a 10 minute walk for more specialist shops and services including train stations.
- 3.1.22 Current measuring resources require that certain assumptions are made, including that where there is a shop or shops, basic essentials are likely to be provided. Additionally, unlike the PedShed method, it is assumed that the distance to the shop is relatively direct and unobstructed.
- 3.1.23 For 2013/14 the results were a total of 10,580 properties beyond 400 metres of a shop and 67 properties beyond 800 metres of shop. Based on there being 102,548 residential properties within the LLPG, this means 14% of properties are beyond 400 metres and 0.6% are beyond 800 metres. This is a decrease on the figures from 2012/13. This is partly due to this year's figures being calculated using Ordnance Survey Address Base Plus, which enables the figures to take into account shops in neighbouring boroughs within 400m or 800m of residential properties. Such properties would have previously been included in the figures above but are now excluded. The results broadly indicate good accessibility to services, although to reduce use of cars and enhance accessibility, particularly for more vulnerable people, the number of people living beyond five minutes of a shop should be reduced in future years.
- 3.1.24 In the long term, refinement would be beneficial, including looking at the quality of shops as well as access and assessing the quality and actual distance of the journey between households and shops. It is intended that the draft Local Plan 2015-2030 will include policies relating to access to shops, using similar criteria to this indicator.
- 3.1.25 In July 2012, Overview Committee agreed to establish a Town Centres Working Group for 2012/13 to consider the impact of the Westfield Mall at Stratford, implications of the Portas Review, the night time economy, Ilford Town Centre and opportunities for business and employment. The Working Group has since explored a wide range of issues including the borough's leisure offer, market pitches and employment initiatives and utilised the latest local, regional and national research in order to develop a coordinated, strategic approach to improving the borough's town centres. Cabinet considered the Working Group report in March 2014. The recommendations relating to planning and land use will help to shape policies related to town centres in the draft Redbridge Local Plan 2015-2030. The aim is to promote a flexible balance of land uses which provide attractive, functional, safe and economically successful town centres, accessible for all the borough's residents both during the day and in the evening, while restricting negative uses such as takeaways.

3.1.26 When preparing Local Plans, national planning policy has long required the Council to consider the objectively assessed need for new housing. The National Planning Policy Framework, now also requires the Council to undertake a similar assessment of the need for land or floorspace for retail and other types of commercial development. Responding to this, the Council commissioned Oxford Retail Consultants to undertake a *Retail, Leisure and Office Demand Study* for Redbridge, which was completed in August 2012.

3.1.27 Some of the key areas of need it identifies for the 15 years to 2028 include:

- (i) About 55,000m<sup>2</sup> of new retail floorspace, equivalent to 5 new large supermarkets or 55 smaller supermarkets, or some combination of these.
- (ii) Up to 10 new health and fitness clubs.
- (iii) One or two new cinemas.
- (iv) Modest growth in demand for office floorspace mostly concentrated in Gants Hill. Ilford will continue to be over-supplied.

### 3.1.28 **Evening and Night-time Economy**

3.1.29 Both the London Plan and the current Redbridge LDF recognise the role that the evening economy plays in the health and vitality of town centres. Ilford and Gants Hill are recognised at regional and local levels as either having an existing strong evening economy (Gants Hill) or potential (Ilford).

#### *Gants Hill*

3.1.30 Gants Hill District Centre was awarded the Purple Flag award in October 2012 to recognise the town's performance in the evening and through the night and is tested on a wide variety of categories such as range of venues, transport, crime, cleanliness and character. With the growing importance of the night time economy, it is important to have a measure specific to its success. While measuring A3-A5 uses (see 'Diversity') gives some indication of this, the measures required under the Purple Flag award provide a more accurate picture of the success of night time activity in town centres (and by extension, across the borough). As most systems are not set up to measure night time activity, measurement is more difficult and costly, and currently only figures for Gants Hill are available as these were required to support the Purple Flag application. It is hoped that a more comprehensive coverage of the borough will be available in future years, although as one of the borough's primary night time centres, Gants Hill's progression provides a good measure of success.



3.1.31 Although only one year is available, the figures indicate that footfall between 10pm and 11pm is double the day time footfall, clearly showing a healthy patronage of the town centre at night. Similarly, there was an encouraging fall in the night time crime rate between 2010/11 and 2011/12. This aggregates all crimes with variations in the change in different types of crime, which will be important to monitor.

3.1.32 Although no information is currently available for comparison with national rates or with comparable nearby centres, it appears that both these figures represent a strong night time town centre.

## Ilford

- 3.1.33 In terms of Ilford's evening and night-time economy, the Ilford Town Centre Programme Board commissioned a qualitative assessment of the centre's evening and night time economy. This was undertaken in parallel with a review of the Cumulative Impact Zone (CIZ) within the centre. 'Cumulative impact' refers to the detrimental effect on the promotion of the licensing objectives caused when a significant number of licensed premises are concentrated in one area. This can impact on crime and disorder or public nuisance in that area. A Cumulative Impact Policy creates a rebuttable presumption that any new application for a premises licence or major variation of one within a specific area, likely to add to the existing cumulative impact, will be refused.
- 3.1.34 The study included two on-street night-time observations in Ilford Town Centre to collect primary data on crime and anti-social behaviour in the town at night. Observers stood at four pre-agreed hotspots between 2100 and 0400 on Friday 1st and Saturday 16th November 2013. The four locations were known as Fatima's (Ilford Lane), Ilford station, Zikos (High Road) and outside Cineworld on Clements Road. The use of commercial names for sites does not implicate those highlighted establishments in the incidents. Rather, these establishments were used as markers from which all incidents within view were recorded.

Figure 1: Qualitative assessments were undertaken, as well as footfall counts:

	<b>Cineworld</b>	<b>Fatimas</b>	<b>Station</b>	<b>Zikos</b>	<b>Total</b>
Friday 1st	1,497	540	1,423	494	3,954
Saturday 16th	1,494	523	1,555	662	4,234
% of total observed footfall	37%	13%	36%	14%	100%

- (a) Cineworld and the Station were significantly busier than Fatima's and Zikos.
- (b) On Friday 1st, both Cineworld and the Station followed similar trends of a peak between 2300-0000, followed by gradual decline through to the early hours. On Saturday, the trend was similar for Cineworld, but the Station did not experience this peak, instead experiencing a gradual decline. This may be explained by the Friday commuters returning from work around this time.
- (c) Overall, the total number of people across both days was very similar (3,954 on Friday 1st, 4,234 on Saturday 16th).
- 3.1.35 The report identified a number of strengths and weaknesses, opportunities and threats, as outlined in the table below. These need to be addressed where possible through the planning system.

Figure 2: SWOT Analysis:

<b>Strengths</b>	<b>Weaknesses</b>
The location and transport links - key assets	Crime and disorder (real/perceived)
The existing physical infrastructure	The limited current ENTE and 'ghost town' feel
Some consultees felt that businesses were doing reasonably well in Ilford	Limited evening and night time policing
Diverse communities and strong sense of community in areas surrounding town centre	

The cinema and theatre – key assets	
<b>Opportunities</b>	<b>Threats</b>
<p>Capitalise more on the cinema and theatre</p> <p>Perceived sense of community in the areas surrounding the centre</p> <p>Non-alcohol based economy</p> <p>'Pop-up' events to drive footfall</p> <p>developing policing for the evening and night time through the BID</p> <p>changing demography – new offers and new customers</p>	<p>The prevalence of betting shops and off licences</p> <p>Clustering of takeaways by the station</p> <p>Competition from other nearby town centres</p>

### 3.1.36 **Back Gardens and Demolitions**

3.1.37 The National Planning Policy Framework (March 2012) now excludes private residential gardens from the definition of previously developed land. The Redbridge LDF prioritises the re-use of brownfield land; however, there are no specific policies on back land or infill development. Over the course of the 2013/14 financial year a total of 25 residential units were approved on back gardens.

### 3.1.38 **Previously Developed Land**

3.1.39 Both non-residential and residential completions were all on previously developed land in 2013/14.

### 3.1.40 **Duty to Cooperate**

3.1.41 The following cases are examples of joint working under the Duty to Cooperate for Strategic Objective 1 on Managed Change.

### 3.1.42 Evening and Night-time Economy and Purple Flag

3.1.43 The Purple Flag project included a wide variety of stakeholders in a project to achieve a Purple Flag award for high standards in Gants Hill's evening and night time economy.

3.1.44 The diverse service areas and stakeholders who co-operated to promote a strong night time economy include planning policy, licensing, highways, leisure, community safety, health, businesses and residents. The project included business leaders, Cranbrook Residents Association, Council officers and Councillors, the Metropolitan Police, the NHS, local schools and Transport for London.

3.1.45 The award was achieved in October 2012, with the panel noting amongst other attributes:-

*"The degree of passion and commitment to the centre by all parties, police, business, local residents, and centre management is to be applauded. This co-operative approach, and desire to improve a location in the evening, underpins so much of the activity and successes in Gants Hill."*

3.1.46 2013/14 saw the partnership working to submit its application for Purple Flag Renewal, with the application lodged October 2014.



### 3.1.47 Ilford Town Centre Programme Board

3.1.48 The Ilford Town Centre Programme Board comprises a range of stakeholders relevant to the broader strategic direction of Ilford Town Centre, as well as its day-to-day management. It comprises a range of stakeholders, including the Council (Inward Investment, Community Safety, Planning, Transport, and Housing), the Metropolitan Police, Transport Operators and the Private Sector (represented by the Ilford Business Improvement District).

3.1.49 The Board seeks to address strategic issues, for example, it considered the work done into the Evening and Night-time Economy in Ilford, which was prepared in parallel with the review of the Cumulative Impact Zone (CIZ), an operational aspect of the Programme Board.

3.1.50 The joined-up approach of the board has been recognised by the likes of Bill Grimsby (a recognised retail expert) who visited Ilford during 2014.

### 3.1.51 Draft Redbridge Local Plan 2015-2030 / Core Strategy Review Preferred Options Report

3.1.52 The Preferred Options consultation took place in January and February 2013 and involved a full public consultation with stakeholders such as adjoining Councils; organisations such as the Environment Agency/ English Heritage and the Greater London Authority. The Council met with stakeholders and all representations received were recorded. The opinions received were generally supportive. However, many of the objections that were obtained were against the inclusion of the Oakfields as a major development site. Given these objections it was decided that Alternative Development Strategies be considered in order to identify additional sites / strategies which have the capacity to contain high housing numbers with sufficient supporting infrastructure. This Preferred Options Report-Alternative Development Strategies was subject to consultation between 7 November 2014 and 22 December 2014. The opinions that are obtained from the public will be taken into consideration in the drafting of the Pre-Submission version of the document.

### 3.1.53 **Conclusions and Recommendations**

3.1.54 The release of more detailed Census information; including household size and population growth; will be incorporated into the Borough Profile, and will be important evidence for the formulation of planning policies for the emerging Redbridge Local Plan. Trends will help to inform housing policies and social infrastructure.

3.1.55 Retail designations have not been reviewed since the lead up to the adoption of the Local Development Framework in 2008. Therefore, it is recommended that the boundaries of the Town Centre Hierarchy, including Key Retail Parades, are reviewed to ensure that they are continuing to function correctly. For example there may be scope to extend the Ilford Lane Local Centre boundary or review the performance of the smaller Key Retail Parades. This is in accordance with national and regional policy to recognise the changes to retail that have occurred recently. The *Retail, Leisure and Office Demand Study (2012)* can be used to inform these decisions.

3.1.56 The Sustainability Appraisal framework to inform the emerging Redbridge Local Plan should be updated to reflect changes in the Borough, and regional/ national policy such as the National Planning Policy Framework. This can be used to assess the sustainability of allocated Development Opportunity sites in addition to the policies.

3.1.57 Consideration should be given to the policy basis of developing back garden land and the demolition and rebuilding of property through the emerging Redbridge Local Plan 2015-2030.

## 3.2 Strategic Objective 2: Green Environment

<b>The Objective</b>	<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>
<b>Relevant LDF Policies</b>	Core Strategy: SP2 Borough Wide Primary Policies: E1; E2; E5; E8 Joint Waste DPD
<b>Relevant Indicators</b>	12, 13, 14, 15, 16, 17

### 3.2.1 Carbon Emissions

#### 3.2.2 Borough-wide emissions

3.2.3 Borough-wide carbon emissions in Redbridge were 3.5 tonnes per capita in 2012, the year for which the most recent data is available. This represents a decrease of 20.5% from the 4.4 tonnes per capita in 2005, the first year data at borough level was available. It however does represent a 2.9% increase in emissions from the previous year (2011). The figures at a London-wide level are 5.2 tonnes per capita in 2012, compared to 6.2 tonnes per capita in 2005, representing a 16.1% decrease. Like Redbridge, the London-wide figures increased between 2011 and 2012; in the case of London-wide emissions, the increase was from 4.9 tonnes to 5.2, a 6.1% increase. Consequently, whilst Redbridge's figures have increased in the most recent year data is available, the increase has been less than London in both numerical and percentage terms and the overall borough reduction since 2005 is greater than for London.

3.2.4 Part of the decrease per capita within Redbridge since 2005 is likely to be attributable to the significant increase in the number of persons per household within the borough. The increase between 2011 and 2012 is likely to be partly attributable to increased economic activity as the country / borough recovers from the economic downturn.

3.2.5 Borough-wide data (provided by the Department of Energy and Climate Change) is two years delayed; therefore data from 2012 is the latest data available.

#### 3.2.6 Council's own emissions

3.2.7 For the Council's own emissions (corporate buildings, street lighting, transport fleet), as noted in previous AMR, refinements to the calculation make it difficult to compare from year to year. It is however estimated that the Council's emissions were 27,522 tonnes CO<sub>2</sub> in 2013.

3.2.8 The Council is part of the Carbon Reduction Commitment Energy Efficiency Scheme (CRC) which is a mandatory scheme aimed at improving energy efficiency and cutting emissions in large public and private sector organisations. As part of this the Council has to purchase carbon 'credits' depending on the amount of carbon it produces and performance is recorded in a league table.

3.2.9 Under the CRC scheme, Redbridge reported 27,520 tonnes of carbon dioxide as a result of energy usage by its buildings and schools in 2013/14, down from 28,826 tonnes in 2012/13 - a 4.5% per cent reduction. In 2010/11 (the first year of CRC), the borough's emissions were 31,407, meaning the Council has reduced its carbon emissions by 12.4% since 2010/11. In the past two years the Council has worked to improve energy efficiency in

heating and lighting systems and in 2012-13 invested in the latest energy efficiency lighting that uses LED technology to reduce the carbon footprint further.

- 3.2.10 Schools make up over 60 per cent of the Council's carbon emissions profile under the current CRC phase and Redbridge has also offered financial assistance to help improve energy efficiency in schools. It should be noted that the CRC scheme does not cover all of the Council's emissions and that changes to the scheme (Phase 2 runs from 1 April 2014 to 31 March 2019) in the near future will further change the reportable emissions.
- 3.2.11 Carbon Reduction Study
- 3.2.12 A Carbon Reduction Study was commissioned by the Council's Environment Team to determine the impacts of national and regional government initiatives on Redbridge's carbon emissions and to identify the most technically feasible and cost effective means of reducing the borough's and the Council's own emissions locally.
- 3.2.13 At a borough-wide level, the study found that carbon emissions have already been reduced by 11% (2005-2012). New development is however projected to increase emissions by 3% between 2012 and 2020. National action (particularly the decarbonisation of the electricity grid) is expected to reduce emissions by 8.5% during the same period, with regional initiatives (transport decarbonisation) reducing emissions by a further 1.5%. The net reduction from previous actions and those proposed at a national and regional level is therefore 18% by 2020 from a 2005 baseline.
- 3.2.14 The Council's own emissions reduced by 7% between 2005-2012 despite significant growth in computer numbers and schools. Further growth in the Council's building stock (namely schools) between 2012 and 2020 is expected to increase emissions by 2%. National grid decarbonisation is expected to reduce emissions by 12% during the same period. The net carbon reduction by 2020 from previous actions and those proposed at a national level is therefore 17%.
- 3.2.15 The study assessed the opportunities for carbon reduction at a local level, having regard to the nature of the borough (i.e. building stock, housing tenure, renewable energy opportunities etc). This is considered essential in order to set realistic local targets. This assessment considered the maximum technical capacity of a range of measures, potential carbon savings arising from these, their costs, recent installation trends ('business as usual'), indicative lifetime costs of measures per tCO<sub>2</sub> saved (to allow comparison / prioritisation) and potential uptake rates (relative to trend / Government projections).
- 3.2.16 Three carbon reduction scenarios were modelled for Redbridge in the context of the national and regional targets, the impact of national and regional actions, and the local opportunities for carbon reduction within Redbridge. These ranged from a business-as-usual scenario through to significant increases in investment and uptake of measures by both the public and private sector. The carbon reduction savings from the scenarios ranged from 25-32.9% for borough-wide emissions, and 29.1-62.4% for the Council's own emissions.
- 3.2.17 From the Carbon Reduction Study, it was recommended that the Council adopt a carbon reduction target for 2020 of 30% for the borough, based on 2005 levels and a 40% carbon reduction target, based on 2005 levels by 2020 for the Council's own estate and operations, over which it has more direct control.
- 3.2.18 The Council target of 40% is intended to demonstrate leadership and maximise the invest-to-save benefits of reducing the Council's carbon emissions / energy consumption. The 30% borough-wide target is proposed as an ambitious but achievable target upon which to focus borough efforts and resources.

- 3.2.19 It is important to recognise that the proposed targets are reliant upon central government action through grid decarbonisation. The borough-wide target is also highly dependent upon the outcome of national measures to incentivise private sector retrofit such as the Green Deal.
- 3.2.20 The targets were adopted by the Council in October 2013. It is proposed that the borough-wide target be incorporated into the draft Redbridge Local Plan 2015-2030. The Carbon Reduction Study itself forms part of the evidence base for the Local Plan.
- 3.2.21 Decentralised Energy (DE) Masterplan
- 3.2.22 In 2010 the Council completed a heat mapping exercise to determine which areas in the borough are most suitable for a DE network. This involved identifying buildings with a high heat demand – either existing buildings or planned future developments – to identify ‘clusters’ of buildings which may be suitable for a DE network.
- 3.2.23 Five cluster sites were identified – Ilford Town Centre and the Crossrail Corridor, Gants Hill, Loxford School area, King George Hospital site and Fullwell Cross.
- 3.2.24 Two of these cluster sites were highlighted as the most suitable for DE – Ilford Town Centre and the Crossrail Corridor and Barkingside Growth Area (incorporating Fullwell Cross). A DE master plan was completed in 2012/13 for these two sites.
- 3.2.25 The objectives for the DE master plan were to:
- (a) Determine to what extent each area is suitable for a DE network through analysing the following: - the energy demand for each area; how a network can be developed including the route and size of pipes; the carbon reductions from such a network; a financial investment appraisal; and a DE delivery plan.
  - (b) Provide a DE evidence base which can be used in the Council’s Local Development Framework.
- 3.2.26 The master plan identified an opportunity and business case for a DE network for the following areas in Redbridge:
- (a) Ilford Town Centre, extending to the Crossrail Corridor - An initial ‘cluster’ project is viable in Ilford Town Centre, connecting a number of existing buildings. Over time when new development is built, it is viable to extend the cluster network to other areas of Ilford and along the Crossrail Corridor. The master plan has demonstrated that it is not viable to start a DE network just in the Crossrail Corridor (i.e. without the Ilford Town Centre network first).
  - (b) An area in Goodmayes, based around King George Hospital which has an existing DE network (through a Combined Heat and Power Plant). There is the opportunity to create a wider DE network around King George and Goodmayes Hospital sites and the Redbridge College site.
- 3.2.27 Following completion of the master plan, a detailed feasibility assessment is required for each DE opportunity area to be taken forward. During 2013/14 the Council engaged with the Heat Network Delivery Unit (HNDU) with the intention to bid for financial support to undertake detailed feasibility assessments for both areas,

3.2.28 The Council will continue to have a key role to play to driving forward DE in Redbridge. This is likely to include one or more of the following:

- (a) Leading in delivering a DE network, or partnering with an Energy Services Company in delivering a DE network.
- (b) Acting as a facilitator by bringing together key stakeholders.
- (c) Implementing a planning policy approach to ensure new development is 'safeguarded' to connect to a future DE network where it is demonstrated a DE network is viable.
- (d) Exploring external funding opportunities for DE.

### 3.2.29 **Green Belt**

3.2.30 There were three refused planning applications in 2013/14 on Green Belt designated land; all three were refused on the basis of being inappropriate development in the Green Belt. One was for advertising; another for telecommunications and the other for a new dwelling.

### 3.2.31 **Avoiding Flood Damage**

3.2.32 There were 58 planning applications approved following consultation with the Environment Agency. Of these six planning applications were approved subject to identified conditions. In some cases the Environment Agency had initial objections but these were withdrawn following the applicant submitting a Flood Risk Assessment; appropriate conditions being placed on the granting of planning permission or further information being submitted as part of the Flood Risk Assessment. An objection was raised relating to the lack of Flood Risk Assessment being provided as part of the application 1490/13 which formed part of the Five Oaks Lane redevelopment. However, this scheme forms part of the overall redevelopment of the Five Oaks Lane which was originally granted planning permission several years previously and is still live which means that the requiring different drainage arrangements for a small area of the site would not be reasonable.

3.2.33 Four planning applications were approved subject to Sustainable Urban Drainage Systems conditions in 2013/14, of these three were for Householder Planning Applications which involved constructing footway crossovers to ensure that the parking spaces created were made from suitable permeable materials. The only major planning application approved subject to a Sustainable Urban Drainage Systems condition was the scheme at Roding Lane North application reference 2343/12.

#### *Strategic Flood Risk Assessment (SFRA)*

3.2.34 During 2013/14, the Council commenced an update of its Level 1 Strategic Flood Risk Assessment (SFRA). A Strategic Flood Risk Assessment is a study carried out by a local planning authority to assess the risk to an area from flooding from all sources, now and in the future. This takes into account of the impacts of climate change and assesses the impact that land use changes and development in the area will have on flood risk. The main objective is to assist the Planning and Regeneration Service in the allocation of sites for future development and general decision making.

3.2.35 A Strategic Flood Risk Assessment was first developed for the London Borough of Redbridge in May 2009. Since then the National Planning Policy Framework along with its Guidance document has been introduced and more comprehensive flood modelling has

been completed. As the Strategic Flood Risk Assessment is a 'live' document, this has triggered the need for an update.

3.2.36 The methodology used is based on guidance set out in the National Planning Practice Guidance document. Local planning authorities are required to consult with the Environment Agency, lead local flood authorities, local planning authorities' own functions of emergency response, drainage authorities and internal drainage boards where appropriate to collect and evaluate information on all sources of flood risk. The outcome has led to the production of comprehensive data which clearly outlines which areas of the borough are suitable for different types of development. The document explains the various sources of flood risk, the vulnerability classification of developments and the sequential, risk-based approach to the location of development. Relevant GIS layers have been updated or new ones generated and these will be added to the Council's Corporate and Planning GIS systems.

3.2.37 There are two levels of Strategic Flood Risk Assessment. The Level 1 Assessment should consider the flood risk within the entire administrative area. The Assessment should be sufficiently detailed to allow application of the Sequential Test to the location of development and to identify whether development can be allocated outside high and medium flood risk areas, based on all sources of flooding, without application of the Exception Test. The Exception Test is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactory, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

3.2.38 Where a Level 1 Assessment shows that land outside flood risk areas cannot appropriately accommodate all the necessary development, it may be necessary to increase the scope of the Assessment to a Level 2 to provide the information necessary for application of the Exception Test where appropriate. A Level 2 Assessment should consider the detailed nature of the flood characteristics within a flood zone determined by the Level 1 Assessment.

3.2.39 The final Level 1 report will be received in early 2015 and the sequential and exceptions tests conducted in order to determine whether a Level 2 SFRA is required. It is in all probability likely that a Level 2 SFRA will be required.

#### 3.2.40 **Biodiversity**

3.2.1 In terms of the monitoring of the biodiversity of the Borough, Greenspace Information for London CIC (the capital's environmental records centre which collates, manages and makes available detailed information on London's wildlife, parks, nature reserves, gardens and other open spaces) regularly update the Borough's map of protected species. The total number of species last recorded was 3,376 (785 plant species, 234 bird species and 2,357 other species) which includes bats, birds, flowering plants, insects and spiders. GiGL holds 50,221 records within the London Borough of Redbridge. There are 379 designated species (10,334 records) afforded protection through international, national, regional or other designations. Other designations indicate a species' rarity or conservation importance (the GiGL Recorders Advisory Group decides which designations are most important in London). The London Invasive Species Initiative identified species for concern in the Borough, and in total there are 27 species (390 records), including flowering plants like Japanese knotweed and birds like the rose ringed parakeet. In terms of absent species which are looked for but not seen the total number is 704 records.

3.2.2 These figures will be kept under review and monitored in future AMRs to give an indication of how planning policies to protect biodiversity are working.

### 3.2.3 Highways Trees

3.2.4 In the 2013/2014 the Council planted a total of 832 Highways Trees around the Borough. Of these 767 were replacement trees planted in existing positions and 65 in new positions constructed and then planted within the wards of Church End, Cranbrook, Fairlop, Hainault, Valentines and Wanstead.

### 3.2.5 Waste DPD

3.2.6 The Joint Waste DPD for the East London Waste Authority Boroughs was adopted in February 2012. The purpose of the Joint Waste DPD is to set out a planning strategy to 2021 for sustainable waste management which enables the adequate provision of waste management facilities (including disposal) in appropriate locations for municipal and commercial and industrial waste, having regard to the London Plan Borough level apportionment for construction, excavation and demolition and hazardous wastes. The Joint Waste DPD forms part of the LDF for each borough and helps deliver the relevant elements of the Sustainable Community Strategy for each borough.

3.2.7 The 2011 London Plan figures are lower than in the previous London Plan (Consolidated with alterations since 2004) and have resulted in increased flexibility within the Joint Waste DPD in terms of site deliverability. Such flexibility recognises that in some cases a site may not come forward or be required to meet the apportionment during the plan period. Site delivery and capacity requirements will be monitored extensively through LDF AMRs when the DPD has been implemented for a longer period of time. Where it is apparent that surplus capacity has been identified it may be necessary to put back the delivery of a waste management facility to a later five year period, or review its allocation in the DPD and seek an alternative use. As set out in Policy W2, sites will only be approved where they are needed to contribute to meeting the London Plan apportionment figures for the ELWA boroughs, and capacity sought only where there is an identified need.

3.2.8 There are three Schedule 1 sites within Redbridge:

Figure 3: Redbridge Schedule 1 Sites

Reference	Facility Name	Facility Type	Annual Permitted Tonnage	Actual Result 2013 (Tonnes)
<b>RECYCLING</b>				
80106	Chigwell Road Reuse and Recycling Centre	A13- Household Waste Amenity Site	28,600	Received <sup>3</sup> 21,334.46 Removed <sup>4</sup> 21,334.36

<sup>3</sup> "Waste received" is a complete dataset and shows all deposits (inputs) at waste management facilities permitted by the Environment Agency.

<sup>4</sup> "Waste removed" is not equivalent to waste inputs. In general it is limited to transfer and treatment activities. It is the tonnage of waste removed from permitted facilities.

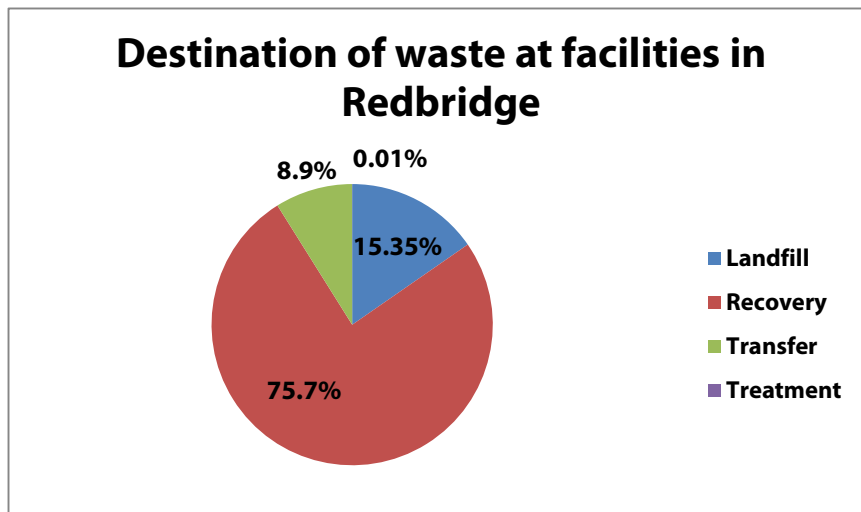
Reference	Facility Name	Facility Type	Annual Permitted Tonnage	Actual Result 2013 (Tonnes)
80126	Ilford Recycling Centre Redbridge	A15 - Material Recycling Treatment Facility	7,500	Received 14,281.02 Removed 14,141.46
<b>RECOVERY</b>				
80620	Clinical Waste Ltd (Goodmayes Hospital)	A18 – Incinerator (Clinical Waste)	7,000	N/A

(Source: Environment Agency)

3.2.9 The above figure shows the licensed capacity of the three facilities safeguarded in the Waste DPD within Redbridge compared with the actual result monitored by the Environment Agency. Chigwell Road Reuse and Recycling Centre came out under this capacity; Ilford Recycling Centre over.

3.2.10 Data from the Environment Agency also shows the following outputs from waste facilities within the Borough:

Figure 4: Destination of waste of Facilities in Redbridge:



3.2.11 Recovery refers to waste which is used to replace other non-waste materials to achieve a beneficial outcome in an environmentally sound manner. The target is to reduce the amount of waste being sent to landfill in future years. Last year the amount sent to landfill was 16.97% meaning that there has been a decrease in this figure. The percentage of waste recovered decreased slightly from 76.5% in 2012/13 to 75.7% in 2013/14. The



amount transferred for treatment or disposal elsewhere increased from 6.51% in 2012/13 to 8.9% in 2013/14.

### 3.2.12 **Duty to Cooperate**

3.2.13 The following cases are examples of joint working under the Duty to Cooperate for Strategic Policy 2 on Green Environment:

#### 3.2.14 Redbridge Environmental Action Plan (REAct)

3.2.15 REAct is a Borough Wide Environmental Strategy (2010- 2018) that reflects the environmental priorities of the Council but also its partners, including the voluntary/ community sector, Police, Fire Service, Environment Agency and the NHS. A single comprehensive strategy allows the Council to be focused, efficient and coordinated in tackling environmental issues. REAct was developed through working closely with service areas across the Council and partners in the public, private and community sectors. A number of the actions in REAct are reflected in the AMR. It was first adopted in 2008 and completely updated in 2010.

3.2.16 In order to ensure REAct remains current, Part B (the Action Plan) was entirely updated in conjunction with internal and external stakeholders. The short-term targets in Part A (the Strategy itself) were also updated. The revised document was adopted in April 2013. Part B is monitored and updated regularly and this work was commenced on the second half of 2013/14.

#### 3.2.17 Sustainable Urban Drainage Systems

3.2.18 The Council's Highways and Engineering Service has co-ordinated a range of activities in preparation to new requirements under the Flood and Water Management Act. This included a seminar on the SUDS Approval Body process in October 2012. CIRIA (Construction Industry Research and Information Association) lead the seminar and Officers attended from across Council service areas; including Highways Planning, Leisure and Community Safety. Officers from adjoining Local Councils and Water Companies also attended the seminar. Joint working on the SUDS Approving Board has increased as the introduction of the requirements of the Flood and Water Management Act has approached. However, no date for commencement of the requirements has been set by Government and the Government is consulting on changes to how the requirements will be implemented. A Working Group has been established which will involve cross service area working to make preparations to deliver the Act; as well as input from the Environment Agency on an ongoing basis. For example, during 2013/14, the Group prepared a Redbridge SUDS Design and Approval Guide to assist in implementing such systems within the borough.

#### 3.2.19 Flooding

3.2.20 Planning Officers regularly cooperate with the Environment Agency. For example, in November 2013, Officers attended a workshop on the Roding, Beam and Ingrebourne Rivers to discuss the implications of the Water Framework Directive. The information will be used to influence policy development on flooding in the emerging Redbridge Local Plan and highlighted the need for cross boundary working in terms of the nature of river catchments. Similarly, the Council has worked closely with the Environment Agency in preparing the update to its Strategic Flood Risk Assessment.

3.2.21 Flood mitigation along the River Roding has also been identified as a strategic interest with Epping Forest District Council as the river flows from Epping Forest into Redbridge and onto Barking and Dagenham / Thames River. Initial discussions held in this regard.

### 3.2.22 **Conclusions and Recommendations**

- 3.2.23 The Local Plan Review Preferred Options consultation incorporated the requirements of the Green Belt Review and proposed to change the Green Belt boundary accordingly. Whilst these proposed changes were supported by many stakeholders, including the GLA, there were a number of objections to the proposed release of the Oakfield Playing Field. Consequently alternative development strategies to meet housing need without developing / re-locating this playing field are currently being investigated. Furthermore, a number of landowners put forward Green Belt designated land for de-designation. An Addendum to the Green Belt Review was undertaken in summer 2013 to consider their representations against the purposes of the Green Belt included in national planning policy. This was followed up by the consultation of the preferred Options Report Extension Consultation. This included the original option of the Oakfields site and also three additional development strategies that include the intensification of the potential development of the Goodmayes Hospital site, the inclusion of greater densities within the Wanstead, South Woodford and Woodford Corridor, and potential development on Green Belt sites previously put forward by developers at the Preferred Options Report stage. These were subject to public consultation between November and December 2014. The consultation responses received would be analysed and taken as a basis to progress forward for the Pre-Submission Document.
- 3.2.24 As part of the preparation for the SUDS Approval Body detailed guidance is being prepared to assist with its implementation. To avoid delays developers will need to be made aware at a very early stage that they must also apply to the SUDS Approval Body for approval of the proposed drainage system. The two systems are proposed to be processed concurrently and therefore, it will be important that any amendments are reflected in both processes. This proposed approach may however need to be re-viewed depending on the outcomes of the recent consultation on proposed amendments to how the Flood and Water Management Act is implemented.
- 3.2.25 Updated Flood Risk Modelling has been prepared by the Council's Engineering section and the resulting Local Flood Risk Management Strategy should be referenced as part of the emerging Local Plan. It may also alter where Flood Risk Assessments are required from developers as part of planning applications. Similarly, the outcomes of the updated Strategic Flood Risk Assessment should be used to inform the Plan Making / site allocation process and the identification of where site-specific Flood Risk Assessments are required for individual planning applications.
- 3.2.26 Further information could be included on the Council's website to highlight the necessary information to be included in site specific Flood Risk Assessments, including links to the Environment Agency website which sets out detailed guidance on what they should include. This might help to avoid delays to the determination of planning applications due to unsatisfactory Flood Risk Assessments.
- 3.2.27 Where relevant the results of the Decentralised Energy Masterplan should be reflected in the masterplanning exercises being progressed for the Investment Areas. The Carbon Reduction Study already forms part of the evidence base and the agreed target will be incorporated into the emerging planning policy.

### 3.3 Strategic Objective 3: High Quality Design

<b>The Objective</b>	<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>
<b>Relevant LDF Policies</b>	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
<b>Relevant Indicators</b>	17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29

#### 3.3.1 Heritage Assets

##### 3.3.2 Listed Buildings

3.3.3 During 2013/14 Christchurch Primary School, Wellesley Road was added to the list of statutory listed buildings (determined by English Heritage). It had previously been on the Local List (determined by the Council), which consequently was reduced by one. The number of Statutory Listed Parks/ Gardens remained unchanged at two.

3.3.4 During this financial year there has been an introduction of two new Article 4 Directions have been put in place in Redbridge. There have been the address of these properties are, 1-47 Spratt Hall Road (implemented March 2013) and The Cauliflower Public House, 553 High Road, Ilford, IG1 1TZ.

##### 3.3.5 Conservation Areas

3.3.6 During 2013/14 the Woodford Broadway Conservation Area was extended to include the adjacent part of the Monkams Residential Precinct. In 2010 Officers had been instructed to consider whether the Monkams Estate had the necessary special architectural or historic interest that would warrant its designation as a conservation area. A character appraisal was prepared in 2011 which came to the conclusion that the southern area around Monkams Drive, Monkams Avenue and Queens Avenue had the necessary quality, but that areas to the north were not of sufficient special interest and should remain as a Residential Precinct. The proposal to extend the Woodford Broadway Conservation Area to embrace this residential area was put to consultation with local residents between 22 August and 3 October 2011.

3.3.7 The character appraisal noted the many similarities in character and period between the southern area and the existing Woodford Broadway Conservation Area and after due consideration it was proposed that the appropriate way forward would be to extend the existing Conservation Area to include the southern area of the Monkams Estate. Further work was undertaken in 2013/14 to progress the boundary changes to adoption.

##### 3.3.8 Heritage Assets "At Risk"

3.3.9 The English Heritage assets "At Risk" register included three buildings, one Registered Park and two Conservation Areas in 2013/14. These are the Dr Johnson Public House, Longwood Gardens, Ilford; Garden Temple in garden of Temple House, 14 The Avenue, Wanstead, E11; The High Stone, Woodford Road, Leytonstone, E11; Woodford Bridge, Bridge; and Wanstead Park, E12. The numbers of buildings that are marked as heritage at

risk have been reduced by one since the publication of the register in 2013. Officers are still working with the owners of the Dr Johnson Public House to find an acceptable new use that would facilitate its restoration.

- 3.3.10 Restoration, repair and enhancement proposals for the milestone have been prepared in liaison with English Heritage and are due to be finalised in Spring 2014. Some of the proposed enhancement works (e.g. removal of pedestrian guardrails affecting its setting) have already been carried out and agreement has been reached with the owners of the adjacent property regarding the removal of an overhanging tree and the rebuilding of a directly adjacent and damaged low brick boundary wall. Funding is in place to continue with and complete the restoration/repair and enhancement proposals, and it is anticipated that the project will be completed in Spring 2014 with the possibility of the structure being removed from the Heritage at Risk Register the same year.
- 3.3.11 The Garden Temple in the garden of Temple House, 14, The Avenue, Wanstead (1730-40) remains on the "At Risk" Register. Repairs to the roof, wall and column have been completed with two English Heritage grants. An English Heritage funded development grant for repairs to the portico has also been made. However, the condition of the structure continues to decline.
- 3.3.12 The Dr Johnson Public House remains on the "At Risk" Register and the Council is currently in discussion with agents (acting for the owners of the building) regarding alternative uses for the building. The property has been boarded up but its condition has deteriorated considerably in the last year due to significant quantities of water pouring through the building, indicative of a lack of adequate management. There is significant and understandable local concern about its overall condition and long-term future.
- 3.3.13 Woodford Bridge Conservation Area and Wanstead Park Conservation Area remain on the At Risk register. Wanstead Park is also on the Register as a Historic Park and Garden at Risk. A steering group of stakeholders was convened in May 2013 to identify the causes of the decline in the Park, set priorities for action and promote positive conservation management.
- 3.3.14 Management Plans and Character Appraisals
- 3.3.15 The Council has produced finalised Character Appraisals for Woodford Bridge Conservation Area, with work undertaken in the 2012/13 financial year. The Council consulted on the draft document for a six-week period from 13 May to 24 June 2013, and has consulted again in Feb March 2014 on a final version of the Character Appraisal and new Conservation Area Management Proposals.
- 3.3.16 As a result of the character appraisal, a number of changes to the Conservation Area boundary have been proposed in the Management Proposals. The aim of the proposed changes is to establish a revised Conservation Area which has a sense of coherency and which can be easily understood and appreciated by a wide range of people and organisations both locally and further afield. Other reasons for the boundary changes relate to English Heritage guidance on the preparation of Character Appraisals in order to ensure they remain current and defensible and do not include areas that don't make a positive contribution to the overall Conservation Area. It is therefore proposed that the boundaries of the Area be refined to better reflect current practice in defining Conservation Area boundaries and in recognition of changes that have occurred within the area since it was first designated.
- 3.3.17 The Management Proposals 5 year programme for the improvement and preservation of Woodford Bridge Conservation Area flow from the findings of the Character Appraisal and the responses to the consultation on the document.

3.3.18 Keeping these documents up to date is important to give clarity to the proposed management of Conservation Areas to ensure that their special character is protected. They can also support Article 4 Directions to restrict the alterations which can be undertaken without planning permission.

### 3.3.19 **Redbridge Characterisation Study**

3.3.20 In 2012/13 work commenced on the Redbridge Characterisation Study which will provide an understanding of urban character across Redbridge. It aims to inform the Redbridge Local Plan by assisting in the protection of heritage assets; ensuring growth is directed to the most appropriate areas and informing proposals for new development to ensure it has a positive impact on its surrounding. The study has been developed:

- a) To inform planning policy as part of the ongoing Redbridge Local Plan 2015- 2030.
- b) For use as a development management tool to secure better quality development appropriate to its surroundings. To provide an overarching summary of area character and inform context appraisals as part of design and access statements prepared for significant planning applications.
- c) To identify issues affecting defined areas and provide an understanding of the sensitivity of places and their capacity to change; to inform strategies for future management and change.
- d) To inform public realm enhancement work.

3.3.21 The finalised version of the characterisation study was completed in July 2014.

### 3.3.22 **Householder Design Guide SPD**

3.3.23 The Householder Design Guide SPD provides additional clarity on how policies BD1 (All Development) and BD5 (Extensions to Existing Dwellings) should be implemented when determining planning applications for householder extensions and alterations. The SPD seeks to raise the quality of design for new householder extensions as well as provide best practice guidance to those extensions and alterations that do not require planning permission.

3.3.24 In 2013/14 a total of 65 applications were refused using the Householder Design Guide as one of the reasons for refusal. Of these a total of 18 applications were taken to appeal when 13 were allowed by the Inspector and 5 were dismissed- a ratio of 72%/28%. Of the allowed appeals four came down to the interpretation of planning policy, however, the rest were about the application of the requirements for a 1 metre gap from the side/ front on extensions. The Inspectors considered that the applications refused had circumstances where a smaller gap could be justified.

### 3.3.25 **Building Heights in Area Action Plans**

3.3.26 The Ilford Area Action Plan (adopted May 2008) and the Crossrail Corridor Area Action Plan (adopted September 2011) contain policies to ensure new development achieves high quality design and buildings of a scale and massing appropriate to the locality. As such, both AAPs set out indicative building height strategies based on these principles. One major planning application was approved within the Crossrail Corridor area which was four storeys in height which accords with the building height strategy in this area of up to four storeys (application reference 0582/13). Within the Ilford Metropolitan Centre three major planning applications were approved- two of which were below the identified building heights strategy, but this was justified in accordance with design criteria. The amendment

to the original Britannia Music application was approved (application reference 2434/13); the highest tower in the proposal is 23 storeys which is higher than the Building Height Strategy of 10- 15 storeys. However, this has been justified due to its exceptional design and position within the Metropolitan Centre which means that there is more flexibility for higher buildings.

### 3.3.27 **Sustainable Design and Construction**

3.3.28 In January 2012, the Council adopted a new Sustainable Design and Construction Supplementary Planning Document (SPD) to provide guidance on how development in Redbridge should be designed, built and occupied to achieve best practice standards of sustainable design and construction.

3.3.29 The SPD requires that new residential development achieves Code for Sustainable Homes Level 4, with non-residential development (over 500 sqm) being expecting to achieve an 'Excellent' score against the relevant Building Research Establishment Environmental Assessment Method.

3.3.30 The year 2013/14 was the second year in which the revised SPD was implemented. This saw a reduction in the overall numbers of planning permissions including conditions requiring the standards to be met. There was a decreased number, that is, 20 applications that required Code Level 4 (compared to 50 last year). However, 20 applications required BREEAM 'Excellent' which represented an increase compared to 11 last year. Twenty-one applications included a condition requiring preparation of a full energy strategy and a 25% reduction in carbon emissions (compared to 12 last year). Consequently there were mixed results in the extent to which the SPD requirements were being implemented.

3.3.31 Staff vacancies meant that the Council was less able to proactively pursue sustainability requirements for every application, regardless of size. Consequently, the focus was on major applications, including one in Ilford Metropolitan Centre (Britannia Music) where Code Level 4 / decentralised-energy safeguarding was secured for 344 dwellings.

### 3.3.32 **Duty to Cooperate**

3.3.33 The following projects are examples of the Duty to Cooperate under Strategic Policy 3 on High Quality Design:

#### 3.3.34 English Heritage

3.3.35 The Council is working closely with the City of London / Epping Forest, English Heritage, London Borough of Waltham Forest, Wanstead Golf Club and the Friends of Wanstead Park to seek to remove Wanstead Park from the English Heritage 'At Risk' Register. A steering group of these parties has been formed and is chaired by the Friends of Wanstead Park. The Council and City of London / Epping Forest have contributed to the employment of a Project Manager, with other members on the steering group also seeking to potentially contribute to the costs of the Project Manager. The Project Manager will manage evidence base studies required to support a potential bid to the Heritage Lottery Fund, prepare any bids, as well as working to co-ordinate existing work already being undertaken by various stakeholders. During 2013/14, the hydrological assessment of the lake system was completed and a consultant appointed to identify priorities and undertake design work that will form the basis for a Heritage Lottery Fund Parks for People.

### 3.3.36 Carbon Reduction Study

3.3.37 During 2012/13 the Council completed the preparation of a Carbon Reduction Study and the recommended targets were adopted by the Council in October 2013. This study considered means to reduce carbon emissions within Redbridge, as well as the Council's own emissions. An implementation plan was prepared that identifies the actions to be undertaken, including key external stakeholders. The Council already works with many of these stakeholders with respect to reducing carbon emissions i.e. DEFRA, DECC, GLA, East London Renewal Partnership etc.

### 3.3.38 **Conclusions and Recommendations**

3.3.39 The Government has previously consulted on a proposal to introduce a set of National Housing Standards dealing with accessibility, internal space, energy efficiency and greenhouse gases, security, water use and construction materials. Currently, Local Planning Authorities across the country apply a wide variety of differing standards when dealing with such matters. By simplifying the system the Government hopes to reduce costs and speed up house building. The majority of the standards (water efficiency, solid waste storage, access, security) will be incorporated into the Building Regulations and in most instances will be 'optional standards' which can be applied by a planning authority as a planning condition, where justified by need and subject to viability.

3.3.40 Internal space standards will however be set nationally through national planning policy. These will be the only standards local authorities can apply and they will need to be applied through reference in Local Plans and subject to justification and viability. The standards are largely based on those included in the London Plan. The Mayor of London recognises that there will be a period of time when the London Plan standards (as currently applied) will not be able to be applied as they are not the national standards and have not been subject to viability assessment. He is therefore proposing to make 'urgent' alterations to the London Plan to include the new national standards. As the London Plan is part of the borough's development plan, Redbridge will be able to apply the standards. For completeness, it is likely that the draft Local Plan will also make reference to the national standards.

3.3.41 The results of the Characterisation Study will be used to inform density, design and character policies in the Local Plan. It is important that this is cross referenced as an important piece of evidence base in policies in order that planning decisions can take it into account.

3.3.42 The results of the Characterisation Study can also help to determine the priorities for the protection of Locally Listed Buildings by Article 4 Directions. There have been some recent enquiries about pubs, some of which have been Locally Listed Buildings. There is no current way to object in principle to the demolition of pubs, unless they are protected by an Article 4 Direction. Therefore, a review could be undertaken to establish if there are any worthy of protection.

3.3.43 It is recommended that the Urban Design and Amenity Space SPGs are combined and updated to develop a clear document which planning decisions can be taken in accordance with in Redbridge.

### 3.4 Strategic Objective 4: Safe and Healthy Places

<b>The Objective</b>	<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>
<b>Relevant LDF Policies</b>	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
<b>Relevant Indicators</b>	14, 30, 31, 62, 63

#### 3.4.1 Air Quality

3.4.2 Minimising pollution – including air, land, water, noise and light pollution – is important to reduce harmful emissions being released into the environment, and to improve health and well being. The indicator on air quality monitors the applications that comply with Policy E8 (Air Quality) of the Borough Wide Primary Policies DPD. In addition, other LDF policies, such as Policy T1 (Sustainable Transport) have a direct positive impact on air quality.

3.4.3 The use of Policy E8 on Air Quality of the Borough Wide Primary Policies DPD has increased on the previous financial year 2012/13. This reflects the incorporation of the nitrogen dioxide consultation zone (areas exceeding the annual NO<sub>2</sub> emissions 40ug/m<sup>3</sup>) into the Planning Applications database APAS. This layer is used to trigger referral of applications to the Council’s Community Safety Team for consideration. In total Policy E8 was used to refuse two planning applications in the Borough. A total of three planning applications were granted subject to a condition which included reference to Policy E8 including the requirement for an Air Quality Assessment, for example application reference 1575/13 at 468, High Road, Ilford, IG1 1UE for a new three storey building for a 3 form of entry primary school was approved subject to a condition for an Air Quality Assessment which required the identification of the impact of the proposal on local air quality and the implications of this and existing air quality conditions for the proposed and surrounding uses. Mitigation measures shall be identified to make the impact of the proposal acceptable from an air quality perspective. Any agreed mitigation measures shall be incorporated into the development before its first occupation and retained thereafter at all times.

3.4.4 During 2013/14, an Air Quality Scrutiny Working Group was established to look at air quality issues within the borough. The Working Group considered the causes of local air pollution, the Borough’s progress against the six criteria of the Mayor’s Air Quality Fund, and identified issues which an updated Air Quality Action Plan might focus. The Air Quality Action Plan has strong links with the borough’s overall Local Plan.

3.4.5 The Working Group supported the approach taken in the emerging Local Plan, which seeks to strengthen and clarify requirements relating to air quality and recommended that this continued to be taken forward. The Working Group also recommended the review of the Sustainable Design and Construction Supplementary Planning Document to ensure that the link between good design, energy efficiency and impact on air quality is made, and that the development of living wall and green roof systems, and the benefit such systems have for improving air quality, is adequately covered. In this regard, the current SPD identifies several benefits of green walls (biodiversity, thermal performance, overheating, flooding). The air quality benefits could be expanded upon in any future review.

3.4.6 During 2013/14 the Council was successful in bidding for funding from the Mayor’s Air Quality Fund for a programme of physical and behavioural measures to reduce air quality



issues within the borough. It includes installation of green walls at a number of schools in the borough, accompanied by an educational campaign at the school aimed at increasing awareness of pupils, staff and parents of the actions they can take to reduce emissions and their exposure to harmful pollutants.

#### 3.4.7 **Lifetime and Wheelchair Accessible Homes**

3.4.8 Policy H2 (Housing Choice) in the BWPP requires that all new residential development must meet Lifetimes Homes standards and ten per cent should be wheelchair accessible. A position supported by London Plan Policy 3.5 and the Mayor's accompanying Housing SPG (November 2012). During the period 2013/14 167 completions out of 224 (77%) met the Lifetime Homes standards. A couple of schemes were approved prior to the adoption of the LDF in May 2008, at which time the requirement was for only 25% of dwellings to be Lifetime Homes standard. However, there were a few small scale applications for one or two units where Lifetime Homes have not been provided, these have been for Certificates of Lawfulness where the Council has no control over this or conversions where it is more difficult to provide Lifetime Homes as part of the application.

3.4.9 In terms of wheelchair accessible units, 2 out of 224 completions (0.9%) were wheelchair accessible units, which is well below the 10% required under Policy H2. This is because only one scheme completed in the year was major and the policy can only realistically be applied to major schemes (i.e. 10 units or greater). The previous year's figure was 20% (60 out of 304), suggesting that the policy is effective, but also dependent on the scale of development coming forward.

#### 3.4.10 **Duty to Cooperate**

3.4.11 The following project is an example of the "Duty to Cooperate" under Strategic Policy 4 on Safe and Healthy Places.

#### 3.4.12 Secure By Design

3.4.13 There was ongoing consultation with the Metropolitan Police in order to ensure that major applications comply with "Secure By Design" criteria.

#### 3.4.14 Obesity Steering Group

3.4.15 The Redbridge Obesity Steering Group has been overseen by the Redbridge multi-agency and multi-disciplinary Obesity Steering Group, and informed by the Physical Activity and Food and Nutrition subgroup. The Redbridge Obesity Steering Group is accountable to the Health and Wellbeing Board through the Health and Wellbeing working group. The strategy has been developed to guide the Redbridge Obesity Strategy Group in addressing the issue of overweight and obesity in Redbridge.

3.4.16 It has opted to tackle the wider determinants of being overweight or obese. This requires targeting the environment within which people live in order to help people make healthier choices in their everyday life. It includes improving the safety and appeal of the outdoor and built environment, and shaping the dietary environment. This approach is in line with the guiding principles of the published 'Healthy lives, healthy people: a call to action on obesity in England' and the Institute of Health Equity's approach to tackling obesity in the context of addressing social determinants of health. The approach being taken in Redbridge is harmonious with the most recent public health NICE guideline – PH 42 'Obesity: working with local communities'.

3.4.17 This strategy describes the current issues associated being overweight and obese in Redbridge to set the scene for the various interventions and programmes being delivered

to address local needs. In particular, the strategy seeks to work with local, regional, and national strategic and delivery partners to provide a pragmatic approach to supporting Redbridge residents to achieve a healthy weight.

3.4.18 The Planning and Regeneration Service is following success in other LPAs and its own Crossrail Corridor Area Action Plan that have adopted, or are in the process of adopting, policies to restrict the number of hot food takeaways in their areas to help reduce the projected increases in obesity (note that this is not the only reason for pursuing these policies, but one of a range of concerns). This review is complemented by direct contact with the LPAs to establish how often the policies have been used when determining planning applications and their success so far.

3.4.19 The research identified a total of 21 LPAs that cite obesity concerns in their policies to restrict hot food takeaways (A5 uses) (5 are at draft stage). Most of these are clustered in London (6), West Midlands (5) and the north west (5). None are located in the south east region (see map on next page). They are urban authorities characterised by high levels of deprivation, with the possible exception of Worcester in the West Midlands.

#### 3.4.20 **Conclusions and Recommendations**

3.4.21 It is recommended that the Redbridge Local Plan incorporates an all-encompassing policy on pollution to cover issues like air quality, contaminated land, noise and light pollution. Within the current Local Development Framework there is not an explicit policy on these issues (apart from Air Quality) and therefore, it would be beneficial to include a local policy. The recommendations on the Air Quality Scrutiny Working Group should be taken forward through the Local Plan review where appropriate.

3.4.22 Health is increasing becoming a planning issue and therefore, the Local Plan should make reference to ways in which planning policies can influence positive health outcomes. The Planning and Regeneration GIS officer has been mapping the distribution of schools in relation to town centres and retail parades. This will highlight how much potential there is for takeaways to open within the proximity of schools (within 400m) and support a policy to manage this, recognising the need to balance obesity objectives with those associated with promoting the evening and night time economy within the borough's town centres.

### 3.5 Strategic Objective 5: Jobs and Prosperity

<b>The Objective</b>	<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>
<b>Relevant LDF Policies</b>	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 Mineral Local Plan
<b>Relevant Indicators</b>	32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50,

#### 3.5.1 Minerals

3.5.2 The Minerals Local Plan was adopted in September 2012. The purpose of the Plan is to provide a framework for minerals extraction through site allocation and safeguarding of minerals resources. This will enable the borough to continue contributing to the supply of minerals to meet the anticipated needs of the London economy in a sustainable manner. The Local Plan includes a number of monitoring indicators to ensure that the Plan is being implemented correctly. The Plan was prepared in the context of Policy 5.20 Aggregates of the London Plan, which requires Redbridge to make provision for the maintenance of a landbank (i.e. seven years' supply) of at least 0.7 million tonnes (i.e. 0.1 million or 100,000 tonnes) per year.

*Image: Quarrying on Fairlop Plain, south of Painters Road (Courtesy of Google Earth)*

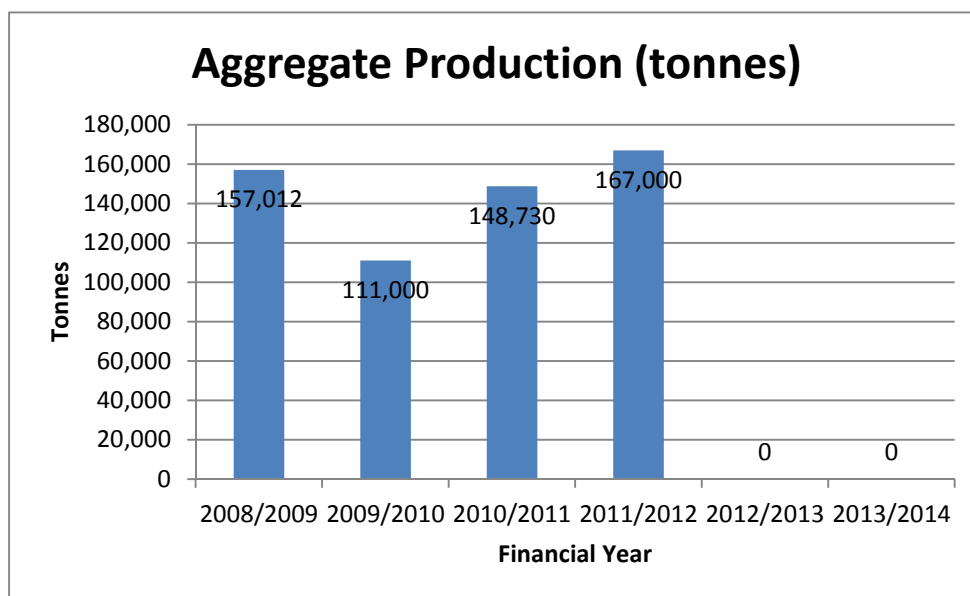


*Aggregates Production (Total tonnage of aggregates extracted each year)*

3.5.3 Redbridge has essentially been described by the local operator as an area 'winding down' in terms of its natural aggregate supplies, which are close to exhaustion, with perhaps around ten years of known supply remaining at the current regional annual apportionment rate.

3.5.4 Aggregates production in Redbridge ceased in May 2012 at the location known as "Area D". Stockpiles were exhausted within a couple of months of this date. This means that the aggregate production for 2012/13 was 0, although sales for that year were 8,044.16 tonnes.

Figure 5: Aggregate Production)



3.5.5 With regards to the next phase of gravel extraction the latest figures now suggest there are approximately 900,000 tonnes to be extracted from another location known as "Area E". At the present time it is estimated that extraction may commence on Area E in April 2015 subject to the necessary planning applications being made by the operator and permission being granted by the Council. Furthermore, the local planning framework for fresh applications on designated sites has been set. There are designated and adopted preferred sites for extraction as well as sites of search where testing by the operator can be undertaken as outlined in the Minerals Local Plan (2012).

### 3.5.6 Local Aggregate Assessment

3.5.7 As stated in the National Planning Policy Framework (NPPF), each Mineral Planning Authority is required to prepare an assessment of the demand for and supply of aggregates in their plan area. This is known as the Local Aggregate Assessment (LAA), and Redbridge produced a draft in November 2013.

3.5.8 Sales of sand and gravel in the London Borough of Redbridge for a ten year period between 2003 and 2012, and some sales of imported material, are shown in the table and chart below. There is currently no data on sales for 2013.

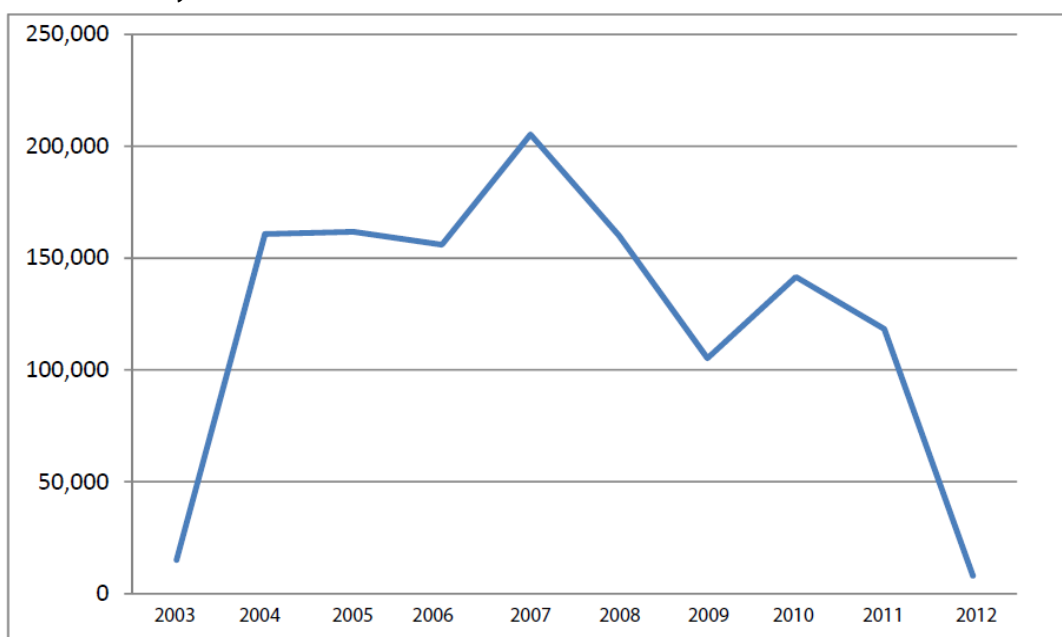
Figure 6 Previous 10 Year Aggregate and Import Sales (2003-2013)

PREVIOUS 10 YEAR AGGREGATE & IMPORT SALES (2003-2013)				
YEAR	AGGREGATES (tonnage)	COMMENT	IMPORTS (tonnage)	COMMENT
2003	30,214 <sup>5</sup>	Annualised figure as data incomplete, (last 2 quarters only).	-	No data on sales of Imports
2004	160,787.65		-	No data on sales of Imports
2005	161,753.11		-	No data on sales of Imports

<sup>5</sup> Note that sales figures for 2003 are for the last 2 quarters of the year only

PREVIOUS 10 YEAR AGGREGATE & IMPORT SALES (2003-2013)				
YEAR	AGGREGATES (tonnage)	COMMENT	IMPORTS (tonnage)	COMMENT
2006	156,024.07		-	No data on sales of Imports
2007	205,341.36	High point	-	No data on sales of Imports
2008	160,040.44		-	No data on sales of Imports
2009	105,223.13	Low point	594.76	
2010	141,605.13		251.50	
2011	118,323.33		75,536.35	
2012 <sup>6</sup>	8,044.16	Sales for the rest of the year were as RMC <sup>7</sup>	63,413.2	
2013	Data on sales for this year is currently not available	Data has not been provided by the local operator	84,415.42	
	<b>Total Sales: 1,247,356.38;</b> <b>3 Year Av Sales: 121,717.20<sup>8</sup></b> <b>10 Year Av Sales: 124,735.6</b>		<b>Total Sales: 139,795.81</b> <b>3 Year Av Sales: 46,400.35</b>	

Figure 7: Aggregate sales in London Borough of Redbridge between 2003 and 2012 (in tonnes). There is currently no data for 2013.



3.5.9 Sales of sand and gravel in Redbridge steadily rose between 2003 and 2007 up to a high of 205,341 tonnes in 2007, more than twice the current or 'new' annual apportionment. The following year sales began to drop again and this is likely to have been due to the global economic downturn. Between 2009 and 2012 sales in Redbridge quarries had to be supported by imports, probably due to quarries being exhausted. 2012 was the worst year with much of the sales from Redbridge quarries being as ready mixed concrete. This poor

<sup>6</sup> Note that sales figures for 2012 are for the first quarter of the year only

<sup>7</sup> RMC= Ready Mix Concrete

<sup>8</sup> 3 year average between 2009-2011 as incomplete data for 2012

level of sales is reflected regionally as outlined in the Aggregates Monitoring Report for 2012 from London Aggregate Working Party (LAWP).

3.5.10 Redbridge Minerals Plan policy aims for 95% recycling/re-use of construction, demolition and excavation waste by 2020 and 80% recycling of that waste as aggregates by 2020. Such waste recycling can sometimes occur with mobile equipment provided on the development site, but this is not always possible, in which case waste material must be transported to a purpose built recycling facility where the material is crushed. There are currently no minerals recycling facilities in Redbridge.

3.5.11 In the past the local operator has been keen to incorporate recycling plant equipment into its overall operations and had submitted a planning application in 2006 (ref: 2230/06) to that end. While that application was refused, local minerals policy should give minerals operators some confidence that future permission will be issued for recycling facilities on active quarry sites, as long as the Council is satisfied with the overall level of environmental control. All new planning applications for recycling facilities must be accompanied with an Environmental Impact Assessment (EIA), and when proposals for recycling facilities come forward the Environment Agency (EA) should be engaged at the earliest possible stage.

#### 3.5.12 Minerals Aftercare

3.5.13 A planning application on Fairlop Quarry for the variation of Conditions 27, 41, 48 and 52 of approved planning permission 2118/00 to restore the site from agriculture/woodland to integrated nature conservation/ amenity use; as previously varied under 3468/06 was approved on 28 March 2012. The proposed changes provide a diversification of activities with a higher element of nature conservation use compared to the plans lodged in 2000. The revised scheme proposes restoration to a combination of habitats. These include: woodland; wet woodland; lowland meadow; shallow water with reedbeds and sand bars; proposed hedgerow; a drain and a footpath.

3.5.14 This planning permission is currently being implemented.

#### 3.5.15 **Employment**

3.5.16 In terms of employment rates for the Borough, the number of people in employment (incorporating employed and self-employed people) decreased slightly from 67.9% of the resident population aged between 16 and 64 in 2012/13 to 67.3% in 2013/14. In numerical terms, there was a modest increase in the number of people in employment from 127,000 in 2012/13 to 128,400 in 2013/14. The 2013/14 decline in employment rates was less marked for employed people (56.5%, down from 56.6% in 2012/13) compared to self-employed (10.5%, down from 11.1%).

3.5.17 Despite the decline in employment rates, the number of people claiming Job Seekers Allowance (JSA) decreased from 6,681 in 2012/13 (3.6% of the resident population of Redbridge aged 16-64 years) to 4,525 (2.4%). This continues a steady decline from the peak of 4.1% in October 2011. The number of people claiming JSA for longer than 12 months also decreased, reducing from 1,740 people in 2012/13 to 1,345 in 2013/14. However, as a proportion of total JSA claimants, the number of people claiming JSA for longer than 12 months increased from 26.0% in 2012/13 to 27.7% in 2013/14.

3.5.18 Figures on the deprivation indicator show the income support claimant rate decreased to 1.9% in 2013/14, down from the previous figure of 2.6% (of the population aged 16- 64). The latest result on children in out of work families was 15.5%, down on the previous result of 18.8%.

3.5.19 New data for 2012 was published on employment density within the borough. Jobs density is defined as the number of jobs in an area divided by the resident population aged 16-64 in that area. For example, a job density of 1.0 would mean that there is one job for every resident aged 16-64. This data suggests that there were 88,000 jobs in Redbridge in 2012/13, a significant increase from 77,000 in 2011/12. In terms of jobs density, the 2012/13 figure was 0.47, compared to 0.42 in 2011/12. By way of comparison, the London jobs density was 0.92 in 2012/13, demonstrating the predominately residential nature of the borough, with a large proportion of the employed residents in Redbridge traveling outside the borough for work.

3.5.20 In respect of the change in employment floorspace by type, 2013/14 saw an overall increase of 620 square metres of A1- A5 retail floorspace, partly offsetting the 805 square metre loss in 2012/13.

3.5.21 Figure 8 shows the net change for A1-A5 uses, for each use class, along with commentary:

*Figure 8 – net change for A1-A5 uses*

Use	Net change – approvals (Sqm)	Comments
A1	+795	Five applications related to either the partial or complete loss of A1 use, six related to entirely new A1 use floor space and one was an extension of existing A1 use floor space. Of the five applications that saw the loss of retail floor space, only two related to the complete loss of retail use on the site and were on sites outside town centres or key retail parades.
A2	-367	Two applications related to the complete loss of A2 use, one of which was outside a town centre location and the other was a change of use to A3/A4 use. Two others added entirely new A2 use floor space, both within town centre locations.
A3	+568	Four applications related to new A3 use floor space, one related to entire loss of existing A3 floor space.
A4	-376	One application related to loss of entire A4 use floor space and another related to new A4 floor space.
A5	0	
Total	620	

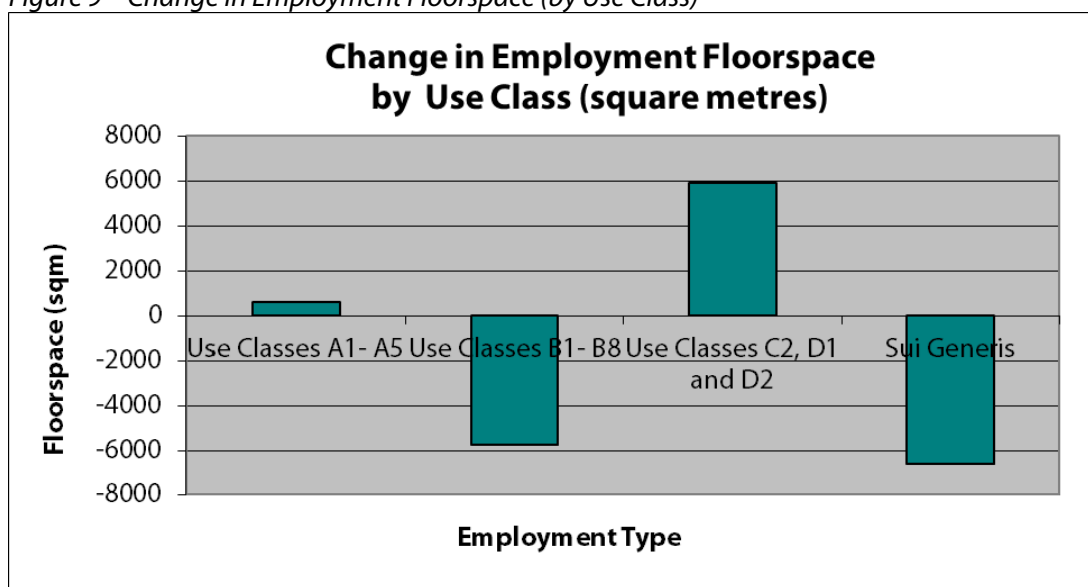
3.5.22 These results are much lower than the floorspace of 6,750 square metres identified by the Redbridge Retail Demand Study (2012). 2013/14 saw a significant loss of Business and Industry (B1, B2, B8) floor space, with a total loss of 5,724 sqm. Of the overall loss of employment land, two of these were large employment uses within Green Belt, namely land at Five Oaks Lane (1490/13) and Roding Lane North (2343/12). Whilst the approvals saw the loss of employment land, they will result in the reduction in floor space and buildings within Green Belt, thereby improving its openness. The sites were relatively remote and therefore not the most sustainable locations for employment land. A further application (Britannia Music Site – 2434/12) was a modification application where the loss of employment land had been previously agreed.

3.5.23 The Government has introduced permitted development rights for offices to convert to residential development without the need for full planning permission. Prior approval is required, but the considerations are limited to flooding, traffic and contamination issues. The arrangements came into effect on 30 May 2013 and between that time and the end of March 2014 (10 months), seven applications were received and agreed, resulting in the potential loss of an estimated 8,800 sqm of office floor space, the majority of this in town centres. If implemented, the prior approvals will result in 156 new dwellings. From the beginning of April 2014 to the end of September 2014 (6 months) saw another 13

applications, with the potential loss of 10,134 sqm of office space, yielding a potential 181 new dwellings.

3.5.24 2013/14 also saw the significant net loss of sui generis floor space, with a net loss of 6,584 sqm. However, this was almost entirely related to one proposal, which saw a former Trolley Bus Depot in Ley Street, Ilford (6,545 sqm of floor space) demolished and permission given for a new primary school. The uses previously accommodated on site (generally vehicle storage) were relocated to the adjoining Council depot. Consequently, no real loss of employment resulted and a new primary school was provided.

Figure 9 – Change in Employment Floorspace (by Use Class)



### 3.5.25 Duty to Cooperate

3.5.26 The following cases are examples of joint working under the Duty to Cooperate for Strategic Objective 5: Jobs and Prosperity:

#### 3.5.27 Regular Redbridge participation in London Aggregates Working Party

3.5.28 Redbridge Council has had regular Officer attendance at London Aggregate Working Party (LAWP) since 2003. The last meeting was held in September 2014. The forum has had a great deal of involvement in the production of the Minerals Local Plan, and has positively encouraged the cooperation and information sharing that took place between Redbridge and the London Borough of Havering during the research and production stages of the borough's Minerals Strategy. LAWP has also provided many of the statistics and information/technical documents from the industry that have helped inform the borough's minerals plan.

#### 3.5.29 Better Barkingside

3.5.30 Following Planning and Regeneration's successful £1.9m bid for a Mayor's Regeneration Fund grant, the Service has been working in partnership with the Highways and Cleansing Service to deliver a new town square and 'pocket park' around Fullwell Cross Library and Leisure Centre in Barkingside. This complements a programme of business improvement in Barkingside, notably through the enhancement of frontages to shops and public spaces, and events, including two successful 'Light Night' events, Christmas events and support for the Fairlop Fair.



- 3.5.31 Better Barkingside is the result of five years of development, from the production of the Barkingside Town Centre Improvement Plan and represents the development of the first civic space in Redbridge (apart from the private space outside Sainsbury, Ilford). The aim of the project is to complement the array of high quality leisure facilities and parkland in and around the town centre and help to support an attractive range of shops, facilities and activities which will provide a strong economic and community base to resist current pressures on 'market towns' and generate future growth in the town.
- 3.5.32 Light Night demonstrated this approach, attracting over 1,000 people and embracing the talents of local people with music, lanterns, food and other stalls being provided by schools and residents of Barkingside and the wider Redbridge area, while Fairlop Fair again attracted numbers approaching the 7,000 who attended last year's event.
- 3.5.33 Initial indicators suggest a positive outcome with footfall increasing substantially to an average weekly flow of 15,000 pedestrians from the previous figure of 9,300. Completion of the project is due in May 2015 with the construction of a new kiosk and public toilet, following the completion of the public realm in February 2015.
- 3.5.34 Regional working on economic and employment matters
- 3.5.35 During 2013/14, Redbridge continued to participate in the North London Strategic Alliance alongside its neighbouring Boroughs, especially to deliver major projects and strategic infrastructure. The sub-regional structure within and outside London is in a continual state of flux, particularly with the introduction of Local Enterprise Partnerships (LEPs). Consequently the future of the North London Strategic Alliance is under review.
- 3.5.36 Much of the work previous undertaken by the North London Strategic Alliance is now being pursued at a broader level, with the London Stansted Cambridge Corridor Consortium coming to the forefront. This is a partnership of public and private organisations covering the area north of Tech City, the City Fringe, Kings Cross, and the Olympic Park, up through the Lee Valley and M11/A10, and West Anglia Rail corridors to Harlow and Stansted, and through to Cambridge.
- 3.5.37 The partnership was formed to organise and promote what is a clear economic area, with strong inter-connections; commuting to work and learn patterns, clusters of industries and supply chains.
- 3.5.38 The area is linked by the West Anglia rail lines, as well as key road networks such as the A10 and M11. It has a population of over 2 million people and growing. It is home to strong business clusters, ranging from high-tech digital and bio-medical to logistical, resource recovery and food manufacturing.
- 3.5.39 The consortium's focus is to promote the economic development of the area, unlocking the potential of this successful but under developed area, without compromising the existing quality of life.
- 3.5.40 The growth of the area can only be fully achieved through co-operation because the drivers of growth cut across municipal borders – it spans 16 Local Authorities (including Redbridge), London and three Counties, and four LEP areas.
- 3.5.41 Local Governments are leading a consortium to promote and develop the corridor and are seeking partnership from the LEPs, Counties, GLA, Business, Institutions, and National Government.

3.5.42 Work Redbridge

3.5.43 Work Redbridge for Business provides support and advice to employers on recruitment, skills and training. It is a partnership of local organisations led by Redbridge Council and the Department for Work and Pensions. This is run alongside support for people to get into employment, including the workshops, volunteering and employment fairs. These measures can help to reduce the number of people claiming job seekers allowance and improve skills and training in the Borough.

3.5.44 **Conclusions and Recommendations**

3.5.45 Changes to permitted development rights to allow the change of use from offices to residential through a prior approval process came into force in May 2013. The impact on the Borough's housing and office supply have been monitored above.

3.5.46 There have been a number of pre-application enquiries about the redevelopment of business areas around the Borough. The impacts on the Borough's employment land supply should be closely monitored and protective allocations made accordingly.

3.5.47 Employment figures are showing continued positive signs of improvement and the continued partnership of Work Redbridge with other organisations is helping people improve their skills set and get back into work...

### 3.6 Strategic Objective 6: Ease of Access

<b>The Objective</b>	<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>
<b>Relevant LDF Policies</b>	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
<b>Relevant Indicators</b>	51, 52, 53

#### 3.6.1 Encouraging Cycling

3.6.2 The total number of developments approved with the provision of cycle storage facilities, during 2013/14 was 48, providing a total of 516 cycling spaces. This is a rate of 2.3 cycle spaces per unit.

3.6.3 There also has been on-going cooperation with GLA, TfL and SusTrans in order to support projects, such as Biking Boroughs, continued on from the previous year. This includes installation of cycle storage on estates, amenity cycle parking and private cycle parking.

3.6.4 Through these projects the Borough has installed a number of cycle lockers across the borough. These are both on street and off-street parking. 5 individual lockers were installed at Priory Close, to be managed by LBR Housing to allow residents to store their bicycles and 117 cycle lockers were fitted across the borough. Each locker provides storage for between 1 and 4 bikes. Further locker installations will be rolled out in 2014-2015, with the aim of improving access to secure cycle parking for LBR residents.

3.6.5 In addition to this cycle route lengths have been extended and adjusted across the borough in order to increase safety and access to routes. This includes the Cycle Friendly Town Centres initiative that has been part of the Better Barkingside project, advocating a safe cycle route from Fullwell Cross roundabout to Fairlop Waters and Redbridge Cycling Centre.

3.6.6 There has been a continuous coordination between the Council's Planning and Regeneration, and Highways and Cleansing Services in order to develop suitable cycling policies to be taken forward for the Local Plan Review. This consultation extends out to other neighbouring boroughs, TfL and all other consultees on the borough's consultation database.

3.6.7 Further projects have been initiated with the aim of integrating measures to enhance streetscapes including improved links to local amenities and open spaces, junction upgrades to improve traffic flow and public transport reliability, such as the Radial Corridor 1 project for the A118 corridor. Liaison is on-going for this project, with the main lead being the Highways and Cleansing Service and it is partially funded by planning obligations.

#### 3.6.8 Travel Reduction and School Travel Patterns

3.6.9 During 2013/14, the Council approved 22 applications with conditions attached requiring a Travel Plan to be submitted and approved in writing by the Local Authority out of a total of major 35 applications of all types of developments. That is 63 % of the total number of

applications. This is a percentage increase by 18 % since the last Annual Monitoring Report of 2012/2013, where 45 % of major applications were approved with a travel plan.

3.6.10 Through the planning process the Council aims to reduce the need to travel to private car. The Council has a local indicator to monitor the mode of transport used by children and this indicator is also used here in the AMR. Applications for schools require travel plans to be submitted via a planning condition. All schools review/ update their travel plans every year. There were 96 Council schools in Redbridge in the 2013-14 academic year. All were asked to update their school travel plans and 77 of them did so. No findings have been provided as yet relating to the modal split within the year 2013/2014.

### 3.6.11 **Crossrail**

3.6.12 Crossrail is a £14.8bn rail project that will connect the existing railway from Shenfield and Abbey Wood in the east of London with Maidenhead and Heathrow in the west via a new underground link through central London. It is set to be delivered by 2019.

3.6.13 Redbridge has four stations on the proposed Crossrail route (Ilford, Seven Kings, Goodmayes and Chadwell Heath), as well as Ilford Depot, which will provide Crossrail's main stabling facility in the east of London. Crossrail will reduce congestion on existing rail and Underground links, increase reliability and dramatically reduce the journey time from Redbridge to Canary Wharf, central London and Heathrow airport. This project is set to improve accessibility and connectivity to the wider London area and will be a major catalyst to promote investment and regeneration that delivers a wide range of local benefits.



3.6.14 The Council is committed to capturing the benefits of Crossrail (estimated to be at least £42 billion for the UK in current prices) to enhance the borough's connectivity and to act as a catalyst for regeneration and new investment in the borough.

3.6.15 The Council has recognised the potential benefits of Crossrail and adopted the Crossrail Corridor Area Action Plan (September, 2011) which sets out an area-specific planning framework for a ten year period from 2011-2021. The purpose of this Area Action Plan is to guide development and promote opportunities for change but it also identifies enhancements to the environment and public realm and aims to promote social inclusion.

3.6.16 In conjunction with Crossrail Ltd and TfL the Council commissioned work on a series of urban realm studies resulting in public realm masterplans for each of the stations. There are four separate studies- Ilford was completed in April 2012, Chadwell Heath and the others are to be completed in 2013/14. The Council is now working with TfL to identify funding for implementation as part of the Crossrail Complementary Measures funding. Additional work is underway to identify further funding from Council resources (for example from s.106 and CIL).

3.6.17 Further to the above, during this financial year the Council has embarked on a number of station improvement works and has also started a number of regeneration projects for areas which immediately surround Crossrail Corridor Stations. This is supported by Urban integration Studies at the Ilford, Seven Kings, Goodmayes, Chadwell Heath Stations. These studies identify the necessary works, funding requirements and processes of funding bids to TfL to maximise local enhancements.

3.6.18 In particular the studies look at public realm improvements outside the stations. These plans have been produced in cooperation with Planning, Highways and TfL. The studies

have previously been completed for Ilford (April, 2012), Seven Kings (October 2014) Chadwell Heath (September 2012) and further study into the environs of Goodmayes is being progressed and is aimed to be published before the end of March 2015.

3.6.19 All surface works to the stations themselves to support Crossrail will be implemented by Network Rail. The Council will be responsible for implementing the public realm works. Ideally this will dovetail with the station works but this will be subject to funding, the timetable for works to the stations is given below.

- a) Ilford Station: between March 2015 and June 2016.
- b) Seven Kings Station: between September 2015 to February 2016.
- c) Goodmayes Station: between May 2015- April 2016.

3.6.20 Construction at Chadwell Heath Station: between July 2015 and January 2016.

3.6.21 Work is underway to identify further funding from Council resources and TfL to support the implementation of the four urban integration studies. On 7<sup>th</sup> January 2014 cabinet agreed to provisionally allocate £0.5 million of S106 funds and £1.5 million of CIL to support the Crossrail Complementary Funding Programme. A funding bid was made to the Crossrail CFP in August 2014 and in November 2014 and in November the following allocations were made:

- a) Ilford - £1.93 m
- b) Seven Kings - £ 1.85 m
- c) Goodmayes - £ 1.0 m
- d) Seven Kings - £ 1.83 m

3.6.22 Schedule 7 application applications have been submitted throughout the year 2013/2014, in order to determine compliance with the Crossrail Act 2008 and there is currently an application that is being considered for Ilford station.

3.6.23 There have been a total of 7 applications. One in Seven Kings Station, four specifically in Ilford and two applications covering the four Crossrail stations in Redbridge. Five of these applications have been approved and 2 are still undecided.

3.6.24 A submission under Schedule 7 can either seek approval for 'construction arrangements', which covers temporary works or 'plans and specifications' for permanent works. In many instances a proposal will require both.

### 3.6.25 **Local Implementation Plan**

3.6.26 The first Local Implementation Plan covers a 20 year period, with funding agreed for three years between 2011/12 to 2013/14, published on 1st April 2011. The Spending Plan was updated for the next 3 year period 2014/2015 to 2016/2017 last year and has been approved by TfL. Cabinet approved the second 3 year spending plan last September.

3.6.27 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.

### 3.6.28 **Aviation**

3.6.29 The London Borough of Redbridge is situated beneath some of the busiest airspace in the UK. London City Airport is located approximately 3 miles to the south, with departures from the airport travelling over the borough at around 2,000 feet. Redbridge is also located approximately 25 miles to the northeast of Heathrow airport and is directly beneath the Lambourne Stack. When the airport is on westerly operations (about 70% of the time), aircraft from the Lambourne and Bovingdon stacks pass over the borough at between 3,000 and 6,000 feet on route to Heathrow.

3.6.30 As a result of the noise impact of flights into Heathrow and the changes made by the National Air Traffic Services (NATS) to flight paths for departing aircraft from London City Airport (May 2009) on Redbridge residents, the Council passed the following motion on the 19th November 2009:

*This Council opposes further expansion or changes to flight paths or the mode of operation of airports (including without limitation any extension to the hours of operation of airports whether temporary or permanent) which would result in an increase in aircraft noise suffered by residents of this borough.*

3.6.31 Since 1 April 2013 (the beginning of the 2013/14 monitoring year), the Council has prepared a number of member briefing notes and responded to a number of aviation related consultations, as follows:

- (a) November 2014 – response to proposed London City Airport flight path changes. Council motion passed November 2014 objecting to the proposals and consultation arrangements. Letters written to Airport and National Air Traffic Service (NATS) in response to consultation.
- (b) February 2014 – response to Airports Commission consultation on the Appraisal Framework for assessing shortlisted sites for additional runway capacity. Expressed concern that the criteria may not be fit-for-purpose for assessing the impacts (positive and negative) of a new airport in the Thames Estuary, compared to the shortlisted options of adding runway capacity to existing airports.
- (c) January 2014 – Night Flying Restrictions (Stage 2) – response to Department of Transport noting that the Government had decided not to change current arrangements until October 2017, pending the outcomes of the Airports Commission work. Re-iterated that technological improvements and operational innovations should be employed to deliver real reductions in the aircraft noise experienced by local communities and not be used simply to allow an increase in the number of aircraft movements such that residents experience no overall benefit.
- (d) December 2013 – London Airspace consultation – response to proposals to facilitate Performance Based Navigation. Expressed concern that the consultation was being conducted in a piecemeal and the ‘wrong-way-around’ as it was only considering airspace 4,000ft and above rather than addressing lower airspace first to minimise noise impacts on residents.
- (e) October 2013 - Newham Council – response to statutory consultation on Planning Application received from London City Airport. This noted that whilst an increase in flight numbers had previously been approved, the Council objected to any proposal that would either directly or indirectly result in an increase in aircraft noise suffered by residents of the borough.

- (f) July 2013 – London City Airport – response to letter from London City Airport Chief Executive regarding pending submission of planning application to Newham Council.
- (g) April 2013 - London City Airport – response to letter advising of forthcoming Consultation Exhibitions Prior to Submission of Planning Applications to London Borough of Newham.
- (h) April 2013 - Department of Transport – response to Night Flying Restrictions at Heathrow, Gatwick and Stanstead: Stage 1. This expressed concern regarding the need to consider the cumulative impacts of all airports within the South East, noting that the borough was directly impacted upon by flights using London City Airport and Heathrow. The Council expressed the view that technological improvements and operational innovations should be used to deliver real reductions in aircraft noise experienced by local communities.
- (i) April 2013 - London Councils – feedback on London Councils’ draft response to Night Flying Restrictions at Heathrow, Gatwick and Stanstead: Stage 1 Consultation.

### 3.6.32 **Duty to Cooperate**

3.6.33 The following cases are examples of joint working under the Duty to Cooperate for Strategic Objective 6: East of Access:

#### 3.6.34 Crossrail

3.6.35 The Council has worked closely with Crossrail, TfL, Network Rail, Costain and its adjoining authorities on all aspects of Crossrail and is therefore fulfilling its ‘duty to cooperate’ with regard to Crossrail. The progression of the Urban Integration Study has involved close working between these bodies. Works to Ilford Station, Seven Kings Station, Goodmayes Station and Chadwell Heath station are scheduled to commence early 2015, all to be completed by the end of 2016. In order to meet these deadlines, Council offers are closely liaising with the parties mentioned above, and are part of a four weekly delivery group.

#### 3.6.36 Aviation

3.6.37 Following the Aviation Motion in 2009, the Council has continued to engage with all relevant authorities to ensure that its concerns about aircraft noise and the impact of aircraft movement on local communities are considered prior to any decisions being made with regard to airport capacity and/or changes to airspace design. This work also demonstrates how the Council is fulfilling its ‘duty to cooperate’ with other authorities on aviation issues. This includes sharing information with neighbouring boroughs.

#### 3.6.38 Cycling

3.6.39 There has been ongoing Cooperation with Sustrans and the GLA on the “Biking Boroughs” Initiative. The Council is also working on a Cycle and Sustainable Transport Guidance in collaboration with London Cycling Campaign.

### 3.6.40 **Conclusions and Recommendations**

3.6.41 From the perspective of delivering the strategic objectives and strategic policy relating to transportation progress made has been good during the year 2013/14, in particular with the Biking Boroughs programme, the growth in the numbers of cycle parking spaces requested by way of condition and the continuation of the detailed work for Crossrail Stations and securing of significant amounts of internal and external funding. Further progress has been made in the drafting of the Local Plan policies, which will align local

planning policies for Sustainable Transportation with the National Planning Policy Framework. Progress shall be reported in future AMRs.

- 3.6.42 A high proportion of major schemes which were given permission within the period of 2013/14 included cycle parking provision, demonstrating that the parking policies are being applied effectively in these cases.
- 3.6.43 The 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.
- 3.6.44 The Council may wish to consider the following recommendations:
- (a) Continue to work with key partners in order to ensure that the best outcome is achieved for the refurbishment of Ilford Station.
  - (b) Continue to fulfil its duty to cooperate in line with the National Planning Policy Framework, for existing projects such as Biking Boroughs and future projects which may emerge.
  - (c) Continue to increase the proportion of applications which provide Travel Plans and also those which facilitate the use of sustainable means of transport via the wording of planning policy on Transportation.
  - (d) Reduction in car dependency should be supported and enforced by policy to allow an improvement in air quality around main transport corridors.
  - (e) Refer to the Local Implementation Plan for specific measures to identify areas of priority for the plan period.



### 3.7 Strategic Objective 7: Housing for All

<b>The Objective</b>	<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>
<b>Relevant LDF Policies</b>	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 Crossrail Corridor Area Action Plan: CC6; CC7
<b>Relevant Indicators</b>	54, 55, 56, 57, 58, 59, 60, 61, 62, 63

#### 3.7.1 Housing Requirements

3.7.2 Policy 3.3 (Increasing Housing Supply) in the London Plan (July 2011) sets a target to deliver a minimum of 7,600 new homes in Redbridge between 2011 and 2021, superseding the target of Strategic Policy 7 (Housing) in the Core Strategy (9,050 over ten years). Strategic Policy 7 and the new housing target remain consistent with the approach to growth management of Strategic Policy 1, which aims to distribute new housing as follows:

- a. Ilford Metropolitan Centre: 35%-50%
- b. District and Local Centres: 15%-25%
- c. Rest of borough: 25%-35%

3.7.3 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.

#### 3.7.4 National Planning Policy Framework (NPPF)

3.7.5 On 27 March 2012 the Government published its new National Planning Policy Framework (NPPF). The NPPF is a single document superseding more than forty planning policy documents, including PPS3 (Housing). Paragraphs 47 and 48 of the NPPF set out how the Council should proactively plan for the delivery of new housing, ensuring that it "meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period."

3.7.6 As under PPS3, the NPPF requires the Council to demonstrate a deliverable five year supply of housing, plus an additional 5% (moved forward from later in the plan period). It also requires the Council to, "identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15." Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

#### 3.7.7 Affordable Housing

3.7.8 Strategic Policy 8 (Affordable Housing) sets a strategic borough wide target for 50% of all new housing to be affordable. New residential development on sites with a capacity to

deliver 10 units or more are expected to achieve the maximum reasonable amount of affordable housing with regard to overall financial viability, meeting wider planning objectives and achieving a 60/40 social/intermediate tenure split. London Plan Policy 3.11 also sets a London-wide target to deliver a minimum of 13,200 affordable homes per annum, to which the Council must have regard.

3.7.9 The introduction of the new Affordable Rent tenure (defined as residential units provided at up to 80% of market rent), which will fall within the 60% Social Rented tenure split must also be considered, particularly as the HCA (now under the Mayor of London) is only seeking to grant fund affordable rent units over the next five years. The Revised Early Minor Alterations to the London Plan published in October 2013 confirm that Affordable Rents can be set at up to 80% of the market rate.

### 3.7.10 Housing Need

3.7.11 The Redbridge Strategic Housing Market Assessment (SHMA) (December 2010) sets out the housing need and requirements over the next five years in Redbridge. The Redbridge SHMA sits alongside the SHMA for the East London Sub-Region prepared in 2009/10.

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

*Figure 10: 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
<b>Total</b>	<b>47,459</b>	<b>37,306</b>	<b>10,153</b>

(Source: ORS Housing Market Model: 2010)

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

*Figure 11: Net additional five year housing requirement*

5 year net requirement	Type of Housing (figures in brackets denote a surplus)			
	Market Housing	Intermediate Housing	Social Rented Housing	Total
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

	Type of Housing (figures in brackets denote a surplus)			
5 year net requirement	Market Housing	Intermediate Housing	Social Rented Housing	Total
5+ Bedrooms	(598)	6	323	(269)
<b>Total</b>	<b>923</b>	<b>5,335</b>	<b>3,895</b>	<b>10,153</b>

(Source: ORS Housing Market Model: 2010)

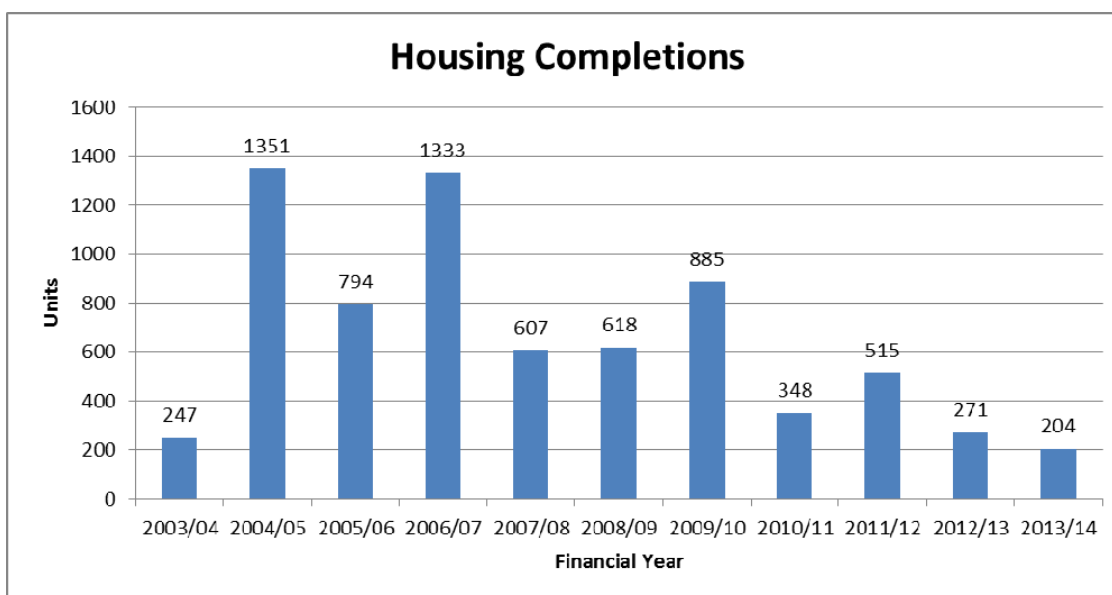
3.7.14 The SHMA shows an overall requirement for 10,153 additional dwellings over the 5 year period. The results show there is a need for smaller (1 and 2 bedroom units) across all tenures, and larger (3 bedroom) social rented affordable units.

3.7.15 During 2013/14 the Greater London Authority completed a London wide Strategic Housing Market Assessment to inform the Further Alterations to the London Plan, which was published in January 2014. The Net Stock Model, which effectively looks at net changes in the balance between housing stock and households was used, and results published in January 2014.

### 3.7.16 Housing Delivery

3.7.17 New residential completions for 2013/14 are recorded are recorded in Appendix C. The net residential completions of 204 units are lower than the total of 271 completions in 2012/13 showing there continue to be problems with housing delivery in the Borough. It was the lowest level of completions since the monitoring of housing delivery through the AMR began (see figure 12). This figure is below the London Plan (July 2011) monitoring target of 760 new units per year (27%) and the proposed target within the Further Alterations to the London Plan target of 1,123 new units per year (18%). Since the LDF was adopted in 2008/09 there has been an average of 474 units delivered each year. The number of dwellings granted planning permission in 2013/14 was 817, with a net residential gain of 701 dwellings (92 % of the current target and 62 % of the proposed target).

Figure 12 – Housing Completions



3.7.18 In 2012/13 (the latest year available) the number of net conventional residential completions London wide was 21,923, representing 73% of the 29,830 target in the 2011 London Plan (as published in the GLA's London Plan Monitoring Report 2012/13-

published March 2014- updated July 2014). This also represented 25 % of the proposed target of 43,389 per annum. By contrast the total net completions of non-self-contained accommodation were 2,659 units, or 163% of the 1,634 target. The benchmark target in the 2011 London Plan includes 749 empty homes returning to use each year. According to Council Tax records the number of long term empty properties (longer than 6 months) has decreased by 2,018, which represents a net gain of units.

3.7.19 With capacity for over 215,000 homes London wide in the pipeline there is considerable scope for increased development as the economy continues to recover. However as set out in the draft Further Alterations to the London Plan, revised population projections suggest London's population will rise quicker than anticipated by the 2011 London Plan, the need for additional housing is therefore more pressing than ever.

### 3.7.20 **Housing Zone Bid**

3.7.21 The Mayor's draft Housing Strategy introduced the idea of Housing Zones, an initiative to accelerate housing delivery in areas with high development potential.

3.7.22 The Mayor published a Housing Zones Prospectus that formally invited bids from London boroughs to a £400 million programme, jointly funded by the Mayor and national government, to create 20 housing zones across London, delivering 50,000 new homes and over 100,000 associated jobs over the next ten years.

3.7.23 Delivery in these areas will be supported by a menu of planning and financial measures. All Housing Zones will be underpinned by a shared delivery framework to hold partners accountable for the numbers of homes delivered.

3.7.24 Redbridge made a bid in September 2014. The gross investment requested from GLA, with the sum to be confirmed through further dialogue. This consists of a package of low cost loans which will be recouped through scheduled repayments, grant and gap-funding which will be subject to overage arrangements. Where possible, funding will be recycled into phase 2 and 3. The funding will be used to accelerate the delivery of up 3000 units of which around 800 will be affordable.

(a) *Phase 1 (2015-18)*: a combination of low cost loans and grant/gap funding will be used to support the delivery of up to 700 new homes. The Council will act as an enabler, building partnerships with the private sector to help bring forward sites with planning permission that have been stalled. Strategic infrastructure investment by the Council and other partners will help lift values and begin to unlock development in phase 2 and 3.

(b) *Phase 2 (2018-21)*: a combination of low cost loans and grant/gap funding will be used to support the delivery of 1,500 new homes. In this phase, the Council will continue to play an enabling role as well as beginning to bring forward some of its own assets.

(c) *Phase 3 (2021-24)*: low cost loans will be used to support the delivery of 800 new homes.

3.7.25 The bid was originally submitted on 30<sup>th</sup> September and a revised version was submitted in December based on initial feedback from GLA. The GLA will now undertake more detailed evaluation of the bid which may result in some further revisions prior to a formal announcement which is likely to be in March 2015. The low cost loans will be accessed by developers and will be subject to a further application process.

### 3.7.26 Completions in Town Centres and Area Action Plan areas

3.7.27 Only 15 units were delivered in Ilford Metropolitan Centre in 2013/14, a similar result to 2012/13, and well below the target of 300 units per annum. No opportunity sites were delivered as part of these completions, which accounts for the low total.

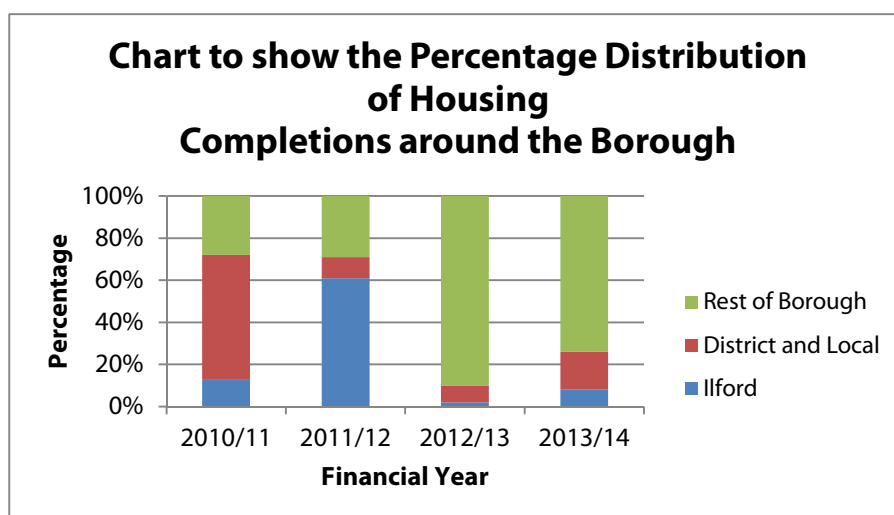
3.7.28 Similarly within the Gants Hill District Centre no new units were delivered, well below the target of 80 new units per year, reflecting the fact that no opportunity sites have come forward in the financial year. It should be noted however that in the case of Gants Hill are 500 of the planned 800 homes have already been completed. Additionally, a scheme for 105 homes was granted in July 2014 (Ref; 3410/13 – Opportunity Site E) and construction has commenced.

3.7.29 Completions in the Crossrail Corridor (which includes the town centres of Seven Kings, Goodmayes and Chadwell Heath) were lower than the previous year and totalled 45, units below the target of 150 new units per annum. Only one opportunity site was completed which delivered 9 units at CCS25- 75- 85 Grove Road, Romford (application reference 1706/10).

3.7.30 Overall completions outside of town centres accounted for 74% of the total number of completions in 2013/14, continuing last year's low level of town centre completions (see figure 13). Overall in total there was only one major planning application completed; which delivered 14 units on a windfall site in Woodford Green (application reference 2155/10).

3.7.31 It should be noted that there is a high degree of fluctuation between year-on-year completions between each of the monitoring 'areas' (i.e. Ilford, District and Local Centres, and the rest of the borough) as completion of a major scheme in one area can skew the figures.

Figure 13 – Housing Completions around the borough



### 3.7.32 Housing Need

3.7.33 The Redbridge SHMA (2010) sets out the Borough's net housing requirement over the next five years (2010-2015), identifying 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. 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.

3.7.34 A breakdown of residential completions by dwelling type and tenure can be found in Figure 14, below. The overwhelming majority of residential completions were studio, 1 and 2 bedroom units within the Market sector (81%), reflecting the need set out in the Redbridge SHMA.

Figure 14: Housing completions by bedroom size and tenure 2013/14

Housing Type	Studio/ Live-Work	One Bed	Two Bed	Three Bed	Four Bed	Five + Bed	Total
Market	22	90	53	24	9	4	202
Affordable	1	0	0	0	1	0	2

### 3.7.35 Affordable Housing

3.7.36 Affordable housing completions accounted for 2 units or 1% of completions in 2013/14. This is a very poor result as shown on the below table. However, it is as a result of there only being one major planning application completed in the year. In 2013/14 a total of 223 affordable homes were approved showing that there are more units being delivered in the pipeline.

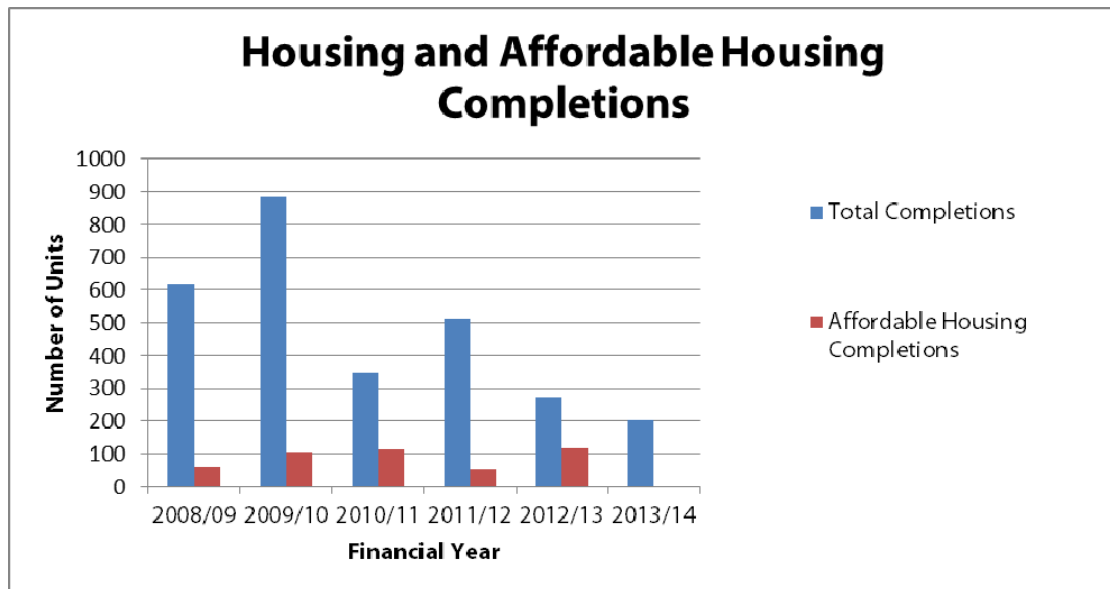
Figure 15 – Affordable Housing Completions

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%
2011/12	515	54	9%
2012/13	271	116	43%
2013/14	204	2	1%
<i>Total (12 Years)</i>	<i>7616</i>	<i>1468</i>	<i>19.27%</i>
<i>Annual Average since</i>	<i>634</i>	<i>122</i>	

Year	Total New Homes	Affordable Units	% Affordable
2002/2003			

3.7.37 The two units which were delivered were one intermediate studio flat and one was a four bedroom social rented flat.

Figure 16 – Affordable Housing Completions



3.7.38 Affordable Housing is a key issue in Redbridge and the need to provide more affordable homes has increased dramatically in recent years. The Borough has approximately 7,785 households on the Council’s Housing Waiting List as at August 2014. The waiting list by bedroom size is set out below:

Figure 17 – Redbridge Waiting List

Bedroom Size	Number of Applicants (As of August 2014)	Percentage
Studio	209	2.6
1 bed	2022	25.9
2 bed	3002	38.6
3 bed	1951	25.0
4 bed	519	7.0
5+ bed	82	1.0
<b>Total</b>	<b>7785</b>	

Source: LB Redbridge Housing Department)

### 3.7.39 Temporary Housing

3.7.40 There are around 2,171 households in temporary accommodation as at August 2014. The following table sets out the breakdown by tenure type of these households:

Figure 18 – Temporary Housing

Tenure Type	Number of Applicants (As of August 2014)	Percentage
Leased	1187	54.67
Nightly Let	677	31.18
B&B	205	9.44
Hostel	68	0.05
Other	34	0.046
<b>Total</b>	<b>2171</b>	

Source: LB Redbridge Housing Department

### 3.7.41 Empty Properties

3.7.42 The number of empty properties that Council tax records (October 2013) in the borough was 1,513 homes, an increase from 930 in 2012/13. At 1.51 %, this figure is in the lower half of East London neighbours (refer to figure x below).

3.7.43 The Council submitted these figures to the government in October 2013 as this is when all Councils submit the figures. This figure is used for the reporting year as throughout the year properties will become empty and others will come back into use.

3.7.44 Long term empty were 499 (empty for more than six months), which was the second lowest in East London in absolute terms and lowest in percentage terms.

Figure 19: Empty Homes Statistics

Empty Homes Statistics 2013						
	Total Dwellings	Number Empty Homes	Percentage Empty	Long Term Empty Homes	Land Registry's House Price Index Feb 14	Value of long term empty
Barking and Dagenham	70834	1482	2.10%	253	234,283	59273599
Hackney	104131	2227	2.14%	1083	528,737	572622171
Havering	100260	1890	1.89%	836	273,625	228750500
Newham	103296	1971	1.91%	945	239,942	226745190
Redbridge	100396	1513	1.51%	499	313,063	156218437
Waltham forest	98727	1338	1.36%	550	305,745	168159750
Tower hamlets	110579	1588	1.44%	616	414,461	255307976
	<b>688223</b>	<b>12009</b>		<b>4782</b>		<b>1667077623</b>

The statistics are sourced from council tax data correct on 7th October 2013 and submitted to government by local authorities  
Land Registry Figures are from the Land Registry House Price Index dated February 2014

3.7.45 The Housing Service Area is working with partners to reduce this number through the Implementation of the Empty Property Strategy 2012- 2015 which details the powers which the Council can use to bring empty properties back into use.

### 3.7.46 Houses in Multiple Occupation

3.7.47 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.

3.7.48 HMOs of three storeys or more with five or more persons forming two or more households are required to have a license issued by the Council's Housing Department. This does not control the distribution of HMOs, but aims to ensure that landlords will manage HMOs to the required standards.

3.7.49 As at July 2014 there were a total of 45 licensed HMOs, an increase of 25 on the number reported in the previous AMR. The Council's Local Land and Property Gazetteer recorded a total of 172 HMOs as at September, an increase of 34 units on previous year, showing the growing prevalence of this type of property. Within the year 2013/14 there was an actual increase of four HMOs with eleven rooms.

3.7.50 Councils can introduce "Article 4" Directions to remove some or all permitted development rights in exceptional circumstances. This is commonly used within Conservation Areas. They can be applied Borough wide or in certain areas. An "Article 4 Direction" could be introduced to require planning applications for small HMO changes of use in areas where concentrations of HMOs are considered a problem. There must be a clear link between concentrations of HMOs and harm being caused, for example in terms of flytipping or anti-social behaviour based on robust evidence.

3.7.51 There is currently no direct evidence to suggest HMOs in Redbridge are causing such harm. However, this situation will be kept under review. Should it become apparent that there is evidence to directly link concentrations of HMOs and harm caused, exceptional circumstances could be established to justify an Article 4 Direction which would require planning permission for changes of use to small HMOs (3- 6 people). It is proposed that the emerging draft Local Plan will include policies relating to the location, form and management of HMO's within the borough in instances where planning permission is required to establish a HMO.

### 3.7.52 **Conversions**

3.7.53 Policy H2 seeks to resist the conversion of single family occupied dwelling houses, unless located in a Metropolitan or District Centre or an area already comprising predominantly converted properties.

3.7.54 In 2013/14 30 residential units were approved for subdivision as part of planning applications/ Certificates of Lawfulness. Of these two planning applications were approved for the sub division of family units, both of which retained units with 3 or more bedrooms. The rest of the approved applications were for the subdivision of flats or for Certificates of Lawfulness and therefore, fall outside the scope of Policy H2.

### 3.7.55 **Gypsies and Travellers**

3.7.56 The Council owned Gypsy and Traveller Northview Caravan site was maintained at Fairlop with 16 pitches and one site manager's pitch.

### 3.7.57 **Efficient Use of Land**

3.7.58 Residential densities of schemes completed in 2013/14 were higher than the previous year and within the lower end of the identified density range set out in Policy BD3. For District and Local centres the density was recorded at around 210 dwellings per hectare (dph), at the top end of the density range. Within the Residential Areas the density was 104 dph; this figure not only includes the established residential areas but also completions close to

the 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).

### 3.7.59 **Housing Trajectory**

3.7.60 The housing trajectory illustrates the annual breakdown of Redbridge’s deliverable housing supply for the plan period up to 2029/30 taking into account the annualised London Plan target, carried forward to for the full plan period (2015-2030).

3.7.61 The current annual London Plan target for Redbridge is 760 homes. The proposed Further Alterations to the London Plan increases the annual target for Redbridge to 1,123 homes. This revised target is based on the 2013 London Strategic Housing Land Availability Assessment (SHLAA) and is expected to be adopted in early 2015.

### 3.7.62 Fifteen Year Housing Trajectory

3.7.63 The table and Figure 20 below shows the housing trajectory for the emerging Redbridge Local Plan 2015-2030. It is based on the sites included in the 2013 London SHLAA but also includes additional sites identified by the Council since the study was completed. As the revised London Plan target for Redbridge is based on the 2013 SHLAA, the 15 year housing trajectory demonstrates that the Redbridge Local Plan 2015-2030, if found sound and adopted, will be able to meet the revised London Plan target of 1,123 homes per year for 15 years, a total of 16,845 homes over the full plan period.

3.7.64 The 15 year housing trajectory includes the following elements:

*Figure 20: Break down of 15 year Housing Trajectory*

Phase	Sites included	Housing			
		Identified Sites	Windfall Sites	Total	London Plan / Local Plan Target
15/16 -19/20	Sites with planning permission Sites with active interest from land interest / planning permission likely Allocated sites considered deliverable	6,678	1,350	8,028	5,615
20/21 -24/25	Allocated sites, but with land assembly issues or in active use.	3,672	1,350	5,022	5,615
25/26 – 29/30	Longer term sites, particularly those broader areas subject to draft Local Plan proposals Low probability sites (as per London SHLAA)	2,637	1,350	3,987	5,615 (Note 1)
Totals		12,987	4,050	17,037	16,845

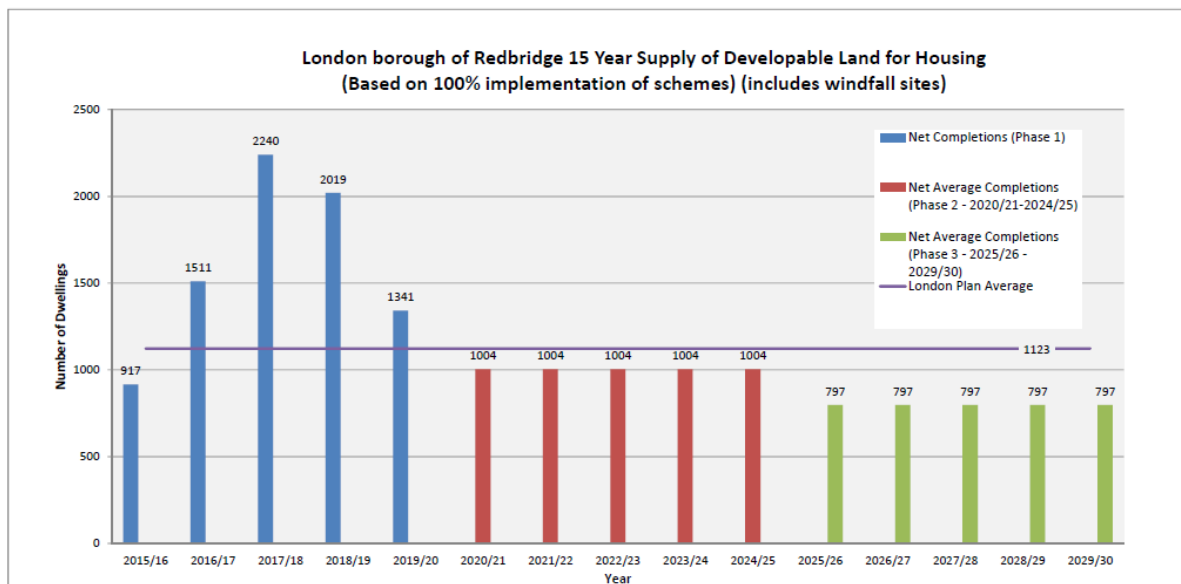
Note 1: The London Plan covers the ten year period from 2015-2025 and indicates that Local Plans (which have a fifteen year plan period) should roll-forward the annual housing target for the borough to cover the fifteen year plan period.

3.7.65 The 15 year housing trajectory includes an annual windfall allowance of 270 homes (as per the London SHLAA), based on historic rates. For the purpose of the five year trajectory from 2014/15 to 2018/19, these windfalls have been excluded.

3.7.66 For the purposes of the 15 year housing trajectory graph, the potential housing from sites considered likely to come forward in Phase 2 (2020/21 – 2024/25) and Phase 3 (2025/26 – 2029/30) has been average across the five years in each period.

3.7.67 The 15 year housing target, based on the Mayor’s proposed annual target for Redbridge of 1,123 homes, is 16,845 homes. The table above indicates that the sites identified in the Council’s housing development sites and windfall allowance are anticipated to yield 17,037 homes. Consequently the Council can meet the 15 years target.

Figure 21 - London Borough of Redbridge 15 year supply of developable land for housing



### 3.7.68 Five Year Housing Trajectory

3.7.69 The National Planning Policy Framework includes the following requirements for five year housing trajectories:

47. To boost significantly the supply of housing, local planning authorities should ... identify and update annually a supply of specific deliverable<sup>11</sup> sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;

48. Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

3.7.70 Redbridge’s housing delivery for the past five years has averaged 445 new homes per year, below the current London Plan target of 760 homes per year and the proposed target of 1,123 per year. This however is not considered indicative of the Local Plan position with respect to allocated housing sites, but rather the broader economic conditions within the United Kingdom.

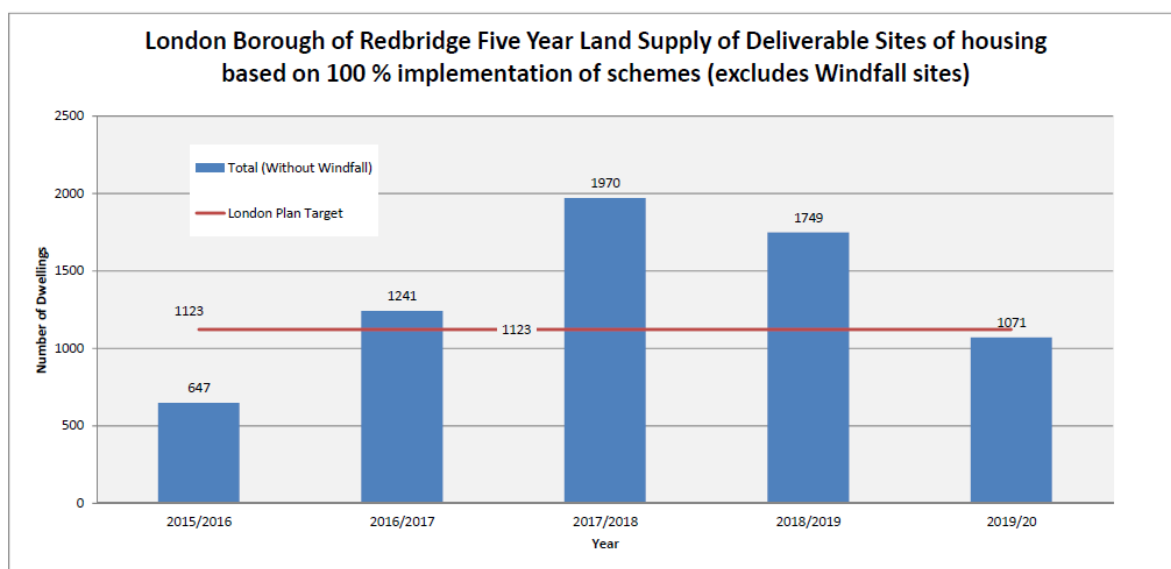
3.7.71 During 2014/15, completions are anticipated to be in the order of 244 homes.

3.7.72 The table below outlines the five year targets / buffers for the period 2015/16 – 2019/20, based on the proposed Further Alterations to the London Plan target (1,123) for the five year period. It also shows the anticipated housing delivery for the period, without and with windfalls. The sites included in the five year trajectory are included in Appendix D.

Figure 22 - London Borough of Redbridge five year supply of deliverable land for housing

London Plan target	Five year target	5% buffer	20% buffer	Anticipated housing delivery (excluding windfalls)	Anticipated housing delivery (including windfalls)
1,123	5,615	5,896	6,738	6,678	8,028

Figure 23 - Five year housing trajectory



3.7.73 From the table above, it is evident that the Council can demonstrate a five year supply of identified, deliverable sites of 6,678 homes (excluding windfalls), equivalent to 119% of the target. With windfalls (as allowed by the NPPF and included in the London Plan target for the borough), the anticipated housing delivery is 8,028 homes of the five year period, or 142% of the target.

3.7.74 The five year capacity that is deliverable 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 the NPPF.
- 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.

- (f) Sites identified in the 2013 London –wide Strategic Housing Land Availability Assessment.
- (g) Sites included in the draft Redbridge Local Plan 2015-2030.

### 3.7.75 **Major Projects and Outcomes**

- 3.7.76 At the end of the 2013/14 monitoring year there were 1,158 net residential units in the pipeline (under construction or with planning permission not started). This was made up of 708 units which had not been started and 450 units which had started.
- 3.7.77 The following major schemes are under construction or have planning permission granted and therefore, form part of the housing pipeline:
  - (a) Claire House and Repton Court which includes 149 units.
  - (b) Dairy Crest Site which includese 68 units.
  - (c) Britannia Music, Ilford: mixed use scheme with 332 apartments.
  - (d) 226-244, High Road, Ilford: mixed use development of A1, A2, A3, C1 or B1, and 101 residential units.

### 3.7.78 **Development Briefs**

- 3.7.79 The two main planning briefs were adopted during 2013/2014, including the Gants Hill opportunity sites C, D and E (Adopted February 2014) and Hyleford, Loxford Lane, Ilford (adopted September 2013).
- 3.7.80 The development briefs outline the Council’s objectives for the sites, and discuss planning principles for a new mixed-use development scheme. The sites in the Gants Hill Planning Brief are designated as Opportunity Sites (referenced GHOSC, GHOSD and GHOSE) in the adopted Gants Hill Area Action Plan. The Hyleford site will be included in sites presented in the Opportunity sites list within the forthcoming Local Plan Review Preferred Options Report.
- 3.7.81 The Development Brief for the three opportunity sites identified in the Gants Hill Area Action Plan was prepared as part of the Council’s overall regeneration for the area. The purpose of the Development Brief is to inform prospective developers and the community of the Council’s planning requirements for the development of the sites, the quality of design expected, and the type of development the Council envisages occurring on these sites (mixed use, including retail/supermarket and housing). The objective of achieving the development of a supermarket on the opportunity sites (as part of a mixed use development scheme that includes housing) is central to the overall regeneration strategy for Gants Hill District Centre, as it is considered that such a development would help to expand and anchor the economy of the centre.
- 3.7.82 Consultation on the draft brief took place in January, February and March 2013.
- 3.7.83 The Hyleford development brief seeks to inform prospective developers and members of the public the Council’s planning requirements for development on the site. This site is no longer fit for purpose as a care home and therefore it is being brought forward as a potential site to be redeveloped to provide Intermediate care assessment to support independent living without the necessity of moving as care needs become more acute; this reflects the projections in the Redbridge Strategic Housing Market Assessment, which identifies need for:

- (a) Intermediate Care assessment to support independent living;
- (b) Community Nursing Services; and
- (c) Extra care – to support people living in their own homes/ independent living.

3.7.84 The brief discussed above aims to provide information in relation to proposed uses, future development parameters, urban design principles and an indicative scheme for the above site. It has subsequently been used to inform the tender process for procurement of a development partner to implement the supported needs housing.

### 3.7.85 **Housing Strategy Scrutiny Working Group**

3.7.86 During 2013/14 the Council established a Housing Strategy Scrutiny Working Group, which provided recommendations on the draft Housing Strategy. One of the recommendations was that 'the Cabinet Member explores Article 4 Direction to remove permitted development rights from Houses in Multiple Occupancy and report to Cabinet 13/14'. The Planning Service considered this recommendation and will liaise with the Housing Service. The LDF Advisory Committee considered a report on HMOs in March 2014. At present it is not proposed to introduce an Article 4 direction, but the draft Local Plan will include a policy relating to HMOs; where planning permission is required for HMOs (currently or as a result of any subsequent) Article 4 Direction, these proposals will be assessed against the policy.

### 3.7.87 **Duty to Cooperate**

3.7.88 The following projects are examples of the Duty to Cooperate under Strategic Objective 7 on Housing for All:

#### 3.7.89 Strategic Housing Land Availability Assessment

3.7.90 A London-Wide Strategic Housing Land Availability Assessment (SHLAA), led by the GLA has been completed. Sites identified as part of this process that have the potential to deliver new housing will be considered for inclusion as part of the emerging draft Local Plan Policy. The Council's input into the SHLAA demonstrates how the Council is fulfilling its 'duty to cooperate' with both the GLA and other local authorities in and outside of London.

3.7.91 In early 2014 the Mayor of London has published the findings of his London-wide Strategic Housing Land Availability Assessment (SHLAA). This serves as the basis for new borough housing targets that is included in the Further Alterations of the London Plan. The current Redbridge target is 760 dwellings per annum, which would increase to 1,123 per year should the London Plan be published as currently proposed. The Mayor will expect any such target to be reflected in *Redbridge Local Plan 2015-2030* and this will be a key test of its soundness for the independent Planning Inspector appointed to examine the document once it is submitted to the Government.

#### 3.7.92 Strategic Housing Market Assessment

3.7.93 The GLA has also completed a London Wide Strategic Housing Market Assessment (SHMA) in order to inform the Further Alterations to the London Plan. Redbridge has attended stakeholder meetings to discuss this and a cross-borough SHMA for the Boroughs of Newham, Barking and Dagenham, Havering and Redbridge is being considered, with invitation open to other Boroughs.

### 3.7.94 Gypsy and Traveller Accommodation Needs Assessment

3.7.95 The Council owned Gypsy and Traveller Northview Caravan site was maintained at Fairlop with 16 pitches and one site manager's pitch.

3.7.96 As part of the Gypsy and Traveller Accommodation Needs Assessment (2012), Opinion Research Services carried out semi structured interviews with the following organisations in order to inform conclusions about need in the Borough:

- (a) Epping Forest District Council
- (b) London Borough of Havering
- (c) London Borough of Barking and Dagenham
- (d) London Borough of Waltham Forest
- (e) London Borough of Newham
- (f) Roma Support Group
- (g) London Gypsy and Traveller Unit
- (h) The Showmen's Guild of Great Britain
- (i) Refugee and Migrant Forum of East London

3.7.97 The report goes into greater detail about the outcomes of this consultation and the results will inform the emerging Redbridge Local Plan which is currently at preferred options stage (December 2014).

### 3.7.98 Housing

3.7.99 Throughout 2013/14 representatives from Planning and Regeneration have attended the Housing Association Liaison Group and Preferred Partners meetings, raising awareness of Opportunity Sites and explaining policy updates regarding CIL and affordable housing.

### 3.7.100 **Conclusions and Recommendations**

3.7.101 Both the numbers of completions (204 units) and approvals (701) were low in 2013/14 and below the London Plan target of 760 units. This is due to broader market conditions and availability of finance and reflects the London-wide picture. However, there are still 1,543 net residential units in the pipeline in the Borough, which could be a significant source of supply.

3.7.102 The Planning and Regeneration Service continues to work to provide an environment conducive to investment in residential housing. The current Local Development Framework allocates suitable sites for residential development and provides a high degree of planning certainty with Area Action Plans adopted for key areas of growth and change. The Community Infrastructure Levy provides further certainty with respect to infrastructure contributions and is set at a relatively modest level to promote development, yet enable substantially more funds to be available to put into place supporting infrastructure.

3.7.103 Planning & Regeneration also continues to prepare Planning Briefs (the development brief for Gants Hill and for the Hyleford site) to help bring forward key development opportunities and put forward promotional tools; offer a pre-application service for developers and the 5 year supply of deliverable housing land has been identified in this AMR. The Local Plan review will identify further sites suitable for housing.

3.7.104 The delivery of affordable housing in 2013/14 at 2 dwellings was 1% of the total completions. It is accepted that the current average level of affordable housing provision is much less than what is required in policy. The forthcoming Local Plan and a draft Affordable Housing Supplementary Planning Document was proposing to increase the

number of developments required to provide affordable housing by removing the threshold that currently only requires developments with 10 or more units to provide affordable housing. Removing the threshold would allow affordable housing to be sought from smaller developments, which form a large element of the boroughs' housing supply and therefore increase affordable housing provision within the borough. However, recent amendments to the National Planning Policy Guidance (28 November 2014) means that affordable housing should not be sought from small scale and self-build development, where the development is 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm.

3.7.105 Following the publication of the GLA's Strategic Housing Market Assessment it is recommended that a Redbridge SHMA is undertaken to inform the Local Plan. This could be in conjunction with the GLA and/ or neighbouring Boroughs in order to get a better understanding of local housing need.



### 3.8 Strategic Objective 8: A Vibrant Culture

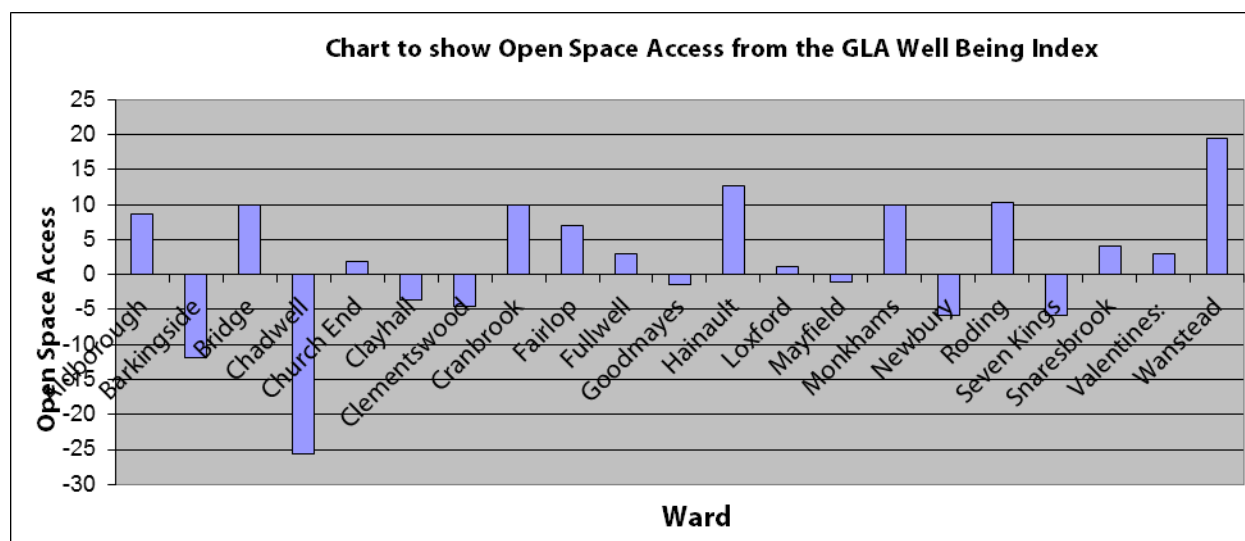
<b>The Objective</b>	<i>To provide a wide range of leisure, open space, sports and recreational facilities in locations accessible to all residents of the Borough.</i>
<b>Relevant LDF Policies</b>	Core Strategy: SP9 Borough Wide Primary Policies: CR1; CR2; CR3; CR4 Ilford Town Centre Area Action Plan: LU2; OS1; OS2; OS3 Gants Hill Town Centre Area Action Plan: GH8 Crossrail Corridor Area Action Plan: CC12; CC13
<b>Relevant Indicators</b>	64, 65, 66, 67, 68, 69

#### 3.8.1 Open Space

3.8.2 The Greater London Authority published the London Ward Well Being Scores 2013 Edition in November 2013, which would not have changed for this year. These ward level well-being probability scores present a single combined measure of well-being indicators of the resident population based on 12 different indicators. One of these indicators is homes with access to public open space and nature, and proportion of the area that is greenspace. There are four types of public open space recognised in the 2011 London Plan. Homes further away from the maximum recommended distance are considered to be deficient in access to that type of public open space. Access to nature measures the proportion of homes with good access to nature. The final measure is the proportion of area that is greenspace within the ward. In these combined scores, each of the three measures has been given a weight of 33%.

3.8.3 This indicator is measured by calendar year and it has remained static between 2008 and 2013, indicating planning policies are protecting open spaces effectively. The following graph shows the results by ward in Redbridge:

Figure 24 – Open Space Access



3.8.4 The results show that Wanstead Ward was assessed to have the highest access to Open Space and Chadwell Ward has the lowest. Aldborough, Bridge, Cranbrook, Hainault, Monkhams and Roding also scored over 5. In general the north of the Borough has better access to open space, which is consistent with the findings of the Council’s evidence base.

The Local Plan Review can promote north to south access to open space within the Borough.

### 3.8.5 **Quantity of Open Space**

3.8.6 The London Development Database shows that there has not been any loss of public open space in the 2013/14 financial year. The quantity of open space in the Borough remains static as follows:

a) General Public Access: 1,016.85 ha

b) Limited Access: 217.612 ha

c) Restricted Access: 276.44 ha

d) No Access 600.995 ha

e) Total: 2165.9 ha

### 3.8.7 **Policy CR1: Important Urban Open Space**

3.8.8 In 2013/14 there were eight approved planning applications on areas of land protected by Policy CR1 on Important Urban Open Space of the Borough Wide Primary Policies DPD. All eight planning applications were related to open space forming part of an existing school showing the high pressure there is on extending existing schools. Of the eight planning applications two were for enhancements to the existing playing fields through the provision of additional sports facilities and one involved relocating an existing hardstanding play area to a disused part of the school site to accommodate a building.

3.8.9 The remaining five were for the extension of school buildings on the CR1 designated land but would not impact on the area formally designated for playing fields and therefore Sport England was not consulted on the planning applications. This reflects the strong emphasis the NPPF has on the provision of school places. Furthermore, expansion of school buildings onto CR1 land associated with the school is acceptable as this CR1 land relates to the use of the site as a school (i.e. is for school purposes). This is reflected in the view expressed by the Inspector that examined the Borough-Wide Primary Policies DPD in 2008, where he indicated 'school development on school sites covered by CR1, or the expansion of other facilities "supportive of and ancillary to the purposes of the open space" is clearly permissible under CR1'.

3.8.10 As part of the emerging Redbridge Local Plan 2015- 2030 there will be a comprehensive review of all designated areas of Important Urban Open Space in the Borough to ensure that the boundaries are up to date and reflect physical features on the ground.

### 3.8.11 **Use Class D2 Assembly and Leisure**

3.8.12 The only application approved which involved a change in D2 floorspace was the Chabad Lubavitch centre in Gants Hill District Centre where an application was approved to redevelop the existing community centre for a mixed use 8 storey redevelopment including 172 square metres of D2 non-residential floorspace, a net overall loss of 136 square metres.

### 3.8.13 **Green Flag**

3.8.14 Six Redbridge parks have achieved the Green Flag standard for 2013 putting them among the best in the country.

3.8.15 The following have all retained the prestigious Green Flag, the national standard for parks and open spaces with the new addition of Hainault Forest Country Park which is currently undergoing reinstatement work:

- Elmhurst Gardens
- Goodmayes Park
- Ilford War Memorial
- South Park
- Valentines Park
- Hainault Forest Country Park



### 3.8.16 **Duty to Cooperate**

3.8.17 The following case is an example of joint working under the Duty to Cooperate for Strategic Objective 8: A Vibrant Culture:

#### 3.8.18 All London Green Grid Working Group

3.8.19 The All London Green Grid Area 2 working group was set up in 2013 and includes representatives from the Council, adjoining Boroughs, the GLA and Vision. A representative from Planning Policy attended the first meeting in November 2013 when future projects were discussed.

### 3.8.20 **Conclusions and Recommendations**

3.8.21 The All London Green Grid projects should be supported in the Green Infrastructure Policy in the emerging Redbridge Local Plan. It may be beneficial to show the relevant projects on a map of Redbridge in the sub-region as many have implications across boundaries.

3.8.22 The Greater London Authority London Ward Well Being Scores 2013 show the differences in the amount of open space available by ward across the Borough. The Local Plan can help to mitigate these differences by progressing links within and between open spaces and promoting Green Infrastructure Projects. Masterplanning being progressed through the Local Plan can also reflect Green Infrastructure projects and seek to increase linkages by opening up corridors/ cycle/ pedestrian routes and increasing access to open space.

### 3.9 Strategic Objective 9: A Supportive Community

<b>The Objective</b>	<i>To ensure good quality education, health and other community support facilities are available and accessible to all residents of the Borough.</i>
<b>Relevant LDF Policies</b>	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 Crossrail Corridor Area Action Plan: CC12
<b>Relevant Indicators</b>	70, 71, 72, 73, 74

#### 3.9.1 Community Infrastructure Plan 2015- 2030

3.9.2 The Community Infrastructure Plan 2015- 2030 identifies the amount, cost and sources of funding for the main types of community infrastructure needed to support the growth planned in Redbridge from 2015- 2030. The CIP was first published in 2009 and formed a crucial part of the evidence base for the setting of the Community Infrastructure Levy. Therefore, it is important that it is kept up to date in order to ensure the level of the charge remains appropriate.

3.9.3 The allocation of CIL monies to fund infrastructure projects within the Borough by the Council will be informed by the priorities identified in the Community Infrastructure Plan. Furthermore, it will help to inform the emerging Local Plans in terms of allocating new community infrastructure and giving an appropriate level of policy protection to existing community infrastructure facilities. The CIP will assess current and future community infrastructure need and deficiencies. This evidence will be used to inform the Local Plan in order to find sufficient sites to meet the identified need, for example sites for new schools.

3.9.4 Figure 25 summarises the costs of meeting future community facility need generated by an additional 65,054 people living in the Borough by 2030. The Council's emerging Local Plan 2015- 2030 will incorporate a housing target for housing delivery, to reflect the draft London Plan Further Alterations; which is anticipated to be 16,845 homes over the 15 year time period (an increase on the current 11,400 target). This target is for the Redbridge Local Plan (15 years) based on the annualised draft Further Alterations to the London Plan target (2015- 2025) rolled forward to 2030. If the additional people Redbridge will accommodate are to enjoy a good quality of life without compromising the quality of life of existing residents, then Government- at all levels- needs to work together to ensure that they are provided with adequate community facilities in order to achieve sustainable development as required by the NPPF.

Figure 25 Cost of Community Infrastructure

<b>Cost of community infrastructure to support growth in Redbridge to 2030 (includes cost of facilities and land)</b>	
<b>Type of Facility</b>	<b>Cost to provide for future need (£million rounded)</b>
<b>London Borough of Redbridge Responsibilities</b>	
Early Education (6,570 Childcare places and land cost for 56 space childcare facility))	£105.9m
Primary Schools (2X 4FE new primary schools, 1X 3FE new primary school)	£40.4m
Secondary Schools (Beal Expansion 4FE, Mayfield Expansion 4FE, Woodbridge Expansion 2FE, Oaks Park Expansion 2FE 5.5 X 8FE new secondary school)	£234m

Transport (range of improvements)	£10.1m
Leisure Centres (Swimming Pool, Sports Hall, Artificial Turf Pitch and Indoor Bowls Rink).	£28.6m
Community Facilities (1,632 square metres of community floorspace)	£2.5m
Open Space (Improvements to 56 hectares of open space)	£15.8m
Allotments (bringing reserve allotments back into use)	£0.1m
Libraries (modernisation of 809 square metres of floorspace)	£0.2m
Flooding (Proportion of Flood Improvement Works)	£0.54m
Adult Social Services (Proportion of Adult Social Service Improvement Works)	£2.95m
Decentralised Energy (grants towards Ilford/ Crossrail and Goodmayes networks)	£2m
<b>Sub Total</b>	<b>£443m</b>
<b>NHS Responsibilities</b>	
15.3 WTE GPs, 55 Acute Care Beds, 4 Mental Health Beds, 8.4 Intermediate Care Beds	£19.95m
<b>Learning and Skills Council/ Further Education Providers' Responsibilities</b>	
4,337 new places	£24.36m
<b>Total</b>	<b>£487.4m</b>

### 3.9.5 Use Class D1: Community Facilities

3.9.6 In 2013/14 there was a net increase of 6,975 sqm of D1 Community Facilities floorspace. Four planning applications involved the loss of D1 floorspace; one relating to a vacant unit built as part of a new development but never occupied despite marketing; two for doctor's surgery / medical consulting rooms; and one for a former hall / place of worship. The total loss of D1 floorspace was 1,691 sqm. Three of the planning applications were justified in accordance with Policy C1. One proposal (reference: 1650/13) incorrectly concluded that the loss of D1 use (medical consulting rooms) had been agreed in a prior application (reference: 2006/09) but this was not the case as the community use was re-provided in the previous proposal.

3.9.7 The proposed 8,666 sqm of community space approved across seven applications was entirely outside of the town centre hierarchy as defined by the Local Development Framework, apart from one, which was the re-development of an existing community facility in Gants Hill District Centre and involving a modest increase in D1 floor space, but a net loss of D2 floor space. Two of the applications related to new or expanded schools; one for the two form of entry expansion of Oaks Park Secondary School with 3,457 sqm of floor space (reference 1966/13) and another for the demolition of the former Trolley Bus Depot and rebuilding with a four form of entry Primary School with 3,892 sqm of floor space (reference 1964/13). Three applications related to the conversion of a dwelling house to a nursery or pre-schools; all three were located outside of a town centre, but within close proximity to one. A further application related to the conversion of a dwelling house to a place of worship (mosque); this was also located outside a town centre, but close to Ilford Metropolitan Centre. In all six instances where the approved community facilities were located outside a town centre, this was considered as part of the assessment of the application and the location found to be acceptable. In the case of the loss of housing (four applications), Policy H1 accepts the loss of housing where it is for essential community infrastructure and located within close proximity to a Metropolitan or district Centre; this was the case for all four applications.

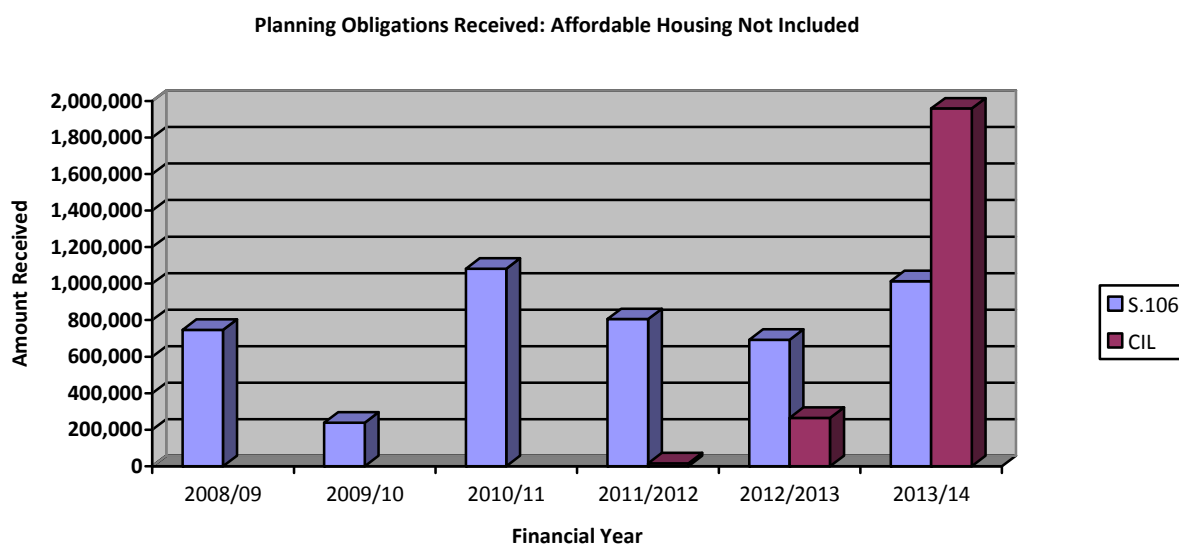
### 3.9.8 Section 106 Agreement receipts for 2013/14

3.9.9 The total section 106 monetary contributions paid by landowners/ developers in 2013/14 was £1,013,515 of which NIL was for affordable housing. Contributions were wholly made to education, healthcare and transportation infrastructure within the borough. These figures compare to the £780,812 received in 2012/13, of which £692,533 was for affordable housing. The value of s106 monetary contributions will fluctuate between years, depending on the nature of volume of contributions triggered by development commencing or reaching a trigger point during construction or upon completion / occupation.

3.9.10 The monetary section 106 receipts (i.e. excluding on-site affordable housing) had been declining since 2010/11. However, the last financial year saw an increase in the value of s106 money triggered and received, increasing by 29.8% on the 2012/2013 figure.

3.9.11 The reason behind the increase in s106 income is due a number of large developments triggering contributions. This amount is likely to reduce in the future as a large majority of section 106 agreement monetary contributions in the pipeline have been received and the implementation of the Community Infrastructure Levy on 1st January 2012 means that this will become the largest portion of infrastructure funding from new development.

Figure 26 – Planning Obligations Received



### 3.9.12 Section 106 Deeds signed for 2013/14

3.9.13 A total of seven Section 106 Deeds were signed in 2013/14, an increase on the five signed in the previous year. The total value from the seven signed Section 106 deeds was £1,013,515; and related to transport, community and employment. This compares to the total value of signed agreements of £70,500 in 2013/14.

### 3.9.14 Community Infrastructure Levy (CIL)

3.9.15 CIL receipts for both the London Borough of Redbridge and the Mayor were collected throughout 2013/14. The total amount of Redbridge CIL element was £1,958,645 received from 40 sites, including £1,035, 921 from eight Council schemes (for example schools). The money received from London Borough of Redbridge schemes has been recycled back to

the original development. Examples of where this has taken place include Downshall Primary; Barley Lane Primary; Chadwell Primary; Mayfield School; Little heath School; Isaac Newton Academy; and Beal High School.

- 3.9.16 Apart from the schools listed above, no other CIL has been spent. However, there is allocation for CIL allocation for the Better Barkingside Town Centre Project to match the Mayor's Outer London Fund (OLF) contribution. (£200,000 pre-allocated by Cabinet June 2012, Item 24) that is to be spent in the next financial year of 2014/2015.
- 3.9.17 The total amount of Mayoral CIL received was £197,142.61, of which the Council transferred £189,256.91 to Transport for London, and retained 4% of the total money received, that is £ 7,885.70 for administration expenses (as allowed in the CIL Regulations).
- 3.9.18 In terms of the total projected CIL income, there were 120 CIL Liability Notices issued in 2013/14 with a total value of £5,724,366. They were based on a total Gross Internal Area (GIA) of 62,095 sqm which was CIL liable. This shows that the new system has potential to generate far greater receipts than previously achieved through Section 106.
- 3.9.19 In respect of the accuracy of the information received from developers regarding CIL, 68 out of 120 CIL Liability Notices (57%) included a CIL Information Form. Of the 71 developments there was a reported floor space of 30,363.1 sqm.
- 3.9.20 A total Gross Internal Area of 7,201.5 sqm was granted relief for charity/ affordable housing. Five out of the 120 Liability Notices were subject to review or appeal. All have now been resolved.

### 3.9.21 **School Expansions**

- 3.9.22 The Council created additional permanent primary school places for September 2013 by expanding existing primary schools. The statutory consultation for the proposals to expand Barley Lane Primary, Chadwell Primary and Downshall Primary Schools commenced on Thursday 27 September 2012 and closed on Thursday 25 October 2012.



- 3.9.23 Following the consultation period, Statutory Notices for the proposed permanent expansion of Barley Lane Primary, Chadwell Primary and Downshall Primary were published in the Ilford Recorder on Thursday 2 May 2013, commencing a four week public representation period for any further comments or objections on the proposals. No objections were received on the proposals and therefore these schools were permanently expanded, creating a total of 630 permanent primary school places (210 places at each school Reception to Year 6), commencing with the Reception cohort in September 2013.

### 3.9.24 **Duty to Cooperate**

#### 3.9.25 Community Infrastructure Plan

- 3.9.26 The update to the Community Infrastructure Plan (CIP) involved cross service working within the Council and external working with other organisations in order to ensure that the information about infrastructure needs and requirements was reflected accurately in the CIP. While there is no statutory requirement to consult on the preparation of a Community Infrastructure Plan, extensive consultation did take place with the following Council service areas and non-Council agencies:

- Children's Services (Schools)

- Adult and Community Education (Redbridge Institute of Adult Education)
- Early Education
- Libraries
- Engineering and Building Services/Transportation
- Vision Redbridge (leisure and culture provider)
- Planning and Regeneration
- Adult Social Services
- Housing
- NHS Outer North East London - a partnership of local primary care trusts
- NHS/HUDU
- Redbridge College
- Thames Water
- National Grid
- Metropolitan Police

3.9.27 All of the above bodies were provided with copies of the Community Infrastructure Plan (2015-2030) and invited to comment. In most cases, this was followed by one-to-one discussions with each service area or agency.

3.9.28 The CIP is not static and is being regularly updated in light of continuous dialogue with service providers in order to reflect the most up to date information available.

3.9.29 The most recent update of the CIP was published in January 2013 and remains applicable. A draft revised plan (2015-2030) has been proposed to reflect the more detailed population data released from the 2011 Census. The timeframe should also reflect the changes to the Local Plan timeframe which now covers 2015- 2030, in addition to the housing target being progressed through the London Plan.

### 3.9.30 Planning Obligations

3.9.31 In terms of the Section 106 contributions received from developments to pay for added infrastructure requirements, the Planning Department has liaised with other stakeholders within and outside the Council. For instance, the NHS has been consulted in order to establish if health contributions are required on a site-by-site basis, and their advice has been sought on the level of contribution required to mitigate the development impacts. Subsequently, when related contributions are received by the Council, the payments are then transferred to the NHS as per s106 deeds agreed.

### 3.9.32 **Conclusions and Recommendations**

3.9.33 The progression of the Local Plan will require ongoing cooperation between the Council and various stakeholders with respect to infrastructure planning. It is recommended that ongoing dialogue and joint-working continues, including discussion with key stakeholders as part of the next round of public consultation.

3.9.34 CIL is already showing potential to be a greater income stream for the Council than the previous Section 106 regime. It is also gives developers greater certainty regarding the amount they have to pay. The charge should be kept under review to ensure that is set at the appropriate level; this will form part of the Local Plan in order to meet the NPPF requirements that the viability impacts of draft Local Plan Policies are assessed.



## 4 Chapter 4: Plan Making

### 4.1 Local Development Scheme

#### 4.1.1 Background

4.1.2 The Localism 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. It allows the community and stakeholders to find out about the Council's future intentions for the planning of the borough.

4.1.3 The Localism Act removes the requirement for Local Planning Authorities to submit their Local Development 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 previously set out by the Planning and Compulsory Purchase Act 2004. Local Planning Authorities should ensure that information is current about the state of the authority's compliance (or non compliance) with the original timetable.

4.1.4 The last Local Development Scheme 2011- 2014 was brought into effect by the Council's Cabinet in February 2012 and published on the Council's website to enable stakeholders and service providers to be informed of the progress of planning policy documents. Following the publication of the Redbridge Monitoring Report in December 2012 an updated Local Development Scheme 2013- 2016 was published in November 2013 to supersede the previous LDS and reflect the up to date timescale for the production of the Local Plan.

#### 4.1.5 Plan Making Performance

4.1.6 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. The Council however has continued to prepare and consult as a "Preferred Options Report" in the current local plan review as it considered the process is a positive form of proactive engaging with stakeholders on the general direction of travel of the Local Plan before detailed policies are developed.

#### 4.1.7 Redbridge Local Plan 2015-2030 (formerly Core Strategy Review)

4.1.8 The previous LDS referred to the Core Strategy Review which would also incorporate the Borough Wide Primary Policies DPD. Additional evidence base documents have emerged or been updated since the adoption of the Local Development Framework in 2008, together with substantial changes in the planning policy context in which documents are prepared; notably higher than predicted population increase; need for additional housing; the economic downturn; national and regional approaches to climate change; and rapidly increasing infrastructure requirements across the borough.

4.1.9 The National Planning Policy Framework was published in March 2012 and now recommends that a single Redbridge Local Plan should be prepared instead of a number of separate Development Plan Documents. This states it is highly desirable that Local

Planning Authorities have an up to- date plan in place. If local planning policies become out of date then decisions must be made in accordance with the policies in the National Planning Policy Framework, which would diminish local decision making power.

- 4.1.10 Therefore the Council decided to merge the Core Strategy and the Borough Wide Primary Policies into a single document called the Local Plan 2015- 2030. It will also include site allocations and therefore supersede the now dated Development Sites with Housing Capacity and Development Opportunity Sites Development Plan Documents (both adopted in May 2008).
- 4.1.11 The revised Local Plan will be accompanied by a Policies Map that shows where its policies apply to specific locations. The Policies Map will supersede the current Proposals Map, which was adopted in May 2008. It is intended that the Local Plan will sit alongside the Ilford, Gants Hill and Crossrail Corridor Area Action Plans; the Joint Waste DPD, the Minerals Local Plan and the Mayor's London Plan to form the statutory development plan for the Borough.
- 4.1.12 A full public consultation was undertaken on the Core Strategy/ Local Plan Review Preferred Options Report in January and February 2013. Following the consideration of all consultation responses, additional evidence base requirements have been identified to respond to stakeholder and community comments regarding the Preferred Options report, including the preparation of a Borough Characterisation Study and Traffic Modelling Study to assess the Highways implications of two of the proposed Investment Areas. These were progressed during 2013/2014.
- 4.1.13 The Cabinet Member for Planning and Public Protection made a Statement to Council on 19th September 2013 in relation to the Local Plan Review process committing to assess possible alternative development strategies in relation to the Oakfields Playing Fields site. The revised Local Plan Review timeframes take this into account (including the additional consultation steps that will be required). Following Cabinet and Council approval to the Preferred Options Report Extension- Alternative Development Strategies consultation document, public engagement will be undertaken in November and December 2014. Following on from this consultation process the pre submission Local Plan will be published for public consultation in May to June 2015.
- 4.1.14 Submission of the Local Plan to the Secretary of State is now scheduled for August 2015, rather than February 2013 as advised by the 2011/ 14 LDS. This slippage is a result of the length of time that background research has taken to complete; changes to national Government policy through the emergence of the National Planning Policy Framework and Localism Act and changes to permitted development rights; revisions to the London Plan; the need to undertake additional evidence base preparation following the Preferred Options consultation; and the consideration of alternative development strategies in the Preferred Options Report Extension in response to public and stakeholder comments.
- 4.1.15 The submission of the draft Local Plan is expected to be followed by a Pre Examination Meeting in September 2015 and Examination Hearings in October 2015. The Inspector's Report on the soundness of the document is expected to be received in November 2015 and if found sound the Council would be seeking to adopt the Local Plan in December 2015. Change of administration in May 2014 and the Preferred Options Report Extension consultation in particular has added approximately 12 Months to the overall timeframes. Development of the draft Local Plan document has however been progressed in parallel with the additional round of consultation in order to minimise the impact on the overall Local Plan timeframes. This was however done recognising that the outcomes of the additional consultation may require reworking of some of the draft policies.

4.1.16 The revised timetable is set out below:

Figure 27 – Revised Local Plan review timeframes

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- December 2012
Publish Preferred Options Report and Sustainability Appraisal for consultation.	January- February 2013
Preparation of pre- submission Core Strategy & Sustainability Appraisal. (subject to Preferred Options Report Extension – Alternative Development Strategies)	March 2013- August 2014
Preparation of Preferred Options Report Extension-Alternative Development Strategies (including interim officer presentation to LDF Advisory Panel in December 2013)	September 2013 – June 2014
Report to LDF Advisory Panel: <ul style="list-style-type: none"> <li>London Plan Further Alterations (including revised housing target)</li> <li>Evidence base update and implications – Characterisation Study, Community Infrastructure Plan, Playing Pitch Strategy</li> </ul>	March 2014
Consideration by LDF and Infrastructure Advisory Panel of Preferred Options Report Extension-Alternative Development Strategies	July/ August 2014
Consideration by Neighbourhood and Communities Services Committee and Cabinet of Preferred Options Report Extension- Alternative Development Strategies.	September 2014 (Cabinet)
Publication for consultation of Preferred Options Report Extension-Alternative Development Strategies.	November/ December 2014
Consideration of consultation response and Local Plan Pre Submission report by LDF and Infrastructure Advisory Panel.	January 2014
Consideration of Local Plan Pre Submission report by Neighbourhood and Communities Services Committee and Cabinet.	May 2015
Consideration by Council	May 2015
Publish Local Plan Pre Submission document for public consultation.	May 2015 – June 2015
Submit Local Plan and Sustainability Appraisal to Secretary of State.	August 2015
Pre-Examination Meeting	September 2015
Examination Hearings and Inspector's Matters	October 2015
Inspector's Report	November 2015
Adoption and Publication	December 2015
Implementation and Delivery	2015- 2030

4.1.17 The table below identifies the progress of the Local Plan review against the 2011 and 2013 versions of the Local Development Scheme:

*Figure 28 – Progress of the Local Plan*

Stage	LDS 2011	LDS 2013
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	All milestones met
Early Stakeholder Engagement and Community Involvement setting out Issues.	September- October 2011	
Preparation of Preferred Options Report and Sustainability Appraisal.	August 2011- April 2012	August 2011- December 2012
Publish Preferred Options Report and Sustainability Appraisal for consultation.	May- June 2012	January- February 2013
Preparation of pre- submission Core Strategy & Sustainability Appraisal. (subject to Preferred Options Report Extension – Alternative Development Strategies)	June- September 2012	March 2013- August 2014
Preparation of Preferred Options Report Extension-Alternative Development Strategies (including interim officer presentation to LDF Advisory Panel in December 2013)	Not identified in 2011 LDS	September 2013 – June 2014
Report to LDF Advisory Panel: <ul style="list-style-type: none"> <li>London Plan Further Alterations (including revised housing target)</li> <li>Evidence base update and implications – Characterisation Study, Community Infrastructure Plan, Playing Pitch Strategy</li> </ul>	Not identified in 2011 LDS	March 2014
Consideration by LDF Advisory Panel of Preferred Options Report Extension-Alternative Development Strategies	Not identified in 2011 LDS	June 2014
Consideration by Regulatory Committee and Cabinet of Preferred Options Report Extension- Alternative Development Strategies.	Not identified in 2011 LDS	July 2014
Publication for consultation of Preferred Options Report Extension- Alternative Development Strategies.	Not identified in 2011 LDS	July-August 2014
Consideration of consultation response and Local Plan Pre Submission report by LDF Advisory Panel.	Not identified in 2011 LDS	October 2014
Consideration of Local Plan Pre Submission report by Regulatory Committee and Cabinet.	Not identified in 2011 LDS	December 2014
Consideration by Council	Not identified in 2011 LDS	January 2015
Publish Local Plan Pre Submission document for public consultation.	October- November 2012	February 2015 – March 2015
Submit Local Plan and Sustainability Appraisal to Secretary of State.	February 2013	April 2015
Pre-Examination Meeting	April 2013	May 2015
Examination Hearings and Inspector's Matters	June 2013	June / July 2015

Stage	LDS 2011	LDS 2013
Inspector's Report	October 2013	September 2015
Adoption and Publication	December 2013	October 2015
Implementation and Delivery	2013- 2028	2015- 2030

- 4.1.18 In addition to the Local Plan, the Council makes use of Supplementary Planning Documents to inform planning decisions. These are non-statutory guidance which do not set policy but expand upon or explain how policies in adopted Local Plan Documents should be applied. They are not scrutinised by a Planning Inspector and can be formally adopted by the Council's Cabinet.
- 4.1.19 The Affordable Housing SPD (adopted 2009) is programmed for review to reflect new Affordable Housing policy in the Local Plan. A draft review of the Affordable Housing SPD has been prepared in light of the pre-submission policy in the Local Plan to form part of the evidence base. This will be referred to Cabinet in 2015/2016 which will be followed by a full public consultation on the draft document.
- 4.1.20 The Urban Design SPG (adopted 2004) is also programmed for review in order to refresh the document, expand upon the new design policies in the Local Plan and to assist in the implementation of the findings of the draft Redbridge Characterisation Study. A draft review of the SPD will be prepared in light of the pre-submission policy in the Local Plan to form part of the evidence base. This will be referred to Cabinet in 2015 which will be followed by a full public consultation on the draft document.
- 4.1.21 The Council has also sought to update the character appraisals and management plans for a number of Conservation Areas. As these documents expand upon the built conservation policies in the adopted DPDs / forthcoming pre-submission version of the Local Plan review and will contain design criteria for assessing planning applications within each Conservation Area, have been adopted as SPDs.
- 4.1.22 A full review of all adopted Supplementary Planning Documents and Guidance will be undertaken once the revised Local Plan is adopted to ensure that they are in conformity with the new policies. This may mean further reviews of adopted guidance are necessary, for example the Trees and Landscaping SPD.
- 4.1.23 **Discussions and Recommendations**
- 4.1.24 In August the Government launched the National Planning Guidance as a web-based resource. Guidance is generally used to support the implementation of policy by providing the "how to do it" detail. In addition to drastically shortening existing guidance, new guidance has been added in relation to "local green space" designation, environmental quality, the duty to co-operate, viability and neighbourhood planning. The Government intends that all the guidance will be maintained entirely on-line and kept up to date. This guidance will need to be reflected in the production of emerging planning policies and the determination of planning applications.
- 4.1.25 The meaningful proportion of CIL spent via the Area Committee system will be reported in future AMRs. Further changes to CIL have commenced in January 2014 and the impacts of these alterations will be reported in future AMRs.
- 4.1.26 There have been a number of changes to the Local Plan process which have been reflected in the updated Local Development Scheme 2013- 2016 (published in November 2013). The

addition consultation on Alternative Development Strategies will help to establish if there are other ways of meeting dealing with growth pressures, than that set out in the Preferred Options Report consultation.

- 4.1.27 There are a number of SPDs which will need to be updated once statutory policy in the Local Plan has been adopted to ensure that they are in conformity. This could be an opportunity to consolidate the guidance in order to make it easier for users to access. If the guidance is reviewed at the same time as the Local Plan then it could be used as part of the evidence base for the document.

## 5 Chapter 5: Development Management Performance

### 5.1 Application Numbers and Decision Making

5.1.1 In 2013/14 the Council's Development Management Team determined a total of 2,258 applications. Of these 35 were "majors"; 393 were "minors" and 1,829 "other" (being mostly householder development). Overall 70% of applications were approved, which is below the target of 85%.

5.1.2 The following table shows the decision making timescales since 2008/09.

Figure 29 – Decision making timescales

NI157 Comparative Speed of Decision Making 2008/09- 2013/14							
Type of Development	Target	08/09	09/10	10/11	2011/12	12/13	13/14
<i>Major</i> (Includes dwellings, offices/ R&D/ light industry/Heavy Industry/ Storage/ Warehousing/Retail, Distribution and servicing/All other Major Development).	<b>60%</b> of applications decided in 13 weeks	77.27% (of 22 apps)	67.74% (of 31 apps)	51.72% (of 29 apps)	34.21% (of 38 apps)	46.15% (of 26 apps)	57%(of 35 apps)
<i>Minor</i> (Dwelling/ Offices/ R &D/ Light Industry/ Heavy Industry/ Storage and Warehousing/ Retail, Distribution and Servicing/ All other Development).	<b>65%</b> of applications decided in 8 weeks	75.80% (of 479 apps)	69% (of 405 apps)	65.10% (of 384 apps)	38.5% (of 374 apps)	40.25% (of 400 apps)	50.38% (of 393 apps)
<i>Other</i> (Minerals/ Change of Use/ Householder Developments/ Advertisements/Listed Building Consents to Alter/ Listed Building Consents to Demolish/ Conservation Area Consents	<b>80%</b> of applications decided in 8 weeks	90.31% (of 2,354 apps.)	87% (of 1,761 apps)	81.61% (of 2,028 apps)	64.6% (of 2,045 apps)	62.60% (of 1,944 apps)	62%(of 1,829 apps)
Total applications <sup>9</sup>		2,855	2,463	2,441	2,457	2,370	2,258

5.1.3 The above table shows that there has been an increase in the number of major planning applications compared with previous year but the numbers of minor and other applications reduced. The speed of decision making for major and minor applications has increased; however, it is still below the targets. The speed of decision making for other

<sup>9</sup> These only include figures monitored by DCLG as National Indicators, which are coded 157A; B and C.

applications has decreased on previous years and remains below the target decision making time frame.

- 5.1.4 The figures above include only those applications which are monitored by National Indicators. There is however a large number of applications which do not fall under this category and these are summarised in table below. If taking the above figure for the total number of applications monitored by national indicators and all other applications the grand total of applications that the council has determined is 3,241.

*Figure 30 – Comparative speed of decision making:*

<b>NI157 Comparative Speed of Decision Making and additional applications determined within the financial year of 2013/2014</b>	
Type of application	Number
Non-material amendments	51
Prior Approvals	690
Prior Approval Determinations	4
Prior Approval to Demolish	4
Schedule 7 Applications	3
Details following reserved Matters	13
Discharge of Condition	211
Environmental Impact Assessment	4
Informal submissions	3

- 5.1.5 Affordable Housing and other Section 106 requirements often make it difficult to determine a major planning application in 13 weeks. Most major applications now have Planning Performance Agreements where the developer and Council agree a unique timeframe suited to determining the application. There are still major applications delayed due to Section 106 negotiations.
- 5.1.6 Development Management Officers are seeking amendments on most applications which can delay the determination date but over 80% of applications are now being approved. Agents often want to negotiate amendments which can take up Officer time. However, backlog cases and applications reported to Committee have resulted in the percentage of minor and other planning applications being determined within 8 weeks being low. When minor planning applications are submitted Team Leaders are aiming to work with Development Management Officers to have a target committee date.
- 5.1.7 Some Planning Officers have a high caseload of around 80 planning applications. However, until the backlog has been significantly reduced the targets will not be met. At present the back log has reduced from 400 to just under 200 applications.

## **5.2 Analysis of Appeals**

### **5.2.1 Overall Performance**

- 5.2.2 During 2013/14 a total of 146 appeals were lodged against planning decisions. Of these, none were withdrawn and 2 were deemed to be invalid. Of the remainder, Planning



Inspectors allowed 60 in full and another 3 in part, while dismissing 86. The table below shows how this compares with previous years for those appeals which were decided. Split decisions are excluded.

Figure 31 - Appeals

<b>Redbridge Success in Defending Appeals (Lower figure for Appeals allowed = better result)</b>							
Note 1: Percentage figures rounded to nearest whole number							
Note 2: Does not include split decisions or withdrawn appeals							
Target	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/2014
No more than 35% of appeals are allowed	36% allowed (of 158 appeals)	38% allowed (of 214 appeals)	39% allowed (of 182 appeals)	37% allowed (of 165 appeals)	28% allowed (of 65 appeals)	28% allowed (of 152 appeals)	41.09 % allowed (of 146 appeals)
<b>Whole of England Comparison</b>							
No more than 35% of appeals are allowed	35% allowed (of 22,897 appeals)	34% allowed (of 20,389 appeals)	32% allowed (of 17,371 appeals)	33% allowed (of 15,838 appeals)	35% allowed (of 14,516 appeals)	35% allowed (of 13,484 appeals)	37 % allowed (of 14,425 appeals)

5.2.3 The target for appeals is that no more than 35% should be allowed. At 41%, the result for 2013/14 exceeds that target, meaning that Inspectors allowed more appeals against the Council's decision than the 35% target.

5.2.4 The previous year the Council had a total of 152 appeals; this has reduced further this year but only very slightly.

### 5.2.5 Appeals by Type of Development

5.2.6 The table below shows the performance for several categories of development which account for the great majority of appeals. It does not include appeals which have been withdrawn or where there has been a split decision.

Figure 32 – Appeals by Type of Development

Type of Development	Allowed	Dismissed	Success Rate (% Allowed/ % Dismissed)
<b>Householder Extensions</b>			
Single Storey Rear Extensions	14	14	50/50
Front Extension (including porch)	5	3	62.5/37.5
Double/ First Floor Extensions	1	2	33.3/66.7
Side Extensions	0	1	0.0/100.0
Mixed Extensions	9	8	52.9/47.1
Loft Conversions	4	5	44.4 /55.6
Hardstanding & Access	0	0	N/A
Outbuildings	3	3	50.0 /50

Type of Development	Allowed	Dismissed	Success Rate (% Allowed/ % Dismissed)
Means of Enclosure	1	0	100.0 /0
Other	3	7	30.0/70
<b>Total</b>	<b>40</b>	<b>43</b>	<b>48.2%/ 51.8 %</b>
<b>Changes of Use</b>			
New Dwellings	7	19	26.9/73.1
Flat Conversions	3	13	18.8/81.2
Change of A1 to other Use	1	0	100.0/0
Other Changes of Use	2	4	33.3/66.7
Major residential use	0	0	0.0/100
Minor Residential development	0	0	0.0/100
<b>Total</b>	<b>13</b>	<b>36</b>	<b>26.5%/ 73.5 %</b>
<b>Other Development</b>			
Conditions	4	0	100.0/0
Commercial Extensions	3	3	50.0 /50.0
Advertising/ Shop Fronts	0	4	0.0/100
<b>Total</b>	<b>7</b>	<b>7</b>	<b>50.0%/ 50.0%</b>

- 5.2.7 Given the small numbers involved for individual types of development, care should be taken in drawing definitive conclusions from the above figures, but generally performance in defending appeals against single storey rear extensions and mixed extensions (e.g. rear plus side extensions over one or more stories) was relatively poor.
- 5.2.8 As a result of changes to permitted development rules introduced on 30 May 2013, for three years until 30 May 2016 single storey rear extensions of up to 6m deep may be carried out to a detached dwelling and of up to 4m deep may be carried out to other single dwellings without planning permission. This is subject to a neighbour notification and Prior Approval process, but its general effect is to allow much deeper single storey rear extensions than established development management policy and practice at Redbridge has historically allowed.
- 5.2.9 To counter the potentially damaging impact of such large extensions on neighbour amenity and neighbourhood character, the Council is considering the use of Article 4 Directions to remove the permitted development rights from individual properties where proposals are considered to be of an extraordinarily adverse nature. Although a mechanism has been put in place for this none have been triggered so far. The success or otherwise of this planning approach will need to be monitored in coming years. It is also recognised that during 2014 the government consulted in proposals to make the temporary three year changes to extensions permanent.
- 5.2.10 In the 2013/14 year there were 690 notifications and Prior Approval applications for single storey rear extensions to dwelling houses. The Council cannot charge a fee for any of the work involved in processing these, whereas formerly they would each have attracted a

£172 householder application fee. This has had likely that this will have a major impact of the Service Area budget. There has been an additional member of staff that has been recruited for the purpose of determining a householder prior approval application, which is unsupported expenditure independent from the fees of planning applications. There are additional administrative costs that are associated with the determining the planning applications which are also taken from funds received for planning applications fees.

5.2.11 There were significant numbers of appeals against refusal of planning permission for change of use for flat conversions and for new single dwellings. Proposals for the latter involved the extension and subdivision of existing dwellings or infill development on small garden plots. The Council enjoyed good success in defending these appeals, but the relatively large overall numbers of such applications going to appeal may reflect the pressure on the existing housing stock created by the very low number of new build housing schemes coming forward at a time of high housing need. The pent up demand for accommodation could be encouraging some property owners to propose poor quality flat conversions in an effort to exploit a market opportunity.

5.2.12 There were no planning appeals which related to major applications.

#### 5.2.13 **Conclusions**

5.2.14 The Growth and Infrastructure Act (2013) allows applicants for planning permission to apply directly to the Planning Inspectorate, where a planning authority has been designated as poorly performing. Regulations now in effect limit this to major development only and set the thresholds for poor performance as being where a Council has determined 30% or fewer major applications within 13 weeks or where more than 20% of major applications have been overturned at appeal. These figures are averaged over a two year period.

5.2.15 Designated Councils remain so for at least a year. However, the Government has said those authorities would be subject to review during this time, so that they have "every opportunity" for the designation to be lifted at the end of the year.

5.2.16 The first round of designations proposed in October 2013 included only three Councils (Halton, Worthing and Blaby). The performance of Redbridge over the three year period from October 2011 to October 2014 was 42.27% of major applications decided within 13 weeks which is an improvement on the figure calculated last year. The performance on appeals slipped and was above the target for appeals allowed, but care will need to be taken in future years to ensure that the speed of decisions on major applications does not slip further.

5.2.17 The next monitoring report will need to assess the impact of the changes to permitted development rules for single storey rear household extensions. This should include the effectiveness of the proposed use of Article 4 Directions to combat more excessive proposals and the revenue shortfall and additional work resulting from the changes.

5.2.18 The relatively poor appeal performance on some types of householder extensions, coupled with the more lenient permitted development limits for single storey rear extensions may warrant consideration as the Council reviews its development management policies as part of the overall Redbridge Local Plan. Householder applications constitute the great majority of development proposed in Redbridge and it is important that planning policy dealing with these is as up to date and effective as possible.



## **6 Chapter 6: Community Infrastructure Levy**

6.1.1 Regulation 62 of the CIL Regulations 2010 (as amended) requires a CIL Charging Authority to:

“Prepare a report for any financial year (“the reported year”) in which -

- it collects CIL, or CIL is collected on its behalf; or
- an amount of CIL collected by it or by another person on its behalf (whether in the reported year or any other) has not been spent.”

6.1.2 Section 3.9 on “Strategic Objective 9 A Supportive Community” sets out details of the CIL collected in 2013/14. Furthermore, indicators 70, 71 and 72 in Appendix B set out the performance on CIL in relation to Regulation 62 in 2012/13.

6.1.3 In order to fully comply with the Monitoring Requirements in the Regulations the table overleaf sets out the summary of CIL monies from 1<sup>st</sup> January 2012 (when CIL was first operated in Redbridge) until 31<sup>st</sup> November 2014.

Figure 33 – Community Infrastructure Levy Receipts

	CIL Monitoring Summary as at 30-Sep-2014 Based on Dev't with 1 <sup>st</sup> CLN issued in:	Year0, Qtr1: Jan-Mar2012	Year1, Qtr2-5: Apr12-Mar13	Year2, Qtr6-9: Apr13-Mar14	Year3, Qtr10: Apr-Jun14	Year3, Qtr10: Jul-Sep14	Sub-Total
1	No. of planning approvals with CIL Liability Notice (CLN) issued/served:	44	111	120	22	23	320
2	Value of CLNs issued within the periods (taking account of value of last revised CLNs):	£2,400,949	£3,250,067	£5,724,366	£853,189	£1,709,780	£13,938,351
2a	o Of which, Redbridge CIL worth (see also 3):	£2,394,520	£2,587,026	£4,344,764	£716,761	£1,321,203	£11,364,274
2b	o Of which, Mayoral CIL worth:	Not yet adopted	£657,682	£1,374,422	£136,428	£388,578	£2,557,110
2c	o Of which, Redbridge CIL Surcharge worth:	£6,429	£3,639	£5,000	£0	£0	£15,068
2d	o Of which, Mayoral CIL Surcharge worth:	Not yet adopted	£1,719	£0	£0	£0	£1,719
2e	o Plus, late interest issued on Demand Notice:	Nil to date	Nil to date	£179	£0	£0	£179
3	Among 2a, amount of Redbridge CIL issued to be recycled when triggered (e.g. LA school):	£49,210 (1xVision - Play Ctr)	£190,753 (7xSchs & 1xHsg)	£1,110,100 (10xSchs)	£215,763 (2xSchs)	£378,273 (3xSchs)	£1,944,099 (24dev'ts)
3a	o Of which, triggered & internally transferred (once CIL Relief deducted):	£49,210 (1xVision - Play Ctr)	£172,085 (5xSchs & 1xHsg)	£930,031 (7xSchs)	Nil	Nil	£1,151,326 (14 dev'ts)
4	Among 2, known amount of value which would not be realised (e.g. extant permissions etc):	£559,307 (7 x CLNs)	£898,975 (12xCLNs, inc 1xLBR Sch)	£127,735 (5 x CLNs)	Nil	Nil	£1,586,017 (24dev'ts)
5	Amount of Relief/Exemption approved (To be deducted from 2 above):	4,292sqm (3 dev'ts)	5,055.8sqm (5dev'ts)	8,484.5sqm (10 dev'ts)	602sqm (3 dev'ts)	3,619sqm (4 dev'ts)	22,053.3sqm (25 dev'ts)
5a	Of which, Charitable Relief granted:	(890sqm, 1dev't) £62,300	(1,086sqm, 3dev'ts) £76,020	(601sqm, 3dev'ts) £52,605	(132sqm, 1dev't) £10,100	(1,458sqm, 1dev't) £111,554	4,167sqm (9dev'ts) £312,579
5b	Of which, Social Housing Relief granted:	(3,402sqm, 2dev'ts) £238,140	(3,969.8sqm, 2dev'ts) £282,394	(7,509.5sqm, 4dev'ts) £784,962	(363sqm, 1dev't) £40,755	(2,020sqm, 2dev'ts) £226,790	17,264.3sqm (11dev't) £1,573,041
5c	Of which, Self-Build Exemption granted:	Not took effect	Not took effect	(245sqm, 2dev'ts) £26,833	(107sqm, 1dev't) £12,013	(141sqm, 1dev't) £15,830	493sqm (4dev'ts) £54,676
5d	Of which, Annex/Extension Exemption granted (Householder's):	Not took effect	Not took effect	(129sqm, 1dev't) £13,484	Nil to date	Nil to date	129sqm (1dev't) £13,484
6	No. of Demand Notice Issued:	15	43	40	2	5	105
	o Of which, sent in Qtr1, Jan-Mar2012:	2	na	na	na	na	2
	o Of which, sent in Qtr2-5, Apr12-Mar13:	9	24	na	na	na	33
	o Of which, sent in Qtr6-9, Apr13-Mar14:	4	15	27	na	na	46
	o Of which, sent in Qtr10-11, Apr-Sep14:	0	4	13	2	5	24
7	Amount of CIL received and banked (From X no. of developments) (incl. 3a above):	£220,516 (15 dev'ts*)	£683,936 (41 dev'ts*)	£2,290,386 (30dev'ts)	£28,854 (2dev'ts)	£5,726 (2dev'ts)	£3,229,418 (90dev'ts)
7ai	o Of which, FULL payment received in Qtr1 (2011/12):	£8,540 (1 dev't)	na	na	na	na	£8,540 (1 dev't)
7aii	o Of which, INSTALMENT received in Qtr1 (2011/12):	£6,895 (1 dev't*)	na	na	na	na	£6,895 (1 dev't*)
7bi	o Of which, FULL payment received in Qtr2,3,4,5(2012/13):	£107,045 (8 dev'ts, o/w 1LBR)	£173,342 (21 dev'ts, o/w 4 LBR)	na	na	na	£280,387 (29 dev'ts)
7bii	o Of which, INSTALMENT received in Qtr2,3,4,5(2012/13):	Nil to date	£20,000 (1 dev't*)	na	na	na	£20,000 (1 dev't*)
7ci	o Of which, FULL payment received in Qtr6,7,8&9 (2013/4 to date):	£61,440 (3 dev'ts)	£320,140 (14 dev'ts, o/w 2LBR)	£1,622,002 (20 dev'ts, o/w 6LBR)	na	na	£2,003,583 (37 dev'ts)
7cii	o Of which, INSTALMENT received in Qtr6,7,8&9 (2013/4 to date):	£18,050+£1,379 (2dev'ts*)	£3.1k+£134,215+£15,435 (3 dev'ts*)	£12,544+£9.5k+£100k (3 dev'ts*)	na	na	£294,223 (8 dev'ts*)
7di	o Of which, FULL payment received in Qtr10,11,12&13 (2014/5 to date):	£7,070 (1 dev't)	£17,704 (3 dev'ts)	£164,269 (7 dev'ts)	£28,854 (2dev'ts)	£5,726 (2dev'ts)	£223,623 (15 dev'ts)
7dii	o Of which, INSTALMENT received in Qtr10,11,12&13 (2014/5 to date):	£10,097 (1 dev't*)	Nil to date	£3,641+£378,430 (2dev't*)	Nil to date	Nil to date	£392,168 (3 dev'ts*)
8	Pipeline CIL payment (from X no. of development with Demand Notice issued):	Nil to date	£9,652 (2 dev'ts)	£564,353 (9 dev'ts)	Nil to date	£754,022 (3 dev'ts)	£1,328,027 (14 dev'ts)
8a	o Of which, due date yet reached (i.e. 60 days from start date &/or instalments arranged):	Nil to date	Nil to date	£334,189 (4 dev'ts, o/w 1xLBR)	Nil to date	£754,022 (3 dev'ts)	£1,088,211 (7 dev'ts)
8b	o Of which, payment overdue:	Nil to date	£9,652 (2 dev'ts, o/w all LBR^)	£230,165 (5dev'ts)	Nil to date	Nil to date	£239,816 (7 dev'ts)

\*Due to instalment payment in different quarters, a development is marked with \* to avoid double-counting. o/w= of which  
^Hatton School (1030/12) & Barley Lane Primary (2536/12)

LBR =Internal Services, e.g. Children Services

Instal=Instalment

Figure 34 – Community Infrastructure Levy Expenditure

**TABLE 1**

Regulation	<i>CIL Regulations 62(4) - Annual Reporting of Redbridge CIL</i>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>
62(4)(a)	<b>The total LBR CIL receipts for the reported year;</b>	£15,435	£263,389	£1,953,018
62(4)(b)	<b>The total LBR CIL expenditure for the reported year;</b>	Nil	£106,764.00	£1,035,920.59
62(4)(c)	<b>Summary details of LBR CIL expenditure during the reported year including:-</b>			
	(i) The items of infrastructure to which LBR CIL (including land payments) has been applied,	Nil	See itemised details in Table2a	See itemised details in Table2b
	(ii) The amount of LBR CIL expenditure on each item,	Nil	See itemised details in Table2a	See itemised details in Table2b
	(iii) The amount of LBR CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part);	NA	NA	NA
	(iv) The amount of LBR CIL applied to administrative expenses pursuant to regulation, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;	£771.75 (i.e. 5% of 2011/12 CIL receipts from developers)	£7,831.25 (i.e. 5% of 2012/13 CIL receipts from developers or 2.97% of all LBR CIL receipts)	£45,854.65 (i.e. 5% of 2013/14 CIL receipts from developers or 2.35% of all LBR CIL receipts)
62(4)(ca)	<b>The amount of 15% CIL passed to:-</b>			
	(i) Any local council under Regulation 59A or 59B,	£2,199.49	£22,319.06	£130,686.43
	(ii) Any person under regulation 59(4),	NA	NA	NA
62(4)(cb)	<b>(62cb) Summary details of the receipt &amp; expenditure of the 15% CIL to which regulation 59E or 59F applied during the reported year including:-</b>			
	(i) The total 15% CIL receipts that regulations 59E & 59F applied to,	Nil	Nil	Nil
	(ii) The items to which the 15% CIL receipts to which regulations 59E & 59F applied have been applied,	Nil	Nil	Nil (but see details in Table 3c for expenditure in 1st half of 2014/15)

	(iii) The amount of expenditure on each item;	Nil	Nil	Nil (but see details in Table 3c for expenditure in 1st half of 2014/15)
62(4)(cc)	<b>(62cc) Summary details of any notices served in accordance with regulation 59E, including:-</b>			
	(i) The total value of 15% CIL receipts requested from each local council;	NA	NA	NA
	(ii) Any funds not yet recovered from each local council at the end of the reported year.	NA	NA	NA
62(4)(d)	<b>(62d) The total amount of:-</b>			
	(i) LBR CIL receipts for the reported year retained at the end of the reported year <u>other than those</u> to which regulation 59E or 59F applied. [e.g. in 2012/13 =£263,389-£7,831.25-£22,319.06-£106,764]	£ 12,463.76	£ 126,474.69	£ 740,556.33
	(ii) LBR CIL receipts from previous years retained at the end of the reported year <u>other than those</u> to which regulation 59E or 59F applied.	NA	£ 12,463.76	£ 138,938.45
	(iii) LBR CIL receipts for the reported year to which regulation 59E or 59F applied (i.e. 15% Neighbourhood CIL) retained at the end of the reported year.	£ 2,199.49	£ 22,319.06	£ 130,686.43
	(vi) LBR CIL receipts from previous years to which regulation 59E or 59F applied (i.e. 15% Neighbourhood CIL) retained at the end of the reported year.	NA	£ 2,199.49	£ 24,518.55
62(4)(e)	<b>In relation to any infrastructure payments accepted by the charging authority:-</b>			
	(i) The items of infrastructure to which the infrastructure payments relate;	NA	NA	NA
	(ii) The amount of CIL to which each item of infrastructure relates.	NA	NA	NA



<b>TABLE 2a</b>	<b>2012/13</b>	<b>2012/13</b>
	<i>(i) The items of infrastructure to which LBR CIL (including land payments) has been applied,</i>	<i>(ii) The amount of LBR CIL expenditure on each item</i>
Item 1	Replacement pavilion of school sports field 1086/12 for Knox Sports Ground, Oct-12	£2,730.00
Item2	EcoPods 1292/12 for Orchard Estate, Oct-12	£1,064.00
Item 3	New building 1761/12 for Beal High School, Nov-12	£7,770.00
Item 4	New building 2171/12 for Mayespark Primary, Feb-13	£45,990.00
Item 5	New children play centre 2435/11 for Fairlop Waters Country Park, Mar-13	£49,210.00
	<b>SUB-TOTAL OF 2012/13 LBR CIL EXPENDITURE:</b>	<b>£106,764.00</b>
<b>TABLE 2b</b>	<b>2013/14</b>	<b>2013/14</b>
	<i>(i) The items of infrastructure to which LBR CIL (including land payments) has been applied,</i>	<i>(ii) The amount of LBR CIL expenditure on each item</i>
Item 1	New building & extensions 0225/13 for Downshall Primary, Nov-13	£59,720.99
Item2	New building 0220/13 for Barley Lane Primary, Nov-13	£58,257.58
Item 3	New building 0224/13 for Chadwell Primary, Nov-13	£57,909.15
Item 4	New building 1109/13 for Barley Lane Primary, Nov-13	£1,742.15
Item 5	New building 2086/11 for Mayfield School, Nov-13	£565,363.32
Item 6	New building 0186/13 for Little Heath School, Dec-13	£25,923.23
Item 7	New School 1575/13 for Isaac Newton Primary, Jan-14	£212,194.17
Item 8	New extensions 2266/12 for Beal High School, Mar-14	54,810.00
	<b>SUB-TOTAL OF 2012/13 LBR CIL EXPENDITURE:</b>	<b>£1,035,920.59</b>

<b>TABLE 3a</b>	<b>2012/13</b>	<b>2012/13</b>
	<i>(i) The items of infrastructure to which the 15% LBR CIL (including land payments) has been applied,</i>	<i>(ii) The amount of the 15% LBR CIL expenditure on each item</i>
	<b>SUB-TOTAL OF 2012/13 LBR CIL (15% NEIGHBOURHOOD) EXPENDITURE:</b>	<b>Nil in 2012/13</b>
<b>TABLE 3b</b>	<b>2013/14</b>	<b>2013/14</b>
	<i>(i) The items of infrastructure to which the 15% LBR CIL (including land payments) has been applied,</i>	<i>(ii) The amount of the 15% LBR CIL expenditure on each item</i>
	<b>SUB-TOTAL OF 2013/14 LBR CIL (15% NEIGHBOURHOOD) EXPENDITURE:</b>	<b>Nil in 2013/14</b>
<b>TABLE 3c</b>	<b>2014/15 (Q1 &amp;Q2 only)</b>	<b>2014/15 (Q1 &amp;Q2 only)</b>
	<i>(i) The items of infrastructure to which the 15% LBR CIL (including land payments) has been applied,</i>	<i>(ii) The amount of the 15% LBR CIL expenditure on each item</i>
Item1	Onslow Gardens Zebra Crossing (Area 2 Committee, allocated Mar-14)	£40,000
Item2	Christchurch Green Playground Repair (Area 1 Committee, allocated Mar-14)	£11,200
	<b>SUB-TOTAL OF 2014/15 (1st half only) LBR CIL (15% NEIGHBOURHOOD) EXPENDITURE:</b>	<b>£51,200</b>

**Figure 35 - S106 Contributions Secured by Agreement 2013/14**

Area	Ward	App. Ref:	Address	Agreement Signed	Affordable Housing (£)	Transport (£)	Community (£)	Employment (£)	Totals (£)
Area 3	Fullwell	2343/12	Land at Roding Lane North, Woodford Green, IG8 8ND	03-Apr-13	5 units (4xS/O & 1xA/R)	0.00	0.00	0.00	0.00
Area 2	Roding	2656/11	84 Chigwell Road, London, E18 1NN (Former Dairy Crest Depot)	24-May-13	10 units (6xA/R & 4xS/O)	0.00	0.00	0.00	0.00
Area 3	Fullwell	0664/12	Development Site At Repton Court And Claire House , Repton Grove, Clayhall, Ilford	10-Jul-13	Amount specified in deed	0.00	0.00	0.00	0.00
Area 4	Barkingside	0384/13	Chabad Lubavitch Centre, 395 Eastern Avenue, Ilford, IG2 6LR	17-Sep-13	25units (100% AH)	0.00	0.00	0.00	0.00
Area 6	Clementswood	0613/12	Former Clementswood Hall, Clements Lane, Ilford IG1 2QY	23-Sep-13	4x1bf wheelchair (IR)	0.00	50,000.00	0.00	50,000.00
Area 5	Chadwell	0907/12	Amber Court, 995 High Road, Chadwell Heath, Romford (i.e. Grove Farm Block F conversion)	27-Sep-13	8 Shared Ownership flats	0.00	0.00	0.00	0.00
Area 6	Loxford	2434/12	Land at Former Britannia Music Site, 60-70 Roden Street, Ilford, IG1 2XX	02-Oct-13	30.6% of hab. room (up to 98u)	750,000.00	166,000.00	80,000.00	996,000.00
<b>TOTAL</b>	<b>Value of Agreements signed in 2013/14 (if permission implemented)</b>			<b>7</b>	<b>0.00</b>	<b>750,000.00</b>	<b>216,000.00</b>	<b>80,000.00</b>	<b>1,046,000.00</b>



# Appendices

## Appendix A: Development Plan Policies

<b>Core Strategy DPD</b>	
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
<b>Borough Wide Primary Policies DPD</b>	
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	
<b>Ilford Town Centre Area Action Plan</b>	
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

<b>Gants Hill District Centre Area Action Plan</b>	
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	
<b>Crossrail Corridor Area Action Plan</b>	
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
<b>Joint Waste DPD</b>	
W1: Sustainable Waste Management	W4: Disposal of Inert Waste by Landfilling
W2: Waste Management, Capacity, Apportionment and Site Allocation	W5: General Considerations with regard to Waste Proposals
W3: Energy Recovery Facilities	
<b>Minerals Local Plan</b>	
SD1: Principles of Sustainable Development	M6: Road Improvements
M1: Meeting the Redbridge Apportionment	M7: Plant Locations
M2: Minerals Safeguarded Land	M8: Environmental Management Systems
M3: Buffer Zones	M9: Priorities for Restoration and After Use
M4: Prior Extraction	M10: Funding
M5: Recycling	

## Appendix B: Authorities Monitoring Report 2013/14 Indicators

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>1 Core Strategy</b>	<p><b>Focus on Town Centres</b></p> <p>Percentage of residential development in Town Centres.</p> <p><i>(Source: London Development Database)</i></p>	<p>New residential development:</p> <p>35-50% in Ilford 15-25% in District &amp; Local Centres 25-35% in the rest of the Borough</p>	<p>218 units (25%) in Ilford Town Centre</p> <p>243 units (27%) in District and Local Centres</p> <p>424 units (48%) in the rest of the Borough</p>	<p>47 units (14%) in Ilford Town Centre</p> <p>212 units (61%) in District and Local Centres</p> <p>89 units (25%) in the rest of the Borough</p>	<p>315 units (61%) in Ilford Town Centre</p> <p>52 units (10%) in District and Local Centres</p> <p>148 units (29%) in the rest of the Borough.</p>	<p>Ilford: 2 % in Ilford Town Centre; Other Centres: 8%; Rest: 90%.</p>	<p>15 units (7.7%) in Ilford Town Centre</p> <p>35 units (18.1%) in District and Local Centres</p> <p>144 units (74.2%) in the rest of the Borough</p>	SO1
<b>2 Local Indicator</b>	<p><b>Derelict Land and Empty Properties</b></p> <p>Reduce the amount of derelict land and number of empty properties.</p> <p><i>(Source: LBR – Housing)</i></p>	<p>Year on year reduction.</p>	2,133	1,645	1,686	930	<p>As at October 2013: Total: 1,153 Long term empty (more than 6 months): 499.</p>	SO1
<b>3 Health Check – related to national, regional and local policy.</b>	<p><b>Footfall</b></p> <p>Total daily footfall (based on hourly rate for footfall between 10am -5pm), based on aggregate of 6 (1 Metropolitan; 5 District centres) and 13 (also including the 7 Local centres). Where night time footfall is available, include in explanatory text.</p> <p><i>(Source: Town Centre Health Checks)</i></p>	<p>Annual Improvement (where data is available).</p> <p>There are no statutory targets or guidelines representing footfall for successful centres – therefore, target based on annual improvement</p>	Not Monitored	Not Monitored	<p>Ilford: <b>4,015 (8.1%)</b></p> <p>Six Centres: <b>7,239 (8.2%)</b></p> <p>Thirteen Centres: <b>11,348</b></p>	<p>No updated data. Health checks conducted every third year.</p>	<p>No updated data. Health checks conducted every third year.</p>	SO1

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<p><b>4</b></p> <p><b>Health Check – related to national, regional and local policy, particularly BWPP R2 and R3.</b></p> <p><b>PI 23 and 24</b></p>	<p><b>Diversity</b></p> <p>Based on proportions of land use by numbers of unit in the Primary Centre only (or Local Centre), including vacant units.</p> <p><i>(Source: Town Centre Health Checks)</i></p>	<p>A1: &gt; 70%</p> <p>A3-A5: &lt; 20%</p> <p>(As per BWPP).</p>	<p>Ilford:</p> <p><b>A1: 60%</b><sup>10</sup></p> <p><b>A3-A5: 18%</b></p> <p>District Centres (average): <b>Not recorded</b></p> <p>Local Centres (average): <b>Not recorded</b></p>	<p>Ilford:</p> <p><b>A1: 67.1%</b></p> <p><b>A3-A5: 11.7%</b></p> <p>District Centres (average):<sup>11</sup></p> <p><b>A1: 50.7%</b></p> <p><b>A3-A5: 15.9%</b></p> <p>Local Centres (average):<sup>12</sup></p> <p><b>A1: 54.5%</b></p> <p><b>A3-A5: 13.3%</b></p>	<p>Ilford:</p> <p><b>A1: 66.9%</b></p> <p><b>A3-A5: 14.4%</b></p> <p>District Centres (average):</p> <p><b>A1: 53.8%</b></p> <p><b>A3-A5: 20.6%</b><sup>13</sup></p> <p>Local Centres (average):</p> <p><b>A1: 50.9%</b></p> <p><b>A3-A5: 14.1%</b><sup>14</sup></p>	<p>No updated data. Health checks conducted every third year.</p>	<p>No updated data. Health checks conducted every third year.</p>	SO1
<p><b>5</b></p> <p><b>Health Check – related to national, regional and local policy particularly BWPP R2 and R3.</b></p> <p><b>PI 22</b></p>	<p><b>Diversity: Vacancies</b></p> <p>Based on vacancies for primary area and local centres.</p> <p><i>(Source: Town Centre Health Checks)</i></p>	<p>Aim for 5-8%</p>	<p>Ilford</p> <p><b>Overall: 9.2%</b></p> <p>District Centres (average): <b>Not monitored</b></p> <p>Local Centres (average): <b>Not monitored</b></p>	<p>Ilford</p> <p><b>Overall: 8.2%</b></p> <p>District Centres (average):</p> <p><b>Overall: 3.8%</b></p> <p>Local Centres (average):</p> <p><b>6.1%</b></p>	<p>Ilford<sup>15</sup></p> <p><b>Overall: 12.3%</b></p> <p><b>Primary: 14.4%</b></p> <p>District Centres (average)</p> <p><b>Overall: 5.7%</b></p> <p><b>Primary: 4.7%</b></p> <p>Local Centres (average):</p> <p><b>4.7%</b></p>	<p>No fresh data. Health checks conducted every third year.</p>	<p>No updated data. Health checks conducted every third year.</p>	SO1

<sup>10</sup> These figures are taken from the 2010/11 AMR. They do not appear to correspond to the underlying trend and should be treated with caution. They may refer to the whole town rather than just the Primary area.

<sup>11</sup> Does not include vacant premises in the figures and so is underestimated in relation to the policy

<sup>12</sup> Does not include vacant premises in the figures and so is underestimated in relation to the policy

<sup>13</sup> For simplicity, this figure includes the LB Barking and Dagenham section of the Primary Area of Chadwell Heath.

<sup>14</sup> NB due to lack of up to date data for four of the centres, the average provided is for Ilford Lane, Goodmayes and Seven Kings only

<sup>15</sup> Measured at the end of 2011, figures include vacancies during the refurbishment of the Exchange



Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<p><b>6 Health Check – related to national, regional and local policy.</b></p> <p>New indicator</p>	<p><b>Consumer and Business Satisfaction</b></p> <p>Based on London Ward Well-Being Scores. These are produced annually. They are made up of a range of indicators based on health, economy, safety, education, environment and community with zero representing the UK average.<sup>16</sup></p> <p>Score based on the sum of the ward scores. NB, the well-being assessment appears to be undertaken retrospectively so current year figures are not available at this time.</p> <p><i>(Source: London Ward Well-Being Indicators)</i></p>	Annual increase.	22	-4	Data Not Available	Not Monitored	Not Monitored	SO1

<sup>16</sup> As some of the indicators on which the well-being assessment is based are covered elsewhere, an improvement will be sought to this indicator for future years.

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<p><b>7</b> <b>Related to R1 and R2 of the BWPP</b></p> <p>New Indicator</p>	<p><b>Number of people beyond 800m of a shop</b></p> <p>Based on distance to any shop, assuming that primarily any shop or group of shops will include a convenience store.</p> <p>Note: these figures include a number of caravans, but exclude rooms in HMOs and sheltered accommodation</p> <p><i>(Source: LBR GIS / LLPG)</i></p>	Annual decrease	Not Monitored	Not Monitored	Number of properties:- > 400m from a shop: <b>12,521</b> > 800m from a shop: <b>361</b>	Number of properties: > 400m from a shop: <b>14,026</b> > 800m from a shop: <b>682</b>	Number of properties > 400m from a shop: <b>10,580</b> > 800m from a shop: <b>67</b>	SO1
<p><b>8</b> <b>Required as part of the Purple Flag submission and in relation to R1-R3</b></p>	<p><b>Success of Night Time Economy</b></p> <p>Useful to assess two indicators to consider breadth of issues:-</p> <ul style="list-style-type: none"> <li>- Footfall (Gants Hill) – PMRS methodology between 8pm and 1am</li> <li>- Crime and ASB between 10pm and 5am</li> </ul>	Peak footfall (number per hour)  Crime (number)	Not Monitored  Not Monitored	N/A  132	592  123	Purple Flag Award retained. Information will be updated for re submission in 2014.	Purple Flag re-submission submitted September 2014. Light-touch assessment meant that this data was not required / collected	SO1

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>9 Local Indicator</b>	<p><b>Private Garden Land</b></p> <p>Planning applications approved on back garden land.</p> <p><i>(Source: London Development Database)</i></p>	Concentrate development on previously developed land.	Not monitored	Not monitored	0,092 hectares or 920 square metres.  5 planning applications for new dwellings.	17 new units approved as part of planning applications for new dwellings. 5 planning applications with 18 net residential Approvals involving the demolition of existing properties, through the intensification of residential development.	25 new units approved as part of planning applications for new dwellings. Of these two planning applications with 4 units were approved for the demolition of existing properties through the intensification of residential development.	SO1
<b>10 Core Strategy</b>	<p><b>Residential Density</b></p> <p>Density of residential approvals, expressed as dwellings per hectare (dph)</p> <p><i>(Source: London Development Database)</i></p>	<p>Ilford: 240-435 dph</p> <p>Other District/Local Centres: 50-120 dph</p> <p>Residential Areas: 30-65 dph</p>	<p>Ilford: 744 dph</p> <p>Other District / Local Centres: 249 dph</p> <p>Residential Areas- 77dph</p>	<p>Ilford: 362dph</p> <p>Other District / Local Centres: 124dph</p> <p>Residential Areas: 81dph</p>	<p>Ilford: 576 dph</p> <p>Other District / Local Centres: 180 dph</p> <p>Residential Areas: 86 dph</p>	<p>Ilford: 138 dph</p> <p>Other District / Local Centres: 237 dph</p> <p>Residential Areas: 114 dph.</p>	<p>Ilford: 282 dph</p> <p>Other District / Local Centres: 210 dph</p> <p>Residential Areas- 104 dph</p>	SO1 SO4 SO7
<b>11 Core Strategy</b>	<p><b>Previously Developed Land</b></p> <p>Percentage of new and converted dwellings on previously developed land.</p> <p><i>(Source: London Development Database)</i></p>	90%	93%	100%	100%	100 %	100%	SO1 SO7

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>12 Local Output Indicator</b>	<p><b>Biodiversity</b></p> <p>a) All species recorded in the borough b) Designated species c) London Invasive species d) Absent species record</p> <p><i>(Source: Vision and Greenspace Information for Greater London)</i></p>	Maintain or improve performance	Not Monitored	Not Monitored	Not monitored	a) 21,420 b) 9,036 c) 507 d) 675	Data not yet available.	SO2
<b>13 Policy E1 Borough Wide Primary Policies DPD</b>	<p><b>Green Belt</b></p> <p>Refused Planning Applications on Green Belt designated land</p> <p><i>(Source: LBR Planning and Regeneration)</i></p>	Only allow appropriate development in the Green Belt unless very special circumstances are demonstrated in accordance with the NPPF.	Not Monitored	Not Monitored	Six refused planning applications in the Green Belt. 2 applications refused on the grounds of non compliance with Green Belt policy.	Eight refused planning application in the green belt. Four applications refused on the grounds of non-compliance with Green Belt policy.	Three refused planning applications in the green belt.	SO2
<b>14 BWPP  Sustainable Design &amp; Construction SPD</b>	<p><b>Air Quality</b></p> <p><i>Source: LBR Planning - APAS</i></p>	All applications to comply with Policy E8.	Not Monitored	Not Monitored	Policy E8 applied to discharging a condition at Ashton Playing Fields.	Policy E8 applied to an extractor fan application on Ilford Lane. No conditions related to Policy E8.	Policy E8 applied to three approvals. One related to a discharge of condition, the second related to a major application and the final application related to a full planning application.	SO2 SO4

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<p><b>15 London Plan, policy 5.1</b></p> <p><b>REAct</b></p> <p><b>Local Indicator</b></p>	<p><b>Council's Carbon Dioxide Emissions</b></p> <p>The Council's carbon dioxide emissions.</p> <p><i>(Source: London Borough of Redbridge / CRC)</i></p> <p><b>Redbridge Borough's Carbon Dioxide emissions</b></p> <p>Incorporating industrial/commercial, domestic and road transport sectors.</p> <p><i>(Source: DECC)</i></p>	<p>Council: A percentage reduction in the Council's carbon dioxide emissions.</p> <p>Redbridge: Reduction in the per capita emissions (tonnes / capita).</p>	<p>Council: Comparable data not available / complete</p> <p>Redbridge (borough): 3.6 (in 2009)</p>	<p>Council: 36,714 tonnes</p> <p>Redbridge: 3.7 tonnes / capita (in 2010)</p>	<p>Council: 32,726 tonnes</p> <p>Redbridge: 3.4 tonnes / capita (in 2011)</p>	<p>Council: 29,246 tonnes</p> <p>Redbridge: 3.5 tonnes / capita (in 2012)</p>	<p>Council: 27,522 tonnes</p> <p>Data not yet available</p>	SO2
<p><b>16 Waste DPD Monitoring</b></p>	<p><b>Protected Waste Sites</b></p> <p>Monitor the throughput of identified Recycling Facilities in Redbridge.</p> <p><i>(Source: Environment Agency)</i></p>	<p>Annual Permitted Tonnage (Licensed Capacity)</p> <p><i>Chigwell Road Reuse and Recycling Centre:</i> 28,600</p> <p><i>Iford Recycling Centre Redbridge:</i> 7,500</p> <p><i>Clinical Waste Ltd (Goodmayes Hospital):</i> 7,000</p>	Nor Monitored	Not Monitored	<p><i>Chigwell Road Reuse and Recycling Centre:</i> Received:22,114 tonnes Removed: 22,114 tonnes</p> <p><i>Iford Recycling Centre Redbridge:</i> Received: 14,811 tonnes Removed: 14,795 tonnes</p> <p><i>Clinical Waste Ltd (Goodmayes Hospital):</i> N/A</p>	<p><i>Chigwell Road Reuse and Recycling Centre:</i> Received: 20,586 tonnes Removed: 20,586 tonnes</p> <p><i>Iford Recycling Centre Redbridge:</i> Received: 14,504 tonnes Removed: 14,934 tonnes</p> <p><i>Clinical Waste Ltd (Goodmayes Hospital):</i> N/A</p>	<p><i>Chigwell Road Reuse and Recycling Centre:</i> Received: 21,334 tonnes Removed: 21,334 tonnes</p> <p><i>Iford Recycling Centre Redbridge:</i> Received: 14,281 tonnes Removed: 14,141 tonnes</p> <p><i>Clinical Waste Ltd (Goodmayes Hospital):</i> N/A</p>	SO2

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<p><b>17</b></p> <p><b>SP3: Built Environment</b></p> <p><b>Policy CC5: Energy Efficiency and Sustainable Development</b></p> <p><b>Sustainable Design and Construction SPD</b></p>	<p><b>Sustainable Urban Drainage Systems</b></p> <p>Number of Sustainable Urban Drainage Systems conditioned on Planning Applications</p> <p><i>(Source: LBR Planning and Regeneration)</i></p>	Annual Improvement leading up to the implementation of the Flood Water Management Act	Not Monitored	Not Monitored	<p>15 applications approved subject to a SUDS condition.</p> <p>11 or 47% of these were major applications; 3 were full planning applications and one was a extension of time limit application.</p>	<p>10 applications approved subject to a SUDS condition.</p> <p>3 or 20% of these were major applications; 4 were full planning applications; 3 householder apps was a time limit application. 2 variations on conditions have not been recorded; assumed to be recorded for a previous AMR.</p>	<p>4 applications approved subject to a SUDS condition. 3 or 75% were householder applications, 1 was for a major application.</p>	SO2 SO3
<p><b>18</b></p> <p><b>Core Strategy Strategic Policy 2: Green Environment</b></p>	<p>Avoiding Flood Damage</p> <p><b>Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.</b></p> <p><i>(Source: LBR – APAS)</i></p>	No planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	<p>None.</p> <p>Total Applications with EA consultation: 34</p> <p>Applications Approved: 21</p> <p>Applications Refused – 10</p> <p>Applications Withdrawn- 3</p>	<p>None</p> <p>Total applications approved with EA consultation: 17</p> <p>Two were subject to conditions, of which one has been discharged.</p>	<p>None</p> <p>Total applications approved with EA consultation: 49.</p> <p>15 were subject to conditions, of which six have been discharged and two are under consideration.</p>	<p>None.</p> <p>Environment Agency objected to six applications. Two on the ground of an unsatisfactory FRA; two for the non-provision of a FRA; one due to the risk to life and property and one as the surface water risk assessment was unsatisfactory</p>	<p>None.</p> <p>Total applications approved with EA consultation: 58</p> <p>Six were subject to conditions.</p> <p>3 prior approval applications approved- no flooding issues identified.</p>	SO3 SO4

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>19 Strategic Policy 2: Green Environment</b>	<p><b>Open Space</b></p> <p>Homes with access to public open space and nature, and proportion of the area that is greenspace. There are four types of public open space according to the 2011 London Plan. Homes further away from the maximum recommended distance are considered to be deficient in access to that type of public open space. Access to nature measures the proportion of homes with good access to nature. The final measure is the proportion of area that is greenspace within the ward. In these combined scores, each of the three measures has been given a weight of 33%.</p> <p><i>(Source: GLA Ward Well Being Scores- Greenspace Information for Greenspace for Greater London and Ordnance Survey)</i></p>	Maintain open space access	<p><b>2008</b></p> <p>Aldborough: 8.7 Barkingside: -11.9 Bridge: 9.9 Chadwell: -25.7 Church End: 1.9 Clayhall: -3.6 Clementswood: -4.5 Cranbrook: 10.0 Fairlop: 7.1 Fullwell: 2.9 Goodmayes: -1.4 Hainault: 12.7 Loxford: 1.2 Mayfield: -1.1 Monkhams: 10.0 Newbury: -5.9 Roding: 10.4 Seven Kings: -5.8 Snaresbrook: 4.0 Valentines: 2.9 Wanstead: 19.4</p>	<p><b>2009</b></p> <p>Aldborough: 8.7 Barkingside: -11.9 Bridge: 9.9 Chadwell: -25.7 Church End: 1.9 Clayhall: -3.6 Clementswood: -4.5 Cranbrook: 10.0 Fairlop: 7.1 Fullwell: 2.9 Goodmayes: -1.4 Hainault: 12.7 Loxford: 1.2 Mayfield: -1.1 Monkhams: 10.0 Newbury: -5.9 Roding: 10.4 Seven Kings: -5.8 Snaresbrook: 4.0 Valentines: 2.9 Wanstead: 19.4</p>	<p><b>2010</b></p> <p>Aldborough: 8.7 Barkingside: -11.9 Bridge: 9.9 Chadwell: -25.7 Church End: 1.9 Clayhall: -3.6 Clementswood: -4.5 Cranbrook: 10.0 Fairlop: 7.1 Fullwell: 2.9 Goodmayes: -1.4 Hainault: 12.7 Loxford: 1.2 Mayfield: -1.1 Monkhams: 10.0 Newbury: -5.9 Roding: 10.4 Seven Kings: -5.8 Snaresbrook: 4.0 Valentines: 2.9 Wanstead: 19.4</p>	<p><b>2012</b></p> <p>Aldborough: 8.7 Barkingside: -11.9 Bridge: 9.9 Chadwell: -25.7 Church End: 1.9 Clayhall: -3.6 Clementswood: -4.5 Cranbrook: 10.0 Fairlop: 7.1 Fullwell: 2.9 Goodmayes: -1.4 Hainault: 12.7 Loxford: 1.2 Mayfield: -1.1 Monkhams: 10.0 Newbury: -5.9 Roding: 10.4 Seven Kings: -5.8 Snaresbrook: 4.0 Valentines: 2.9 Wanstead: 19.4</p>	Data not available yet.	SO2 SO8
<b>20 Crossrail Corridor AAP</b>	<p><b>Building Heights</b></p> <p>Applications approved that accord with the building height strategy in the Crossrail Corridor AAP.</p> <p><i>(Source: LBR – Planning Policy)</i></p>	To ensure high quality design and buildings of a scale and massing appropriate to the locality.	Not Monitored	Not Monitored	18 or 100% of approved schemes fall within the maximum height policy.	Two majors both fall within the maximum height policy.	One major approved which falls within the maximum height policy.	SO3

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>21 Ilford AAP</b>	<p><b>Building Heights</b></p> <p>Applications approved that accord with the building height strategy in the Ilford AAP.</p> <p><i>(Source: LBR – Planning Policy)</i></p>	To ensure high quality design and buildings of a scale and massing appropriate to the locality.	Not Monitored	Not Monitored	5 or 83% of approved schemes fall within the maximum height policy. 1 or 17% of schemes go higher than the policy.	No majors approved within Ilford.	2 were below the maximum heights policy, one was above.	SO3
<b>22 Core Strategy</b>	<p><b>Use of Householder Design Guide SPD</b></p> <p><i>(Source: LBR – APAS)</i></p>	Number of applications refused using the principles set out in the SPD	Not in place	Not in place	From adoption in January 2012: Three applications were refused using the SPD. One of these was taken to appeal were it was dismissed.	59 applications were refused using the SPD. 7 of these were taken to appeal where they were allowed and 11 were dismissed at appeal, a ratio of 39%/ 61% respectively.	65 applications were refused using the SPD. 18 of these applications were taken to appeal where 13 were allowed and 5 dismissed a ratio of 73%/28% respectively.	SO3
<b>23 Local</b>	<p><b>Protecting Heritage Assets</b></p> <p>Number of heritage assets at risk</p> <p><i>(Source: English Heritage)</i></p>	Historic assets at risk to be kept under 10.	3 buildings; 1 Registered Park and 1 Conservation Area	2 buildings, 1 Registered Park and 2 Conservation Areas	2 buildings, 1 Registered Park and 2 Conservation Areas	3 buildings, 1 Registered Park and 2 Conservation Areas	3 buildings, 1 Registered Park and 2 Conservation Areas	SO3



Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>24</b> <b>Local Crossrail Corridor AAP</b>	<p><b>Designated Heritage Assets</b></p> <p><b>Number of:</b></p> <p>(a) Statutory Listed Buildings by English Heritage.</p> <p>(b) Statutory Listed Parks/ Gardens by English Heritage.</p> <p>(c) Designated Conservation Areas by LBR.</p> <p>(d) Locally listed buildings by LBR</p> <p>(e) Locally listed buildings protected by an Article 4 Direction.</p> <p><i>(Source LBR Planning and Regeneration and English Heritage)</i></p>	Maintain or increase the number of entries in each heritage asset type.	Not Monitored	(a) 130 (b) 2 (c) 16 (d) 132 (e) 0	(a) 131 (b) 2 (c) 16 (d) 131 (e) 0	(a) 131 (b) 2 (c) 16 (d) 131 (e) 0	(a) 132 (b) 2 (c) 16 (d) 130 (e) 1	SO3
<b>25</b> <b>Local Indicator</b>	<p><b>Character Appraisals</b></p> <p>Number of Conservation Areas with an up to date (produced or reviewed within the last 5 years) Character Appraisal in place.</p> <p><i>(Source LBR Planning and Regeneration)</i></p>	Increase number of Conservation Areas with up to date Character Appraisals.	Not monitored	Not monitored	4 Character Appraisals for George Lane (2008), Wanstead Park, Woodford Green and Woodford Wells (2007).	4 Character Appraisals for George Lane (2008), Wanstead Park, Woodford Green and Woodford Wells (2007).	2 Character Appraisals for : George Lane (2008) Woodford Broadway (2013).	SO3

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>26</b> <b>Local Indicator</b>	<p><b>Management Plans</b></p> <p>Number of Conservation Areas and Historic Gardens/ Parklands with an up to date (produced or reviewed within the last 5 years) Management Plan in place.</p> <p><i>(Source LBR Planning and Regeneration)</i></p>	Increase number of Conservation Areas and Historic Gardens/ Parklands with an up to date Management Plan in place.	Not monitored	Not monitored	2 CAMPs/ Enhancement Schemes for Wanstead Park (2007) and Wanstead Village (2008)	2 CAMPs / Enhancement Schemes for Wanstead Park (2007) and Wanstead Village (2008)	1 CAMP / Enhancement Scheme: Wanstead Village (2008).	SO3
<b>27</b> <b>BWPP DPD (policy BD1)</b>  <b>Sustainable Design &amp; Construction SPD (policy 4.7)</b>  <b>London Plan, policy 5.3</b>	<p><b>Code for Sustainable Homes</b></p> <p>Increase in residential developments which achieve Code for Sustainable Homes Level 4.</p> <p><i>(Source: London Borough of Redbridge).</i></p>	Increase in the proportion of developments. Monitored by conditions.	Policy not in place.	Policy not in place	From January- March 2012 six planning applications were approved subject to a condition requiring the Code for Sustainable Homes Level 4 to be met.	Fifty (50) planning applications were Approved subject to a condition requiring the Code for Sustainable Homes Level 4 to be met.	Twenty (20) planning applications were Approved subject to a condition requiring the Code for Sustainable Homes Level 4 to be met.	SO3
<b>28</b> <b>BWPP DPD (policy BD1)</b>  <b>Sustainable Design &amp; Construction SPD (policy 4.7)</b>  <b>London Plan, policy 5.3</b>	<p><b>BREEAM</b></p> <p>Increase in non-residential developments which achieve BREEAM Excellent.</p> <p><i>(Source: London Borough of Redbridge)</i></p>	Increase in the proportion on developments. Monitored by conditions.	Policy not in place	Policy not in place	Four applications approved subject to the BREEAM Excellent condition	Eleven applications approved subject to the BREEAM Excellent Condition.	Twenty (20) planning applications were approved subject to the BREEAM Excellent Condition.	SO3

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<p><b>29</b> <b>BWPP DPD</b> <b>(policy BD1)</b></p> <p><b>Sustainable Design &amp; Construction SPD (policy 6.6)</b></p> <p><b>London Plan, policies 5.2, 5.5, 5.6 &amp; 5.7</b></p>	<p><b>Carbon Emissions</b></p> <p>Increase in residential and non residential developments which achieve a 25% reduction in carbon emissions over Part L 2010.</p> <p><i>(Source: London Borough of Redbridge).</i></p>	Increase in the proportion of developments which achieve a 25% reduction in carbon emissions over Part L 2010.	Standard Not in Place.	Standard Not in Place.	Twelve applications approved with condition to achieve a 25% reduction in carbon emissions over Part L of the Building Regulations.	Twenty-six (26) Applications approved with condition to achieve a 25% reduction in carbon emissions over Part L of the Building Regulations.	Twenty-one (21) Applications approved with condition to achieve a 25% reduction in carbon emissions over Part L of the Building Regulations.	SO3
<p><b>30</b> <b>BWPP DPD</b> <b>Policy H2</b></p>	<p><b>Lifetime Homes</b></p> <p><i>(Source: LBR – Planning Policy)</i></p>	All new homes built to Lifetime Homes standard.	22% (all but 24 completions were granted approval prior to the adopted of the LDF).	140 out of 348 (40%) dwellings meet LH standard.	412 out of 515 (80%) completions met the Lifetime Homes standards.	233 out of 304 (77%) completions met the Lifetime Homes standards.  60 out of 304 (20%) completions were wheelchair accessible units.	167 out of 224 (75%) completions met the Lifetime Homes standards.  2 out of 224 (0.9%) completions were wheelchair accessible units.	SO4
<p><b>31</b> <b>Local Indicator</b></p>	<p><b>Aviation</b></p> <p><i>(Source: LBR – Planning Policy)</i></p>	To ensure the Council remains engaged with all relevant parties (CAA, DfT, NATS, London Councils, GLA) on aviation issues affecting the Borough, in accordance with the Council Motion of November 2009.	Not Monitored	Not Monitored	Seven responses submitted to Aviation consultations since April 2011.	Ten responses submitted to Aviation consultations since April 2012.	Six consultation responses between April 2013 and March 2014.	SO4 SO6

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>32</b> <b>Relates to B1, B2 and R1-R3</b>  <b>PI 25</b>	<p><b>People in jobs overall</b></p> <p>Employment rate for people between numbers are for those aged 16 and over, % are for those of aged 16-64.<sup>17</sup></p> <p>Job Density based on mid year figure.</p> <p><i>(Source: Nomisweb)</i></p>	Annual increase	<p>In employment: <b>118,200 (64.5%)</b></p> <p>Employed: <b>95,000 (52.0%)</b></p> <p>Self-employed: <b>22,600 (12.3%)</b></p> <p>Job Density <b>0.45</b></p>	<p>In employment: <b>119,500 (65.2%)</b></p> <p>Employed: <b>102,700 (56.6%)</b></p> <p>Self-employed: <b>16,800 (8.5%)</b></p> <p>Job Density <b>0.44</b></p>	<p>In employment: <b>118,700 (64.8%)</b></p> <p>Employed: <b>93,700 (51.4%)</b></p> <p>Self-employed: <b>24,600 (13.2%)</b></p> <p>Job Density <b>N/A</b></p>	<p>In employment: <b>127,000 (67.9%)</b></p> <p>Employed: <b>104,700 (56.6%)</b></p> <p>Self-employed: <b>21,700 (11.1%)</b></p> <p>Job Density <b>N/A</b></p> <p>Note: figures updated from original 12/13 AMR.</p>	<p>In employment: <b>128,400 (67.3%)</b></p> <p>Employed: <b>106,100 (56.5%)</b></p> <p>Self-employed: <b>21,800 (10.5%)</b></p> <p>Job Density: <b>0.5 (2012)</b></p>	SO5

<sup>17</sup> 'In Employment' includes government-supported training and employment programmes, and those doing unpaid family work so will be higher than the sum of the 'Employed' and 'Self-employed' categories. This is 'Residence based' data, rather than 'Workplace based' data. This contrasts with the Industrial and Employment Sites Evidence Base which provides information on the availability of employment places in the borough, rather than the level of employment of the borough's residents.

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>33</b> <b>Relates to B1, B2 and R1-R3</b>  <b>PI 47</b>	<b>Working age people on out of work benefits</b>	Annual decrease	JSA Claimants <b>7,009 (3.9%)</b>	JSA Claimants <b>6,722 (3.8%)</b>	JSA Claimants <b>7,156 (4.0%)</b>	JSA Claimants <b>6,681 (3.6%)</b>	JSA Claimants <b>4,525 (2.4%)</b>	SO5 SO9
	1. Numbers of people on Job Seeker's Allowance (JSA) and National Insurance Credits and proportion of total population between 16 and 64.  2. Numbers of JSA claimants for greater than 12 months with percentage as a proportion of the total JSA claimants.  Figures for March at end of each period.  <i>(Source: Nomisweb Advanced Search)</i>		JSA >12mnths <b>885 (12.6%)</b>	JSA >12mnths <b>815 (12.1%)</b>	JSA >12mnths <b>1575 (22.0%)</b>	JSA>12 Months <b>1,740 (26.0%)</b>	JSA>12 Months <b>1,740 (29.7%)</b>	

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<p><b>34</b> Relates to Strategic Objective 5: Jobs and Prosperity</p> <p>PI 46</p>	<p><b>Deprivation<sup>18</sup></b></p> <p>1. Income Support Claimant Rate (per population aged 16-64) 2. % Children in out of work families</p> <p>NB the Borough Profiles are updated each quarter although this is not necessary true of all data within</p> <p><i>(1. DWP; 2. HMRC – Both on the GLA Borough Profiles available through Redbridge-I and GLA Datastore)</i></p>	Annual decrease	Not Monitored	<p>Income Support: <b>3.9%</b></p> <p>Children in OOW families: <b>24.3% (2010)</b></p>	<p>Income Support <b>N/A</b></p> <p>Children in OOW families: <b>N/A</b></p>	<p>Income Support <b>2.6%</b> (Aug 2012 figure)</p> <p>Children in OOW families <b>18.8% (2010/11 figures)</b></p>	<p>Income Support <b>1.9%</b> (Feb 2013)</p> <p>Children in OOW families: <b>15.5% (2013)</b></p>	SO5
<p><b>35</b> London Plan SPG as well as Policy B1 BWPP</p> <p>PI 29</p>	<p><b>Overall Stock of Industrial Land and Offices</b></p> <p>VOA use floorspace area and industrial categories include 'Factories, Workshops &amp; Warehouses', waste transfer, garages, stores, sorting offices etc (see VOA Release Notes)</p> <p><i>(Source: VOA Office floorspace also from London Office Policy Review, GLA)</i></p>	Reduction of 0.5% p.a. (equiv. to 1,500sqm p.a. floorspace or 0.35ha site area)	<p>Floorspace: <b>314,000sqm</b></p> <p>Office floorspace: <b>154,000sqm</b></p>	<p>Floorspace: <b>301,000sqm</b></p> <p>Site area: <b>69.5ha</b></p> <p>Office floorspace: <b>156,000sqm</b></p>	<p>Floorspace: <b>301,000sqm</b></p> <p>Office floorspace: <b>156,000sqm<sup>19</sup></b></p>	No updated information available.	No updated information available	SO5

<sup>18</sup> Consistent with GLA approach for Borough Profiles

<sup>19</sup> NB the London Office Property Review states a figure of 195,000, but as this report is not done annually, the VOA data will be used.

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<p><b>36</b> Relates to B1, B2 and R1-R3  PI 28</p>	<p><b>Change in employment floorspace by type</b></p> <p><i>1. All land greater than 500sqm<sup>20</sup></i></p> <p><i>All floorspace lost and gained in permissions granted between 01/04/2007 and 25/09/2012</i></p> <p><i>(Source: London Development Database)</i></p>	<p>Per Annum:</p> <p>Approximately 3,500 sqm of A1 space. A2: 1,250 sqm A3- A5: 2,000 sqm <b>Total: A1- A5: 6,750sqm</b></p> <p>Approximately <b>2,500 sqm of B1-B8 space.</b></p> <p>(Redbridge Retail Demand Study, 2012)</p>	Not Monitored	Not Monitored	<p>Retail, Prof. Services and Food and Drink (A1-A5): <b>5,270sqm</b></p> <p>Business and Industry (B1, B2, B8):<sup>21</sup> <b>-14,262sqm</b></p> <p>Resi and non-resi institutions, assembly and leisure (C2, D1 &amp; D2): <b>52,066sqm</b></p> <p>Other (SG): <b>-20,862sqm</b></p>	<p>Retail, Prof Services and Food and Drink (A1-A5): <b>-805 sqm</b></p> <p>Business and Industry (B1, B2, B8): <b>-830 sqm</b></p> <p>Resi and non-resi institutions, assembly and leisure (C1/ C2, D1 &amp; D2): <b>9,999 sqm + 28 C1/C2 bed-spaces</b></p> <p>Other (SG) <b>-235 sqm</b></p>	<p>Retail, Prof. Services and Food and Drink (A1-A5): <b>605 sqm</b></p> <p>Business and Industry (B1, B2, B8): <b>-5,724 sqm</b></p> <p>Resi and non-resi institutions, assembly and leisure (C1/ C2, D1 &amp; D2): <b>5,940 sqm + 10 C1/C2 bed-spaces</b></p> <p>Other (SG) <b>--6,584 sq</b></p>	SO5
<p><b>37</b> London Plan SPG and B1, B2 of the BWPP  New Indicator</p>	<p><b>Frictional Vacancy Rate (Borough Wide)</b></p> <p><i>This has previously been sourced from Business Rates data. Have to check if this is continually available. Categories as per VOA and detailed SIC code details</i></p> <p><i>(Source: Business Rates through LLPG)</i></p>	Approximately 5-8%	Not monitored	Not monitored	<p>7.0% (excluding Broadmead units)  (GLA estimate = 2.7%)</p>	Not Monitored	Not Monitored	SO5

<sup>20</sup> The London Employment Sites Database uses thresholds of 1,000sqm for 'B' uses and 5,000sqm for 'A' and 'D' uses for the purposes of considering developments with a significant impact on employment. This information is available if required.

<sup>21</sup> A breakdown of each of these land use classes is also available

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<p><b>38</b></p> <p><b>B1 and B2 BWPP but also other indicators related to the attractiveness of the borough for business</b></p> <p><b>New Indicator</b></p>	<p><b>Rental Value</b></p> <p>This is currently being assessed as an average of a sample for each of the designated Industrial areas. Indicator needs to be an aggregate figure. Requires regular upkeep of the Land Use Survey database.</p> <p>Based on £/sqm p.a.</p> <p><i>(Source: Retail and Industrial: VOA (processed through land use survey forms) – based on figures for 2005 and 2010</i></p> <p><i>Office: London Office Property Review)</i></p>	<p>Annual increase.</p> <p>NB Retail is based on peak rental values while offices and industrial are based on average</p>	Not Monitored	Not Monitored	<p>RETAIL: <u>Ilford</u> <b>£1,575/ sqm p.a.</b></p> <p><u>District Centre Average</u> <b>£376/sqm p.a.</b></p> <p><u>Local Centre Average</u> <b>£308/sqm p.a.</b></p> <p>OFFICES: <b>£129/ sqm p.a.</b></p> <p>INDUSTRIAL LAND: <b>Approx £64/ sqm p.a.</b></p>	No updated information available.	No updated information available.	SO5



Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<p><b>39</b> <b>B1 and B2 BWPP but also other indicators related to the attractiveness of the borough for business</b></p> <p><b>New Indicator</b></p>	<p><b>Agent Views</b></p> <p>Previous analysis based on an agreed questionnaire to a list of agents:-</p> <ul style="list-style-type: none"> <li>• Strettons</li> <li>• Glenny</li> <li>• Bennett Phillips Luton</li> <li>• Countrywide Commercial</li> <li>• Andrew Caplin</li> <li>• Johal Regan</li> <li>• Helm Asset Management</li> <li>• Hilbery Chaplin</li> <li>• Kemsley</li> <li>• Spencer Craig</li> </ul> <p>Not previously included numerical response</p> <p><i>(Source: Direct survey)</i></p>	<p>Amount of interest (maybe high / medium / low)</p> <p>Qualitative response</p>	Not Monitored	Not Monitored	<p>See description. Key issues:</p> <ul style="list-style-type: none"> <li>i. demand is for small (150-200sqm max) units</li> <li>ii. too much low quality office space</li> <li>iii. access is Redbridge's greatest attribute</li> </ul>	No updated information available.	No updated information available	SO5
<p><b>40</b> <b>B1 and B2 BWPP but also other indicators related to the attractiveness of the borough for business</b></p>	<p><b>Enterprise Births and Deaths</b></p> <p><i>(Source: Office of National Statistics (Nomisweb))</i></p>	<p>Positive variance between births and deaths (by number)</p>	<p>Change in Enterprises <b>+40</b></p> <p>Births: <b>1,485</b></p> <p>Deaths: <b>1,445</b></p>	<p>Change in Enterprises <b>-245 (-2.5%)</b></p> <p>Births: <b>1,525 (15.9%)</b></p> <p>Deaths: <b>1,770 (18.4%)</b></p>	Data Not Available.	Data not available.	Data not available.	SO5

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>41 Minerals DPD</b> <b>32 L</b>	<b>Aggregates Production</b> (Total tonnage of aggregates extracted each year)  Production of Primary Land Won Aggregates (LBR Property Services)	London Plan target: sand and gravel extraction is 100,000 tonnes per annum, minimum.	111,000 tonnes	149,730 tonnes	Production between Apr 2011 and Apr 2012 approx. c167,000T. Between May and Sept 2012 28,160T of minerals imported for RMC operations.	0 tonnes. Quarry ceased production in May 2012.	0 tonnes. Quarry ceased production in May 2012.	SO5
<b>42 Minerals DPD</b> <b>33 L</b>	<b>Aggregates Recycling</b>  'Percentage of recycling/re-use of Construction, Demolition and Excavation Waste.	Target 95% by 2020 (There are currently no aggregates recycling facilities in Redbridge)	None	None	None	None	None	SO5
<b>43 Minerals DPD</b>	<b>Total proven remaining Minerals supply</b>	Sufficient to allow 100,000 tonnes annual extraction until 2031	No change in proven supply.	No change in proven supply.	No change in proven supply.	No change in proven supply.	No change in proven supply.	SO5
<b>44 Minerals DPD</b>	<b>Total proven Minerals supply with planning permission</b>	Minimum of 700,000 tonnes (i.e. annual extraction target X 7 years).	NA	NA	11,000 tonnes	11,000 tonnes	None	SO5
<b>45 Minerals DPD</b>	Planning permission granted for minerals extraction at <b>Aldbrough Hatch Farm (Site 1)</b>	September 2012	No application submitted	No application submitted	No application submitted	No application submitted	No application submitted	SO5
<b>46 Minerals DPD</b>	Planning permission granted for minerals extraction at <b>Hainault Farm (Site 2)</b>	September 2013	No application submitted	No application submitted	No application submitted	No application submitted	No application submitted	SO5

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>47 Minerals DPD</b>	<b>Minerals After Care</b> Nature conservation/outdoor sport and recreation aftercare strategy agreed as part of site restoration proposals	All minerals extraction planning permissions	NA	NA	Application 00217/12 Variation of Conditions 27, 41, 48 and 52 of approved planning permission 2118/00. Restoration of the site from agriculture/woodland to integrated nature conservation/ amenity use; as previously varied under 3468/06.	Variation of Conditions 27, 41, 48 and 52 of approved planning permission 2118/00 was approved on 28/03/2012. Restoration of the site from agriculture/woodland to integrated nature conservation/ amenity use; as previously varied under 3468/06. The application is currently being implemented.	Ongoing implementation of previous approvals / conditions.	SO5
<b>48 Minerals DPD</b>	<b>Noise reduction</b>	Any target agreed and reported as part of site specific Environmental Management System.	None	None	None	None	None	SO5
<b>49 Minerals DPD</b>	<b>Reducing dust</b>	Any target agreed and reported as part of site specific Environmental Management System	None	None	Between the months of May-Sept during landfill and mineral importation operations dust suppression has been carried out on site as required	Between the months of May-Sept during landfill and mineral importation operations dust suppression has been carried out on site as required.	No current activity on site.	SO5

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>50 Minerals DPD</b>	<b>Regular Redbridge participation in London Aggregates Working Party</b>	Redbridge is represented at every London Aggregates Working Party meeting.	<ul style="list-style-type: none"> <li>Feb 2009</li> <li>Feb 2010 (workshop)</li> <li>Mar 2010</li> <li>Sept 2010</li> </ul>	<ul style="list-style-type: none"> <li>Apr 2011</li> <li>Oct 2011</li> </ul>	<ul style="list-style-type: none"> <li>Next meeting Dec 2012</li> </ul>	<ul style="list-style-type: none"> <li>October 2013.</li> </ul>	<ul style="list-style-type: none"> <li>Sept 2014, Next meeting March 2015</li> </ul>	SO5
<b>51 Core Strategy</b>	<b>Travel Reduction</b> <i>(Source: LBR – APAS)</i>	All major development to be accompanied by Travel Assessment and Green Travel Plans.	14 out of 17 Major apps approved (82%) required Green Travel Plan by condition and 5 Green Travel Plans were triggered.	14 Major applications approved subject to GTP condition.  13 applications triggered GTP conditions in this period.	11 out of 31 Major applications (35%) were approved subject to a Green Travel Plan condition.  2 applications triggered GTP conditions in this period.	22 Major applications have been approved with subject to a Green Travel Plan of a total of 49 (45%).	22 Major applications have been approved subject to a Green Travel Plan of a total of 35 (63%).	SO6
<b>52 Core Strategy</b>	<b>Encouraging Cycling</b> <i>(Source: London Development Database)</i>	Cycle parking facilities in all developments.	704 spaces completed in all development	234 spaces completed in all major development (2.6 spaces for every 3 units)	974 cycle parking spaces were approved as part of new development proposals (1.03 spaces for every unit).	326 cycle parking spaces approved as part of all planning applications (0.8 spaces for every unit).	516 cycle parking spaces approved as part of all planning applications (2.3 per application).	SO6
<b>53 Local Indicator</b>	<b>School travel patterns</b> <i>(Source: LBR Highways)</i>	A percentage reduction in children travelling to school by private car.	28.8%	27.4%	Data not available	Data not available	Data not available.	SO6

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>54</b> <b>Core Strategy</b>	<p><b>Building Homes</b> Housing trajectory showing:</p> <ul style="list-style-type: none"> <li>i. Net additional dwellings over the previous five-year period.</li> <li>ii. Net additional dwellings for the current year.</li> <li>iii. Projected net additional dwellings up to the end of the relevant development plan document period.</li> <li>iv. The annual net additional dwelling requirement.</li> <li>v. Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performance.</li> </ul> <p><i>(Source: London Development Database)</i></p>	760 dwellings per annum From 2015/16: to be 1,123 dwellings per annum  Accompanying Housing Trajectory and Five Year Land Supply	<ul style="list-style-type: none"> <li>i. 4,237</li> <li>ii. 885</li> <li>iii. 7,231 (with windfall allowance) 6,671 (without windfall)</li> <li>iv. 905</li> <li>v. 868</li> </ul>	<ul style="list-style-type: none"> <li>i. 3,791</li> <li>ii. 348</li> <li>iii. 5772 (with windfall allowance) 5292 (without windfall)</li> <li>iv. 905</li> <li>v. 942</li> </ul>	<ul style="list-style-type: none"> <li>i. 2,973</li> <li>ii. 515</li> <li>iii. 12,174 (with windfall allowance) 9,674 (without windfall)</li> <li>iv. 760</li> <li>v. 760</li> </ul>	<ul style="list-style-type: none"> <li>i. 2,648</li> <li>ii. 273</li> <li>iii. 13,947 (with windfall allowance) 10,347 (without windfall)</li> <li>iv. 760</li> <li>v. 557</li> </ul>	<ul style="list-style-type: none"> <li>i. 2,234</li> <li>ii. 204</li> <li>iii. 9808 (with windfall allowance) 9529 (without windfall)</li> <li>iv. 760</li> <li>v. 336</li> </ul>	SO7
<b>55</b> <b>Ilford AAP</b>	<p><b>Housing in Ilford</b> <i>(Source: London Development Database)</i></p>	2,641 units between 2006-2010  1,705 units between 2011-2016	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  LO08 – The Mill, Victor Wharf, Roden Street – 47 units	Total – 315 units  CW09 – Pioneer Point – 294 units Peachy House – 19 units Others – 2 units	Total- 6 units No allocated Opportunity Sites, three small scale development on Cranbrook Road.	Total- 15 units. No allocated Opportunity Sites, six small scale developments.	SO7

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>56</b> <b>Gants Hill AAP</b>	<b>Housing in Gants Hill</b> <i>(Source: London Development Database)</i>	800 new homes to 2017.	Total – 200 Former Odeon Cinema: 118 25 Woodford Avenue: 2 29 Woodford Avenue: 1 Bramley Crescent: 79	Total –105 units Site H/CR03 – Bramley Crescent – 42 units Site K/NE11 – Former Odeon Cinema - 57 units Unallocated – 539-541 Cranbrook Road – 6 units	Total – 2 units Woodford Avenue – 2 units	Total- 0 units	Total- 0 units	SO7
<b>57</b> <b>Crossrail Corridor AAP</b>	<b>Housing in Crossrail Corridor</b> Number of new homes. Number of Opportunity Sites delivered. <i>(Source: London Development Database)</i>	150 new homes to be delivered annually to 2021. Delivery of the Opportunity Sites set out in Table 5.1 of the Crossrail Corridor Area Action Plan.	Not Monitored	Total - 10 units Unallocated – 13-15a Chadwell Heath Lane – 2 units Unallocated – 53 Felbrigg Road – 1 unit Unallocated – 50 Eastwood Road – 3 units Unallocated – 2b Kingswood Road – 1 unit Unallocated – 845 High Road – 3 units	Total – 25 units All unallocated sites <10 units each	Total- 155 units CCS14- Grove Farm- 112 units. CCCW07- 561a High Road- 12 units Unallocated- <10 units each- rest 31 units.	Total-45 units. CCS25- 75- 85 Grove Road, Romford- 9 units. Unallocated <10 units each- 36 units.	SO7

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>58 Core Strategy</b>	<p><b>Delivering Affordable Homes</b></p> <p>Affordable housing completions in all new developments.</p> <p>Affordable housing completions in major developments (10 or more units).</p> <p>Number of applications approved that meet the affordable housing threshold and the number of affordable units proposed.</p> <p><i>(Source: London Development Database)</i></p>	Maximum reasonable amount reflecting the borough-wide strategic target of 50%.	<p>Total – 107 (12%)</p> <p>6,7 and 8 Mill Road, Ilford: 37</p> <p>Former Odeon Cinema: 54</p> <p>246 – 250 High Road: 16.</p> <p>31% of major developments (10 or more units)</p>	<p>Total units – 114 (32.76% of total completions)</p> <p>Social Rented – 76</p> <p>The Mill, Victor Wharf – 38</p> <p>98-10 High Road – 38</p> <p>Intermediate – 38</p> <p>Former Odeon Cinema – 20</p> <p>The Mill, Victor Wharf – 9</p> <p>98-10 High Road – 9</p>	<p>Total – 54 units (9% of total completions)</p> <p>Social Rented: Adj. 616 Green Lane – 17 units</p> <p>Liston Way – 3 units</p> <p>Intermediate: Pioneer Point – 27 units</p> <p>Adj. 616 Green Lane – 7 units</p>	<p>Total- 116 units (43% of total completions)</p> <p>Grove Farm- 31 social rented, 8 supported housing, 20 affordable rent and 53 shared ownership units. This works out as 53% rented and 47% intermediate</p> <p>4 Purchase and Repair Schemes in Ilford.</p>	<p>Total- 2 units (1% of completions). Two different schemes- one intermediate, one social rented.</p>	SO7
<b>59 Local Output Indicator</b>	<p><b>Gypsies and Travellers</b></p> <p>Number of Gypsy and Traveller pitches</p> <p><i>(Source: LBR Planning and Regeneration and Housing)</i></p>	Maintain the number of Gypsy and Traveller pitches	16	16	16	16	16	SO7

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>60</b> <b>Policy H2 of the Borough Wide Primary Policies DPD</b>	<b>Conversions</b>  Number of planning applications approved for conversions from family occupied houses to smaller units.  <i>(Source: London Development Database)</i>	Only allow conversions in Metropolitan or District Centres or where the surrounding area comprises predominantly converted properties.	Not Monitored	Not Monitored	Four approved planning applications for conversions from family occupied houses. Net increase of 7 units.	32 residential units approved as part of planning applications for the sub division of units. Of these 2 applications were approved for the sub division of family units.	30 units approved as part of planning applications/ Certificates of Lawfulness. Of these 2 applications approved for sub division of family units- both retained units with 3+ bedrooms.	SO7
<b>61</b> <b>Local Output Indicator</b>	<b>Houses in Multiple Occupation</b>  Number of Houses in Multiple Occupation  <i>(Source: LBR Planning and Regeneration LLPG)</i>	None	Not Monitored	Not Monitored	17 Licensed HMOs.  LLPG: 82 HMOs with 740 rooms.	20 Licensed HMOs. LLPG 138 HMOs. 2 HMOs created with seven rooms in 12/13.	45 Licensed HMOs (July 14) LLPG: 172 4 HMOS created with 11 rooms.	SO7
<b>62</b> <b>Core Strategy</b>	<b>Housing Need</b>  Type and tenure mix of completions.  <i>(Source: London Development Database)</i>	New homes to meet the dwelling type and tenure mix requirements identified in the Redbridge Strategic Housing Market Assessment 2010 (SHMA).	Not Monitored	Housing completions (gross) by tenure and bedroom  Market = 141x1, 86x2, 23x3, 3x4, 4x5+ Social Rented = 10x1, 53x2, 13x3 Intermediate = 29x1, 9x2	Market = 6xstud/livework, 194x1, 287x2, 26x3, 10x4, 4x5+  Social Rented = 2x1, 14x2, 2x3, 1x4, 1x5+  Intermediate = 15x1, 18x2, 1x3	Market= 12Xstudio, 97X1, 2X55, 14X3, 13X4  Affordable= 32X1, 58X2, 6X3, 8X4	Market= 22Xstudio, 90X1, 53X2, 24X3, 9X4, 4X5+  Social Rented= 1X4  Intermediate= 1Xstudio v	SO7 SO4



Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>63</b> <b>Local Indicator</b>	<b>Temporary Accommodation</b> Number of households living in temporary accommodation  <i>(Source: LBR – Housing)</i>	Reduce number of households in temporary accommodation.	2,173	2,145	2,318	2,113	August 2014: 2,171	SO7 SO4
<b>64</b> <b>Local Output Indicator</b>	<b>Quantity of Open Space Accessible to the Public</b>  a) General public access b) Limited access c) Restricted access d) No access e) Total  <i>(Source: LBR Planning and Regeneration)</i>	Increase quantity of open space accessible to the public	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) 217.612 ha c) 276.44 ha d) 600.995 ha e) 2165.9 ha	a) 1,016.85 ha b) 217.612 ha c) 276.44 ha d) 600.995 ha e) 2165.9 ha	a) 1,016.85 ha b) 217.612 ha c) 276.44 ha d) 600.995 ha e) 2165.9 ha	a) 1,016.85 ha b) 217.612 ha c) 276.44 ha d) 600.995 ha e) 2165.9 ha	SO8
<b>65</b> <b>Policy CR1: Borough Wide Primary Policies DPD</b>	<b>CR1 Open Space</b> Number of Planning Applications approved on CR1 protected Open Spaces  <i>(Source: LBR Planning and Regeneration)</i>	Only approve development proposals which are supportive of and ancillary to the purpose of that open space.	Not Monitored	Not Monitored	None.	Seven applications approved on protected spaces. Four included school buildings; one for a MUGA, one for a replacement pavilion and one for the community use of a site.	Eight applications approved on protected spaces- all on school sites. 2 were for enhancements, one involved relocating a play area on hardstanding and five were on areas not formally designated as playing fields	SO8

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>66</b> <b>Local Output Indicator</b>	<b>Use Class D2 (Assembly and Leisure)</b>  Amount of floorspace approved and percentage delivered in town centres.  <i>(Source: Local Development Database)</i>	Net increase and majority delivered in town centres	Not Monitored	Not Monitored	286 sqm approved (0% in town centres). Net loss of 1285 sqm overall.	2,032 sqm approved (100% in Ilford Metropolitan centre). Net loss of -7765 sqm overall..	172 sqm approved (100% in Gants Hill District centre). Net loss of 136 sqm overall.	SO8
<b>67</b> <b>Relates to Policy CR3 of the BWPP (and to CR1, CR4 and C1)</b>  <b>New Indicator</b>	<b>Floorspace by type of cultural facilities across the borough.</b>  <i>Includes museums, galleries, cinemas, theatres and other music and entertainment venues</i>  <i>(Source: LLPG)</i>	No decline.  Can also assess qualitatively in terms of distribution in relation to population, quality, etc	Not Monitored	Not Monitored	2 cinemas 2 theatres 1 museum 14 libraries (incl mobile) 1 model railway 1 stately home 1 visitor centre	Not Monitored	2 cinemas 4- Leisure, Theatres/arenas/ Stadium 1-Museum 14 libraries (incl mobile) 1-Stately home. 2- visitor centres	SO8
<b>68</b> <b>Relates to Policy CR3 of the BWPP (and to CR1, CR4 and C1)</b>  <b>New Indicator</b>	<b>Floorspace and types of sport and recreation facilities</b>  <i>Includes public and private leisure centres and gyms</i>  <i>Doesn't include private sports or members clubs</i>  <i>(Source: LLPG)</i>	Increase in both public and private facilities (the latter in accordance with the Retail Demand Study)	Not Monitored	Not Monitored	5 leisure centre 1 boating lake 4 gyms 2 athletics tracks 1 cycling centre 5 snooker clubs 2 10pin bowling centres 2 bingo halls	Not Monitored.	5- leisure centres 1 boating lake 2 bingo halls 2- athletics tracks 2 snooker clubs 1 cycling centre 24- allotments	SO8

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<p><b>69</b> Relates to Policy CR1-4 and C1, C2 of the BWPP New Indicator</p>	<p><b>Participation (analogous to user views)</b></p> <p><i>Annual survey of adult participation in sport and active recreation (formerly N18), measured by Sport England's Active People Survey.</i></p> <p><i>Percentage of the adult population (age 16 years and over) in a local area who participate in sport and active recreation, at moderate intensity, for at least 30 minutes on at least 12 days out of the last 4 weeks (equivalent to 30 minutes on 3 or more days a week).</i></p> <p><i>(Source: Sport England website)</i></p>	<p>Figures for 2010-12 London average 20.8%</p> <p>Havering 18.5% B&amp;D 14.4%</p>	20.3% <sup>22</sup>	See note	18.1% <sup>23</sup>	22.9% (2012-2013 second quarter results).	2012/13: latest results available: 22.8%	SO8
<p><b>70</b> Strategic Policy 10: Community Facilities</p>	<p><b>Use Class D1 (Non Residential Institutions)</b></p> <p>Amount of floorspace approved and percentage delivered in town centres.</p> <p><i>(Source: Local Development Database)</i></p>	Net increase and majority delivered in town centres	Not Monitored	1,000 sqm (92% in town centres).	5,255 sqm approved (0% in town centres).	11,940 sqm approved (0% in town centres).	8,785 sqm approved (1.8% in town centres).	SO9

<sup>22</sup> Oct 2007 - Oct 2009

<sup>23</sup> Oct 2009 – Oct 2011

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>71 Strategic Policy 10: Community Facilities</b>	<b>Section 106</b>	Maintain and increase contributions made through the planning system	(a) 25 deeds	(a) 52 deeds	(a) 83 deeds	(a) 5 deeds	(a) 7 deeds	SO9
	(a) Number of S106 agreements signed for the reported year and by contribution type (see Appendix for details).		(b) £1,414,142	(b) £1,081,797	(b) £805,601	(b) £692,533	(b) £1,013,515	
	(b) Amount of S106 money triggered & received for the reported year and where it has been spent.		(c) 2,783,000 from 2 sites	(c) Nil	(c) £1,261,625 from 2 sites	(c) £88,279 from 2 sites	(c) Nil	
	(c) In addition, S106 receipts related to affordable housing commuted sums agreed.							
	<i>(Source: LBR Planning and Regeneration)</i>							

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>72</b>	<p><b>CIL Reg 62 – LBR as both charging and collecting authorities</b></p> <p><b>Paying for Infrastructure - LBR CIL</b></p> <p>(a) The total LBR CIL receipts for the reported year;  (b) The total LBR CIL expenditure for the reported year;  (c) Summary details of LBR CIL expenditure during the reported year including—  (i) The items of infrastructure to which LBR CIL (including land payments) has been applied,  (ii) The amount of LBR CIL expenditure on each item,  (iii) The amount of LBR CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part);  (iv) The amount of CIL applied to administrative expenses pursuant to regulation, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation; and  (d) The total amount of CIL receipts retained at the end of the reported year.</p> <p><i>(Source: LBR Planning and Regeneration)</i></p>	Maintain and increase contributions made through the planning system	N/A – LBR CIL yet adopted	N/A – LBR CIL yet adopted	<p>(a) £15,435 received from 2 sites between Jan-Apr 2012.</p> <p>(b) Nil actual spent.</p> <p>(c)(i) Nil spent, but Cabinet approved CIL allocation for Barkingside Town Centre Project to match Mayor's Outer London Fund (OLF) in Jan-12. (£200k of allocated by Cabinet in Jun-12.)</p> <p>(c)(ii) Nil spent yet. See (c)(i) above.</p> <p>(c)(iii) Nil applied yet.</p> <p>(c)(iv) £771.75 (i.e. 5%)</p> <p>(d) £15,435</p>	<p>(a) £264,941 received from 30 sites, inc. £106,764 from 5xLBR scheme (eg schools).</p> <p>(b) £106,764 of CIL receipts from 5xLBR schemes recycled back to the original development. (c)(i &amp; ii)  These include:  1) £49.2k - New Children Play Centre in Fairlop Waters Country Park;  2) £1.1k – EcoPods at Orchard Estate;  3) £2.7k - Replacement Pavilion, Knox Sports Ground;  4) £7.8k Beal High School;  5) £46k -Mayespark Primary School.</p> <p>Also, Cabinet approved CIL allocation for Crossrail Public Realm Project. (£1.5m pre-allocated by Cabinet Jan-14.)</p> <p>(c)(iii) Nil applied yet.</p> <p>(c)(iv) £7,908.85 (i.e. 5% of 25xnon-LBR schemes, totaling £158,177)</p> <p>(d) £150,268.15 (i.e. £264,941-£106,764-£7,908.85</p>	<p>(a) £1,958,645 received from 40 sites, inc. £1,035, 921 from 8xLBR scheme.</p> <p>(b) £1,035, 921 of CIL receipts from 8xLBR schemes recycled back to the original development. (c)(i &amp; ii)  These include:  1) £59,7k (New building &amp; extensions for Downshall Primary;  2) £58.3k (New building 0220/13 for Barley Lane Primary;  3) £57.9k (New building for Chadwell Primary;  4) £1.7k(New building 1109/13 for Barley Lane Primary;  5) £565.4k (New building for Mayfield School;  6) £25.9k (New building for Little Heath School;  7) £212.2k (New School for Isaac Newton Primary;  8) £54.8k (New extensions 2266/12 for Beal High School.</p> <p>(c)(iii) Nil applied yet.</p> <p>(c)(iv) £46,136.23 (i.e. 5% of 32xnon-LBR schemes, totaling £922,724.61)</p> <p>(d) £876,587.77 (i.e. £1,958,645 -£1,035, 921-£46,136.23)</p>	SO9

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>73 Community Infrastructure Plan (CIP)</b>	<p><b>Projecting LBR CIL Income:</b></p> <p>(a) Value of CIL based on CIL Liability Notice (CLN) first issued for the reported year (include surcharge &amp; exclude relief).</p> <p>(b) Total CIL-chargeable floor area (net additional GIA) from all CLN issued for the reported year.</p> <p>(c) Quality of CIL-chargeable GIA Info, such as. % of CIL Info Form received</p> <p>i) Received from applicants/ agents versus</p> <p>ii) Actual measurement from approved floor plans. (% of difference &amp; equivalent CIL liability).</p> <p>(c)(iii) No. &amp; % of developments understate the amount of CIL-chargeable GIA</p> <p>(d) Relief granted (in terms of CIL-chargeable GIA)</p> <p>(e) CIL Review requests/ appeals dealt with to date.</p> <p><i>(Source: LBR Planning and Regeneration)</i></p>	Maintain and increase contributions made through the planning system	N/A – LBR CIL yet adopted	N/A – LBR CIL yet adopted	<p>(a) £2,315,309 from 44 CLNs</p> <p>(b) GIA of 33,055sqm</p> <p>(c) 36 out of 44 CLNs (82%) with CIL Info Form received</p> <p>(c)(i) Total of 30,112sqm reported among the 36 developments</p> <p>(c)(ii) Total of 31,833sqm measured among the 36 developments (i.e. 5.5% more than reported, equivalent to £ 120,470 in CIL liability).</p> <p>(c)(iii) 9 out of 36 or 25%</p> <p>(d) Nil relief granted among the 44 CLNs above.</p> <p>(e) 1 out of the 44 CLNs (requested &amp; resolved Sep-12, 2012/3)</p>	<p>(a) £2,578,716 from 111 CLNs</p> <p>(b) GIA of 36,858sqm</p> <p>(c) 71 out of 111 CLNs (63%) with CIL Info Form received</p> <p>(c)(i) Total of 21,655.8sqm reported among the 71 developments</p> <p>(c)(ii) Total of 23,297.9sqm measured among the 71 developments (i.e. 7.6% more than reported, equivalent to £114,801 in CIL liability).</p> <p>(c)(iii) 26 out of 71 or 37%</p> <p>(d) GIA of 1,214.8sqm granted relief among the 111 CLNs above.</p> <p>(e) 10 out of the 111 CLNs (all requests resolved).</p>	<p>(a) £5,724,366 from 120 CLNs</p> <p>(b) GIA of 62,095sqm</p> <p>(c) 68 out of 120 CLNs (57%) with CIL Info Form received</p> <p>(c)(i) Total of 30,363.1sqm reported among the 68 developments</p> <p>(c)(ii) Total of 33,999.3 sqm measured among the 68 developments (i.e. 12% more than reported, equivalent to £285,742 in LBR CIL &amp; £135,518.25 in Mayor CIL.</p> <p>(c)(iii) 18 out of 68 or 26.5%</p> <p>(d) GIA of 7,201.5sqm granted relief among the 120 CLNs above.</p> <p>(e) 5 out of the 120 CLNs (all requests resolved)</p>	SO9

Indicator and its derivation		Target	09/10	10/11	11/12	12/13-	13/14	LDF Strategic Obj.
<b>74</b>	<p><b>CIL – LBR as Collecting Authority solely</b></p> <p><b>Mayoral CIL</b></p> <p>(a) The total Mayoral CIL receipts collected for the reported year; (NB. <u>Starting in April 2012</u>)</p> <p>(b) The total amount of Mayoral CIL transferred to TfL for the reported year; (NB. <u>Starting in April 2012</u>)</p> <p>(c) The total amount of Mayoral CIL applied to administrative expenses and as a % of Mayoral CIL collected in the reported year, pursuant to CIL Regulations. (NB. <u>Starting in April 2012</u>)</p> <p><i>(Source: LBR Planning and Regeneration &amp; Finance)</i></p>	Maintain and increase contributions made through the planning system for Crossrail transport infrastructure	N/A – Mayoral CIL yet adopted	N/A – Mayoral CIL yet adopted	N/A – Mayoral CIL adopted in April 2012.	<p>(a) <b><u>£30,593.50</u></b> [= £805 (Qtr1) + £6,615 (Qtr2) + £6,804 (Qtr3) + £16,369.50 (Qtr4)]</p> <p>(b) <b><u>£29,369.76</u></b> [= £772.80 (Qtr1)+ £6,350.40 (Qtr2) +£6,531.84 (Qtr3) + £15,714.72 (Qtr4)]</p> <p>(c) <b><u>£1,223.74</u></b> [= £32.20 (Qtr1)+£264.60 (Qtr2) +272.16 (Qtr3) + £654.78 (Qtr4)]</p>	<p>(a) <b><u>£197,142.61</u></b> [= £94,091.23 (Qtr1)+ £19,350.31 (Qtr2) +£47,377.32 (Qtr3) + £36,323.75 (Qtr4)]</p> <p>(b) <b><u>£189,256.91</u></b> [= £90,327.58 (Qtr1)+ £18,576.30 (Qtr2) +£45,482.23 (Qtr3) + £34,870.80 (Qtr4)]</p> <p>(c) <b><u>£7,885.70 or 4%</u></b> [= £3,763.65 (Qtr1)+ £774.01 (Qtr2) +£1,895.09 (Qtr3) + £1,452.95 (Qtr4)]</p>	SO9

## Appendix C: Completions – 2013/14

Borough Reference	Development Description	Site Name / Number	Primary Street Name	Post Code	Ward	Total Site Area (Proposed)	Net Residential gain (units)	Town Centre Location
0055/12	Detached three bedroom dwelling with rear conservatory and shared vehicular access with 158 New North Road.	158	New North Road	IG6 2XP	FAIRLOP	0.022	1	None
0125/12	Demolish existing garage and store. Two storey building with metal staircase to first floor comprising two, one person studio units with associated bin store.	Rear Of 612	Green Lane	IG3 9SQ	GOODMAYES	0.011	2	Goodmayes Local Centre
0136/11	Redevelopment and extensions to existing 3.5 storey building to front of site comprising (A4) use at ground floor with 3x3 bedroom and 2x2 bedroom flats and roof terraces at upper floors. Associated parking and landscaping. New 3.5 storey row of terrace houses to rear of site comprising 4x4 bedroom houses. (Conservation Area Consent sought under App.No. 0259/11).	566-568	High Road	IG8 0QJ	MONKHAMS	0.088	9	None
0190/13	Single storey and part two storey rear extension with mansard roof to create one additional flat.	58	Eastwood Road	IG3 8UU	SEVEN KINGS	0.040	1	None
0325/13	Change of use from shop (A1) to self contained ground floor flat (C3) and alterations to front elevation.	4	Tring Close	IG2 7LQ	ALDBOROUGH	0.007	1	None
0355/11	Change of use of dental surgery to two self-contained one bedroom flats.	1213	High Road	RM6 4AL	CHADWELL	0.009	2	Chadwell Heath District Centre



Borough Reference	Development Description	Site Name / Number	Primary Street Name	Post Code	Ward	Total Site Area (Proposed)	Net Residential gain (units)	Town Centre Location
0360/13	Change of use from offices use (Class A2) to residential use (Class C3). Two storey rear and single storey rear extension. New door and bay window to replace existing shopfront. (SUMMARY)	8	Ivy Terrace	IG2 7RF	NEWBURY	0.009	1	None
0388/09	Construction of a two storey 4 bedroom dwelling house attached to the side elevation of the existing property at No. 15.	15	Kingsley Road	IG6 2LL	FAIRLOP	0.017	1	None
0535/12	Demolish existing first floor rear extension. New first floor rear extension and new additional floor over whole of building to form four x one bedroom self-contained flats with balcony at second floor level to Cranbrook Road elevation. New front door entrance. Ancillary alterations.	118	Cranbrook Road	IG1 4LZ	VALENTINES	0.011	4	Iford Metropolitan Centre
0536/12	Alterations and extension to existing dwelling to create a new two bedroom dwelling. Alterations include the conversion of a garage to create a front entrance to the new dwelling. Ground and first floor rear extensions with obscurely glazed windows to side elevation at first floor.	5	Evesham Way	IG5 0EQ	CLAYHALL	0.012	1	None
0581/11	Conversion of existing flat into two, one bedroom flats. Single storey rear extension. Loft conversion with rear dormer.	361a	Green Lane	IG3 9TQ	GOODMAYES	0.006	2	Seven Kings Key Retail Parade
0613/13	Use of a dwelling as two separate self contained residential flats (Retrospective) SUMMARY	5	Hickling Road	IG1 2HY	LOXFORD	0.013	2	None

Borough Reference	Development Description	Site Name / Number	Primary Street Name	Post Code	Ward	Total Site Area (Proposed)	Net Residential gain (units)	Town Centre Location
0694/11	EXTENSION TO TIME LIMIT IMPOSED ON APPLICATION NO.1191/08:Refurbishment of the existing retail unit and residential unit, partial demolition of the rear extension and erection of a new rear extension to provide four new flats. Car parking and refuse storage at rear.	90	High Road	IG1 1DS	CLEMENTSWOOD	0.007	4	Iford Metropolitan Centre
0703/11	Two storey rear extension with dormers, to provide twelve additional rooms to existing hotel. Changes to car park layout.	Park Hotel, 325	Cranbrook Road	IG1 4UE	VALENTINES	0.039		None
0820/10	Erection of 2 storey rear extension to create one x three bedroom house.	R/O 671-673	High Road	IG3 8RQ	SEVEN KINGS	0.024	1	None
0834/08	Conversion and extension of existing garages and first floor flat to provide accommodation and amenities for three self-contained flats.	124	Onslow Gardens	E18 1NB	RODING	0.031	3	None
0884/11	EXTENSION TO TIME LIMIT IMPOSED ON APPLICATION NO.1803/08: 2x1 bedroom flats over existing single storey shops.	119-127	Belgrave Road	IG1 3LG	CRANBROOK	0.009	2	Iford Key Retail Parade
0920/12	First floor rear extension. Conversion of first and second floor and loft above ground floor commercial unit to provide one x one bedroom unit, one x two bedroom units and two studio apartments, including dormer to rear and two roof lights to front elevation.	113	George Lane	E18 1AB	CHURCH END	0.015	4	South Woodford District Centre
0951/11	EXTENSION TO TIME LIMIT IMPOSED ON APPLICATION NO. 1086/08: New detached dwelling house adjacent to 91 Felbrigge Road.	Land Adjacent 91	Felbrigge Road	IG3 9XH	GOODMAYES	0.015	1	None
0970/11	New detached two bedroom dwelling adjacent to 2 Durham Avenue.	Rear Of 245-247	Prospect Road	IG8 7NG	BRIDGE	0.020	1	None
0995/11	Erection of 2x4 bedroom houses.	Land	Cranbrook	IG6 1JD	BARKINGSIDE	0.045	2	None

Borough Reference	Development Description	Site Name / Number	Primary Street Name	Post Code	Ward	Total Site Area (Proposed)	Net Residential gain (units)	Town Centre Location
		Adjacent 833	Road					
1015/09	Single storey side/rear extension to existing motorcycle showroom. Change of use of upper floors from ancillary office/storage and first floor side/rear extension and loft conversion with rear dormer, to create 4 self-contained one bedroom flats. New gates to entrance off Cowslip Road.	51-53	George Lane	E18 1LN	RODING	0.025	4	South Woodford District Centre
1040/13	Use of property as 4 x 1 bed flats and 1 x 2 bed maisonette.	58	Eastwood Road	IG3 8UU	SEVEN KINGS	0.046	5	None
1041/12	Conversion of house to 4 flats. Two storey rear extension. Alteration to windows and creation of two door openings in flank elevation.	70	Aldersbrook Road	E12 5DL	WANSTEAD	0.038	4	None
1057/07	Erection of a three bedroomed detached dwelling.	Rear Of 19	Clarendon Road	E18	CHURCH END	0.026	1	None
1123/11	EXTENSION TO TIME LIMIT IMPOSED ON APPLICATION NO.1009/08: Two storey side, two storey and single storey rear extension with basement to provide one three-bedroom dwelling.	Land Adjacent 111	Redbridge Lane East	IG4 5DB	CLAYHALL	0.017	1	None
1198/12	First floor rear extension, loft conversion with rear dormer with one rear roof light. Conversion of existing three bedroom flat into two flats.	9c	Aberdour Road	IG3 9SA	GOODMAYES	0.037	4	None
1209/10	Change of use from (D1) community building to 2x1 bedroom self-contained flats.	Podium Level, Block B	Newbury Central	IG2 7HS	ALDBOROUGH	0.004	2	None
1221/09	Change of use from first floor offices to self-contained flat.	24	Cameron Road	IG3 8LB	SEVEN KINGS	0.008	1	Seven Kings Local Centre

Borough Reference	Development Description	Site Name / Number	Primary Street Name	Post Code	Ward	Total Site Area (Proposed)	Net Residential gain (units)	Town Centre Location
1242/11	Change of use of estate office to four bedroom dwelling. New canopy and dustbin enclosure to rear. New boundary fencing, railings and planting beds. Two associated parking bays.	1-2	Tiptree Crescent	IG5 0SZ	FULLWELL	0.018	1	None
1309/13	Retrospective application for a studio flat in loft space with 3 rear dormers and creation of communal amenity area at first floor level.	119-127	Belgrave Road	IG1 3LG	CRANBROOK	0.014	1	Iford Key Retail Parade
1338/10	Demolish existing garage and erect three bedroom dwelling adjoining No.1 Flora Gardens. Extension to existing roof at No. 1 Flora Gardens.	1	Flora Gardens	RM6 4BQ	CHADWELL	0.031	1	None
1345/10	Conversion of existing ground floor flat into 2x1 bedroom flats. Single storey rear extension.	57	Elgin Road	IG3 8LN	SEVEN KINGS	0.017	2	None
1398/10	Loft conversion with three rear dormers and three roof lights to front roof slope to create one x 1 bed flat in roof space.	98	Aldborough Road South	IG3 8EY	NEWBURY	0.015	1	None
1416/12	Use of building as a synagogue with ancillary accommodation to include a function room and caretakers flat on second floor.	The Dennis Centre, 84	Beehive Lane	IG1 3RS	CRANBROOK	0.010	1	None
1448/09	New three bedroom detached dwelling with vehicular access off Lambs Meadow.	Rear Of 1a	Westview Drive	IG8 8LX	RODING	0.034	1	None
1462/10	Loft conversion with rear dormer. Single storey first floor extension. Conversion of property into two flats.	365a	Green Lane	IG3 9TQ	GOODMAYES	0.006	2	Seven Kings Key Retail Parade
1469/12	Conversion of upper floors from retail storage to three self-contained flats. New external metal staircase to rear elevation.	211	High Road	IG1 1LX	CLEMENTSWOOD	0.015	3	Iford Metropolitan Centre

Borough Reference	Development Description	Site Name / Number	Primary Street Name	Post Code	Ward	Total Site Area (Proposed)	Net Residential gain (units)	Town Centre Location
1470/13	Conversion of dwelling into one x 1 bedroom flat and one x 2 bedroom flat (Retrospective).	129	Horns Road	IG6 1DF	ALDBOROUGH	0.019	2	None
1480/09	Demolish existing two storey extension. Two storey side and single storey rear extension to create new dwelling.	Adj To 20	Virginia Gardens	IG6 1PT	FAIRLOP	0.015	1	None
1484/12	Change of use existing first and second floors to two residential units with new doors and window in first floor east elevation.	219	High Road	IG1 1LX	CLEMENTSWOOD	0.015	2	Ilford Metropolitan Centre
1499/11	Part single, part two storey rear extension. Mansard roof extension with two side dormers. Internal alterations to existing first floor flat to create one additional flat.	50	Eastwood Road	IG3 8XA	SEVEN KINGS	0.012	2	None
1525/10	Construction of a new two bedroom house adjoining existing house at 25 Lombard Avenue.	Land Adjacent 25	Lombard Avenue	IG3 8ER	NEWBURY	0.019	1	None
1539/11	Demolish existing surgery building. Erection of three new two bedroom terraced houses and associated parking and landscaping	563	New North Road	IG6 3TF	HAINAULT	0.049	3	None
1557/09	Demolish existing buildings. Construction of a three storey building comprising live-work units with integral garages, bin and bicycle stores and 2 work units at ground floor and 2x1 bedroom flats at upper floors.	Garages And Workshops Rear Of 176-180	High Road	IG8 9EF	CHURCH END	0.016	2	None
1569/13	Change of use from office (B1) to residential (C3a).	2	Sylvan Road	E11 1QN	SNARES BROOK	0.012	1	None
1622/12	Erection of a mansard roof to create an additional one bedroom flat.	627d	High Road	IG3 8RA	SEVEN KINGS	0.010	2	Seven Kings Local Centre
1627/11	Conversion of existing two bedroom flat to provide two self-contained flats, new	102	Pretoria Road	IG1 2HW	LOXFORD	0.006	2	None

Borough Reference	Development Description	Site Name / Number	Primary Street Name	Post Code	Ward	Total Site Area (Proposed)	Net Residential gain (units)	Town Centre Location
	window opening to flank elevation to Pretoria Road.							
1670/13	Continued use as five self contained studios/ flats.	938	Eastern Avenue	IG2 7JB	NEWBURY	0.031	5	None
1706/10	Demolish existing building. Erection of nine residential dwellings.	75-85	Grove Road	RM6 4PD	CHADWELL	0.161	9	None
1714/09	Mansard roof extension and extension of front pediment to form 1 x 2 bedroom, self contained flat. External staircase to rear of building.	35a	The Broadway	IG8 0HQ	MONKHAMS	0.003	1	Woodford Broadway/ Snakes Lane Local Centre
1739/13	Extension to existing residential building to provide an additional storey of accommodation comprising two x 1 bedroom flats. (Summary)	31	Bentley Way	IG8 0SD	MONKHAMS	0.088	2	None
1750/08	Demolish existing retail and restaurant. Construction of new 3 storey building, comprising ground floor commercial unit (A3 restaurant) and 5 x residential units above.	1-3	Station Parade	E11 1QF	SNARES BROOK	0.018	5	None
1751/10	Conversion of two flats into one dwelling house. Single storey rear extension. Loft conversion with rear dormer.	47	Endsleigh Gardens	IG1 3EQ	CRANBROOK	0.027	1	None
1776/12	Conversion of existing flat above post office shop into two self contained flats at first and second floors.	612	Green Lane	IG2 9SQ	GOODMAYES	0.012	2	Goodmayes Local Centre
1808/12	Conversion of existing ground floor into 2 x 1-bed flats and single storey rear extension.	5	Holstock Road	IG1 1LG	CLEMENTSWOOD	0.021	2	Ilford Metropolitan Centre
1874/12	Use of (C3) dwelling as a HMO for a maximum of six residents (C4).	25	Goodmayes Lane	IG3 9PB	GOODMAYES	0.028	1	None

Borough Reference	Development Description	Site Name / Number	Primary Street Name	Post Code	Ward	Total Site Area (Proposed)	Net Residential gain (units)	Town Centre Location
1925/11	Single storey rear extension and mansard roof extension to create three studio flats. Change of use of ground floor from offices (A2) to restaurant/take away (A3/A5) use. Extractor flue on rear elevation. Alteration to shop front.	43	York Road	IG1 3AD	VALENTINES	0.009	3	Iford Metropolitan Centre
1927/09	New three bedroom town house.	Land Adjacent 29	Cleveland Road	E18 2AE	CHURCH END	0.015	1	None
1968/13	Retrospective application for conversion of property to three flats.	77	Meads Lane	IG3 8NR	SEVEN KINGS	0.023	3	None
1995/11	Conversion of existing first floor offices to a two bedroom flat with the creation of a balcony to east elevation.	627d	High Road	IG3 8RG	SEVEN KINGS	0.018	1	None
2077/11	Demolish existing building (nursing home). Erection of an irregular shaped one to three and a half storey building comprising six two-bedroom flats with associated parking and landscaping. Increase width of existing dropped kerb.	79	Glengall Road	IG8 0DP	MONKHAMS	0.086	6	None
2101/12	Conversion of part of ground floor (B1) to one studio flat.	102	Pretoria Road	IG1 2HW	LOXFORD	0.003	1	None
2102/13	Use as two flats.	2a	Melford Road	IG1 1RH	CLEMENTSWOOD	0.016	2	None
2119/11	Conversion of single dwelling to two dwellings.	20-21	South Park Crescent	IG1 1XU	MAYFIELD	0.032	2	None
2131/09	Demolition of existing dwelling and garage. Erection of 2x4 bedroom dwellings with bin stores, bike stores and off-street parking.	77	Newlands Road	IG8 0RS	MONKHAMS	0.054	2	None
2155/10	Demolition of existing buildings and erection of fourteen flats with underground parking. (Conservation Area	581-587	High Road	IG8 0RD	MONKHAMS	0.323	14	None

Borough Reference	Development Description	Site Name / Number	Primary Street Name	Post Code	Ward	Total Site Area (Proposed)	Net Residential gain (units)	Town Centre Location
	consent sought under 2192/10) MAJOR APPLICATION							
2163/06	Two and single storey rear extension to existing 2 flats to form 3 flats.	63	Richmond Road	IG1 1JY	CLEMENTSWOOD	0.023	3	None
2196/10	Demolish existing buildings. Erection of a two storey one bedroom dwelling.	Land Rear Of 84-86	Gordon Road	IG1 1SR	MAYFIELD	0.009	1	None
2218/13	Conversion of existing D1 property into 2 x 2 bedroom self-contained flats and associated landscaping.	76	Snakes Lane East	IG8 7QQ	BRIDGE	0.010	2	Woodford Broadway/ Snakes Lane Local Centre
2230/08	One three bedroom house at land adjacent to 57 Fencepiece Road, Hainault.	57	Fencepiece Road	IG6 2LZ	FAIRLOP	0.017	1	None
2254/10	Erection of a two and a half storey five bedroom dwelling house.	Land Adjacent 41a	Nightingale Lane	E11 2HD	SNARES BROOK	0.025	1	None
2307/11	Conversion of first floor offices into one two-bedroom flat and three one-bedroom flats.	253-269	High Road	IG8 9FB	CHURCH END	0.012	4	None
2338/12	Change of use from (C2) Residential care home to (C3) Dwelling.	648	Green Lane	IG3 9RY	GOODMAYES	0.038	1	None
2382/10	Erection of a part two storey, part three storey building with three (A1/A2) units at ground floor, 9x1 bedroom flats at upper floor level. New vehicular access of Kinfauns Road.	51-53	Goodmayes Road	IG3 9UF	GOODMAYES	0.047	9	Goodmayes Local Centre
2398/12	New three bedroom dwelling house adjoining 209 Barley Lane.	Development Site Rear Of 209	Barley Lane	RM6 4XU	SEVEN KINGS	0.035	1	None



Borough Reference	Development Description	Site Name / Number	Primary Street Name	Post Code	Ward	Total Site Area (Proposed)	Net Residential gain (units)	Town Centre Location
2586/11	Retention of basement conversion (A5) use into self-contained flat. Alterations to basement rear elevations.	25a	Goodmayes Road	IG3 9UH	SEVEN KINGS	0.002	1	Goodmayes Local Centre
2604/09	Conversion of 1 Park Avenue and part of 3 Park Avenue to 4 studio flats. Conversion of remainder of 3 Park Avenue to hotel use (ancillary to existing hotel 5, 7 and 9 Park Avenue) to provide 8 ensuite bedrooms, night porter's room and first floor link between 3 and 5 Park Avenue.	1 And 3	Park Avenue	IG1 4RS	VALENTINES	0.051	4	None
2634/09	Part three storey rear extension, creation of two flats on 1st and 2nd floors and extension of ground floor shop and basement office including new shopfronts on Bengal Road frontage. EXTENSION TO TIME LIMIT IMPOSED ON APPLICATION NO. 0211/05	70	Ilford Lane	IG1 2LA	LOXFORD	0.013	2	Ilford Lane Local Centre
2769/07	Three storey block of 9 flats.	Former Woodman P.H., 156	Snakes Lane East	IG8 7JD	BRIDGE	0.047	9	None
2827/10	Change of use of Doctors Surgery to residential.	24	Spratt Hall Road	E11 2RG	SNARES BROOK	0.017	1	None
2834/07	New 4 bedroom dwelling.	Land Adjacent 20	Whitehall Lane	IG8 5JG	MONKHAMS	0.041	1	None
2868/09	Demolish existing dwelling. Erection of a detached new dwelling.	26	Holcombe Road	IG1 4XE	CRANBROOK	0.108	1	None
2920/10	Conversion of existing dwelling into two dwellings. Single storey rear extension. Two storey side extension. Conversion of garage to habitable room.	3	Selsdon Road	E11 2QF	WANSTEAD	0.059	2	None

Borough Reference	Development Description	Site Name / Number	Primary Street Name	Post Code	Ward	Total Site Area (Proposed)	Net Residential gain (units)	Town Centre Location
2979/10	New four bedroom dwelling adjoining 48 Bressey Grove with side and rear dormers. Single storey rear extension and rear dormer to existing dwelling.	48	Bressey Grove	E18 2HU	SNARES BROOK	0.031	1	None
3189/08	Ground floor rear extension to existing building and conversion of building to incorporate 5 self-contained flats with car parking, cycles parking provision. New refuse area and common amenity space to rear of property.	20	Hermon Hill	E11 2AP	SNARES BROOK	0.048	5	None
3339/08	Detached dwelling.	Rear Of 28	High Road	E18 2QL	CHURCH END	0.008	1	South Woodford District Centre
3345/13	Loft conversion with rear dormer and conversion of property to one single dwelling.	395	Cranbrook Road	IG1 4UH	CRANBROOK	0.024	1	None
3357/07	Demolish existing garages and erect a two and a half storey block of 10 flats.	Former Garage Site	Low Close	IG7 4LP	HAINAULT	0.135	10	None
							<b>223</b>	

## Appendix D: Five Year Housing Trajectory – 2015/16-2019/20

Site Address	Ward	2015/16	2016/17	2017/18	2018/19	2019/20	Total
617-631 Eastern Avenue (Junction Yoxley Drive)	Aldborough	3					3
Chase Lane/Perkins Road, Newbury Park	Aldborough				118	119	237
Station Approach/Carlton Drive, Barkingside	Aldborough					45	45
366-380 Horns Road, Barkingside	Aldborough		15				15
Land at Newbury Park Station, Eastern Avenue	Aldborough					97	97
Woodford Avenue/Eastern Avenue Corner, Gants Hill	Barkingside	177					177
Land r/o 73-83 Little Gearies, Gants Hill	Barkingside			10			10
751-753 Cranbrook Road, Barkingside	Barkingside		15				15
Rayleigh Road Garage Site, Woodford Green	Bridge					5	5
R/O The White Hart Public House, Chigwell Road, Woodford Bridge	Bridge					4	4
Corner of Wangey Road and Station Road, Chadwell Heath	Chadwell			41			41
75-85 Grove Road, Romford, RM6	Chadwell	10					10
Car Park and Works, corner of Cedar Park Gardens and Wangey Road, Chadwell Heath	Chadwell					58	58
Redbridge College, Little Heath, Goodmayes	Chadwell					4	4
Chadwell Heath Service Station, 1023 High Road, Chadwell Heath	Chadwell	23					23
8a Cedar Park Gardens, Chadwell Heath	Chadwell			2			2
Polygram Building, Unit 1 Clyde Works, Chadwell Heath Lane, Chadwell Heath	Chadwell				26		26
Car Park Junction of Wangey Road/ Cedar Gardens, Chadwell Heath	Chadwell			10			10
73-77 Grove Road & 15-25 Carnarvon Road, South Woodford	Church End					14	14
38 Grove Hill, South Woodford	Church End			5			5
52 Tavistock Road, South Woodford	Church End			5			5
Station Estate, off George Lane, South Woodford	Church End		76				76
Gordon House, 31 Woodford Road, South Woodford	Church End			9			9
Redbridge Station, Eastern Avenue, Redbridge	Clayhall					45	45
Land bounded by Clements Road, Chadwick Road and Postway Mews	Clementswood		101	100	100		301
112-114 High Road, Ilford	Clementswood			37			37
Town Hall Car Park	Clementswood			50	61		111
187-207 High Road, Ilford	Clementswood		50	50	47		147
Land to south of Winston Way roundabout	Clementswood					35	35
395-405 High Road, Ilford	Clementswood			7			7

Site Address	Ward	2015/16	2016/17	2017/18	2018/19	2019/20	Total
226-244 High Road, Ilford	Clementswood			50	51		101
561A High Road, Ilford	Clementswood					12	12
1-3 Pelham Road, Ilford	Clementswood					4	4
461 High Road, Ilford	Clementswood					22	22
225-227 Green Lane, Ilford	Clementswood			17			17
501 High Road, IG1 1TZ	Clementswood			50	55		105
Car Showroom, Eastern Avenue, Gants Hill	Cranbrook	105					105
Arodene House, 41-55 Perth Road, Gants Hill	Cranbrook		36				36
330- 332 Eastern Avenue, Ilford	Cranbrook	8					8
Commercial House, Eastern Avenue, Gants Hill	Cranbrook			37			37
Montrose House, Gants Hill	Cranbrook			35			35
Eastern Avenue Storage Buildings, Eastern Avenue, Gants Hill	Cranbrook		91				91
Wentworth House, Eastern Avenue, Gants Hill	Cranbrook			35	30		65
250-260 Fencepiece Road	Fairlop				17		17
Fullwell Cross Health Centre, Fencepiece Road, Barkingside	Fairlop		17				17
Kelvin Hughes, New North Road, Hainault	Fairlop		50	50	82		182
Repton Court, Claire House and Fullwell Avenue	Fullwell		50	50	50		150
Seven Kings Methodist Church and hall, Balmoral Gardens, Seven Kings	Goodmayes				15		15
519 Green Lane, Goodmayes	Goodmayes	76					76
55-61 Goodmayes Road, Goodmayes	Goodmayes			13			13
514-518 High Road, Ilford	Goodmayes					4	4
569 High Road, Seven Kings	Goodmayes			7			7
58-64 Goodmayes Road, Goodmayes	Goodmayes			12			12
Hind Head Public House, 2A Burnside Road and 76-80 Valance Avenue, Chadwell Heath	Goodmayes	7					7
Land at Baywood Square Garages, Hainault (Sites)	Hainault			6			6
Lowe Close, Hainault	Hainault					10	10
Land between 135-137 Brocket Way, Hainault	Hainault	5	5	5			15
Land at Five Oaks Lane, Chigwell	Hainault			141	141	142	424
Alfreds Head Public House Manford Way	Hainault	19					19
Marlyon Road Residential Estate, Hainault, Ilford, IG6 3XN	Hainault		55				55
Former Housing Office of Hainault, 113-115 Manford way	Hainault				9		9
Covered Reservoir, New North Road, Hainault	Hainault			99			99

Site Address	Ward	2015/16	2016/17	2017/18	2018/19	2019/20	Total
210 Ilford Lane, Ilford	Loxford		3				3
410-418 Ilford Lane, Ilford	Loxford		50				50
Car Park at Buttsbury Road, Ilford	Loxford			15			15
408 Ilford Lane, Ilford	Loxford			4			4
330-348 Uphall Road, Ilford	Loxford				12	10	22
Sainsbury's, Roden Street, Ilford	Loxford		156	200	264		620
Peachy House, 39 Ilford Hill, Ilford	Loxford		235	100			335
288 Ilford Lane, Ilford	Loxford		5				5
Mill House, Ilford Hill	Loxford	132					132
51-85 Ilford Hill and 1-27 Cranbrook Road	Loxford			50	67		117
60-70 Roden Street and land between Chapel Road and Roden Street, Ilford	Loxford			166	166		332
40 Ilford Hill, Ilford	Loxford					62	62
22-32 Chapel Road, Ilford	Loxford				20		20
Woodford Library, Snakes Lane, Woodford Green	Monkhams				12		12
9 Johnson Road, Woodford Green, IG8 oXB	Monkhams					55	55
2-4 Charteris Road & Woodford Station, Woodford	Monkhams		23			10	33
Hills of Woodford, 536-564 High Road, Woodford Green	Monkhams					14	14
Site A, Crossrail Corridor Investment Area, Goodmayes	Newbury		120				120
Ley Street Council Depot	Newbury			100	100	100	300
Suffolk Court, Newbury Park	Newbury	15					15
482 Ley Street, Ilford	Newbury	57					57
56 Grenville Gardens, Woodford Green	Roding			3			3
Maybank Road & Chigwell Road, Woodford	Roding					36	36
Holy Trinity Church, Hermon Hill, South Woodford	Roding			8			8
120, 120a and other land at Chigwell Road, South Woodford	Roding			25			25
The Joker Public House, Cameron Road, Seven Kings	Seven Kings		8				8
Metropolitan Police, 919-925 High Road, Chadwell Heath	Seven Kings					46	46
Telephone Exchange, Corner of Kingswood Road and High Road, Goodmayes	Seven Kings			14			14
36-48 Goodmayes Road, Goodmayes Road	Seven Kings	10					10
822 (Tesco) High Road, Goodmayes	Seven Kings			114	112	112	338
Seven Kings Car Park & Lorry Park, High Road, Seven Kings	Seven Kings				109		109
Ley Street car park and bus depot, Ilford	Valentines		80	80			160

Site Address	Ward	2015/16	2016/17	2017/18	2018/19	2019/20	Total
Land r/o 41-57 Wanstead Park Road, Ilford	Valentines			27			27
Land Adj 5 Coventry Road, Ilford	Valentines			12			12
51-71 Cranbrook Road, Ilford	Valentines			75	75		150
7 Morland Road, Ilford, IG1 4JU	Valentines			10	10		20
Between Mansfield House & 2 Mansfield Road	Valentines			7			7
61-63 & rear of 59-91 Wanstead Park Road, IG1 3TQ	Valentines			27			27
19 Aldersbrook Road, Wanstead	Wanstead					6	6
<b>Total</b>		647	1241	1970	1749	1071	6678