

## **Appendix 1 – Review of development opportunity sites**

### **1. Introduction**

- 1.1 In response to discussions at the Redbridge Local Plan hearing sessions, and the Inspectors letter dated 27<sup>th</sup> June 2017, the Council has further reviewed Appendix 1 - Development Opportunity Sites to ensure its robustness. This includes a re-assessment of all individual site capacities and likely phasing based on:
- Latest planning application information;
  - Recent discussions with landowners and developers;
  - Recent publications including the Ilford Prospectus<sup>1</sup> and the Redbridge Tall Buildings Study (LBR2.77);
  - Fuller consideration of the impact of site based constraints and non-residential uses on residential capacity.
- 1.2 This note sets out the Council's broad approach to reviewing site capacities and explains assumptions used. It replaces document LBR2.06 and includes an updated schedule of all sites, which reverts back to the original site numbering used in the Regulation 19 Submission Plan.

### **2. Green Belt release sites**

- 2.1 Concept Masterplans have been prepared for the Billet Road, King George and Goodmayes Hospitals, Ford Sports Ground, and Oakfield sites (document LBR2.78). As this sets out how the proposed levels of housing and other uses could be accommodated on each site, and provides a thorough analysis of site constraints and configuration of proposed uses, its conclusions in terms of site capacities are incorporated into the appended schedule.

### **3. Sites where updated planning information is available**

- 3.1 Where sites have received planning permission, the quantum of development given consent (in terms of residential numbers and other floorspace), has been included in the appended schedule.
- 3.2 Similarly, where proposals have reached an advanced stage, have a reasonable prospect of coming forward, and site specific feasibility works have been undertaken, identified development quantum's have also been transferred into the appended schedule.

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<sup>1</sup> The Ilford Prospectus has been subject to public consultation between May 2017 and July 2017 and was endorsed by Cabinet in July 2017. This document provides residents, key stakeholders and the development industry clarity upon the Council's vision for this area.

3.3 Where sites were refused planning permission, but not on matters considered to affect site capacity or the principle of development (e.g. on level of affordable housing proposed), application details have also been transferred into the appended schedule.

#### **4. Other sites**

4.1 For all other sites, the following methodology, which utilises the London Plan Sustainable Residential Quality (SRQ) matrix for residential capacity, and then accounts for the mix of uses proposed, has been applied to identify site capacity.

##### Step 1 – Identify Public Transport Accessibility Levels (PTAL)

4.2 In order to establish the PTAL for each site the Council has used Transport for London's (TfL) WebCat planning tool. This tool sets a PTAL for each area of the borough. In addition, it provides forecasts of future PTAL in the borough, reflecting improvements in accessibility due to transport improvements (e.g. through implementation of Crossrail). The Council has applied the appropriate PTAL according to the phase in which the site is proposed to come forward in the Local Plan.

##### Step 2 – Identify character

4.3 The London Plan (2016), under table 3.2, defines the following 'settings', based on consideration of location, existing building form and massing:

- **Central** – areas with very dense development, a mix of different uses, large building footprints and typically buildings of four to six storeys, located within 800 metres walking distance of an International, Metropolitan or Major town centre;
- **Urban** – areas with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 metres walking distance of a District centre or, along main arterial routes;
- **Suburban** – areas with predominantly lower density development such as, for example, detached and semi-detached houses, predominantly residential, small building footprints and typically buildings of two to three storeys.

4.4 With reference to the Redbridge Characterisation Study (LBR 2.75.1 – 3), the Council has therefore generally applied the following character settings to sites in different parts of the borough.

**Table 1:** *General character of areas in Redbridge*

<b>Areas of the Borough</b>	<b>Character</b>
Ilford	Central
Crossrail Corridor	Urban
Gants Hill	Urban
South Woodford	Urban
Barkingside	Urban
Wanstead	Urban
Snaresbrook	Urban
Hainaut	Suburban
Woodford Green	Suburban

Step 3 – Identify density range

4.5 The SRQ matrix (table 3.2 of the London Plan, 2016), sets out density ranges for multiple PTAL levels (i.e. 0-1, 2-3 and 4-6) and for different habitable rooms per unit. Each character area is divided into three based on the range of habitable rooms per hectare. The SHLAA (2013) uses the mid-range - 3.1-3.7 habitable rooms per hectare. The Standard default density assumptions are therefore as follows:

**Table 2:** Standard density assumptions for character 'settings' in units per hectare (u/Ha)

<b>PTAL</b>	<b>Suburban</b>	<b>Urban</b>	<b>Central</b>
0	40	46	46
1	40	56	64
2	56	91	132
3	64	109	158
4	76	123	238
5	97	174	301
6	115	225	355

4.6 In addition, in accordance with the SHLAA 2013 methodology, a separate density consideration for town centres is applied. Town centre density assumptions are as follows:

**Table 3:** Town centre density assumptions for character 'settings' in units per hectare (u/Ha)

<b>PTAL</b>	<b>Suburban</b>	<b>Urban</b>	<b>Central</b>
0	70	86	98
1	72.5	90.5	104
2	76	136	192
3	85.5	153	216
4	104	208	324
5	117	234	364.5
6	130	260	405

4.7 The town centre assumptions used a graduated point in the 2.7-3.0 habitable rooms per unit range rather than the mid-range and increased the default point in the range for higher PTALs and settings, leading to PTAL 6 being set at the top of the range (405 units). This approach is

justified on the assumption that town centres are sustainable locations for high density development.

- 4.8 All remaining sites in the appended schedule have therefore been assigned a density assumption using the tables above, based on their PTAL and character area. In some instances a higher density has been applied, which is based on the findings of the Redbridge Tall Buildings Study (LBR2.77). Where this is the case, it has been annotated as such in the justification column of the appended schedule, though examples include sites 67, 70, 72, and 73 in the Crossrail Corridor.

#### Step 4 – Identify 'net' site area

- 4.9 Within the red line of opportunity sites, there are some instances where sites include land that is not considered developable for the purposes of residential and commercial uses. This is on the basis of:
- site specific constraints such as the need retain existing on-site infrastructure such as highways;
  - sites identified for solely residential development where dwellings should be cited away from identified flood risk zones;
  - sites anticipated to provide education uses on site.
- 4.10 Where sites have been identified for the provision of education (sites 5, 36 and 67), a reduction in site area of 0.3ha has been applied to take account of likely land requirement for an urban typology primary school. This is based on the use of the recent Isaac Newton Academy development situated to the east of Ilford town centre (within the Crossrail Corridor) as a benchmark. This follows an urban typology 3 form entry school providing places for approximately 630 pupils, with pupil amenity space within the roof deck of the development (See planning application reference: 1575/13).

#### Step 5 – Identify notional residential capacity

- 4.11 Using the information from steps 1 – 4 above, a notional site capacity has been identified for each site, by multiplying the net site area by the appropriate density assumption.

#### Step 6 – Reduce notional capacity to account for constraints

- 4.12 Notional residential capacity is then reduced to take account of site specific constraints. The constraints listed below are accounted for by reducing the probability of a site, which is used as a multiplier against the

notional capacity identified in step 5 above to yield the residential capacity of the site. This is consistent with the London SHLAA (2013) methodology.

**Table 4:** 'Constraints' impact on probability

<b>Constraint</b>	<b>Source</b>	<b>Options</b>	<b>Impact on probability</b>
Flood Risk	SFRA Levels 1 & 2 (LBR2.61.1-3), Flood Risk Sequential and Exceptions Test (LBR2.60)	Low, medium or unsuitable.	Low – 100% probability Medium – up to 50% reduction Unsuitable – 0% probability
Open Space	Borough – GIS – Open Space Assessment	Yes or No	Unsuitable - 0% probability
Ownership	Borough	Low, medium, or unsuitable.	Low – 100% probability Medium – 10% Unsuitable – 0% probability
Local Infrastructure (excluding education and health addressed through steps 4 and 7 of the methodology)	Infrastructure Delivery Plan (LBR 2.21)	Low, medium, or unsuitable.	Low – 100% probability Medium – 10% Unsuitable – 0% probability
Heritage	Borough – Characterisation Study (LBR 2.75.1 – 3), Listed Buildings Register	Low, medium, or unsuitable	Low – 100% probability Medium – up to 50% Unsuitable – 0% probability

4.13 Where constraints listed above have not resulted in a reduction in probability (e.g. by citing residential uses above less vulnerable uses in areas of flood risk), this is annotated in the justification column of the appended schedule.

4.14 Considering heritage and townscape impacts in particular, there are many sites within the Ilford Investment and Growth Area which are situated in close proximity to the setting of a number of historic assets. For these

sites, the placemaking propositions of the Ilford Prospectus, (July 2017) have been used to undertake an initial, feasibility stage assessment of the impacts of each individual site. These propositions have informed an understanding as to whether the notional residential capacity for sites can be achieved; whilst at the same time mitigating adverse impacts upon the significance and setting of heritage assets. Elsewhere initial feasibility options have been modelled to assess these impacts. Where the quantum proposed is considered to not harm these assets, no further probability discount has been applied.

#### Step 7 – Account for mixed use development (where appropriate)

- 4.15 In addition to the above, it is recognised that to meet wider development needs, a number of sites are expected to also deliver commercial uses such as new employment and retail floorspace, and health provision on site. Anticipated quantum's of such provision are set out in the appended schedule, based on the recommendations of the Employment Land Review (LBR2.33), Retail Capacity Assessment (LBR2.34), the Infrastructure Delivery Plan (LBR2.21), the Primary Care Capacity Plan (LBR2.22), and site specific circumstances such as site size and location within a town centre. Where sites are expected to provide new retail space, the anticipated gross retail area (i.e. the lettable area including storage) has been used; to ensure the full impact of the retail footprint has been accounted for.
- 4.16 Although mixed use developments are largely anticipated to be through the use of ground/ lower floors as commercial units, with residential above, it is recognised that this will still impact on sites residential capacity by occupying internal floorspace that has not been accounted for through steps 1-6 above. As such, where mixed use schemes are anticipated, the Council's approach is to convert non-residential floorspace into a further probability reduction of a sites residential capacity. This excludes education uses which have already been accounted for through a reduction in net site area, as explained in step 4 above.
- 4.17 The methodology involves estimating the gross development floorspace of the sites identified residential capacity, and then further reducing its 'probability' based on the percentage of this floorspace that will be occupied by non-residential uses. This approach enables 'probability' reductions to specifically relate to individual sites.
- 4.18 In order to do so, it has been necessary to assign a standardised floorspace figure per residential unit. This has been calculated by applying the minimum gross internal floor areas of the technical housing standards

- nationally described space standard, (CLG, March 2015) alongside achieving the housing mix required by Local Plan Policy LP5; as set out below.

**Table 5: Standardised floorspace per residential unit**

<b>Unit size</b>	<b>1b2p</b>	<b>2b4p</b>	<b>3b5p</b>	<b>4b6</b>	
National space standard (m <sup>2</sup> )	50	70	86	99	
LP5 –Dwelling Mix (Overall requirement)	15%	35%	40%	10%	
Overall floorspace	750	2,450	3,440	990	7,630
<b>Average floorspace</b>					<b>76 m<sup>2</sup></b>

4.19 The average floorspace figure of 76m<sup>2</sup> is then used to calculate the overall level of floorspace required by a solely residential scheme and includes uplift for communal areas including access/cores. The uplift in floorspace is based upon consideration of LBR2.11 – Local Plan and CIL Viability Assessment; here a gross to net ratio of 85% is applied for development.

**Estimate of gross floorspace for residential uses (RESIf) =**

$$(\text{SRQ housing capacity} \times \text{standardised floorspace per unit}) \times 1.15^2$$

4.20 The total floorspace required for other uses within the scheme, as identified in appended schedule is then discounted from the estimated gross floorspace for residential uses. Using the formula below, this discount is expressed as a percentage of the total gross floorspace required for residential uses, to enable a site specific probability reduction, that takes account of the mix of uses proposed, to be applied.

**Probability reduction for mixed use scheme (%) =**

$$(\text{Total retail, employment and health floorspace}) / (\text{RESIf}) \times 100$$

<sup>2</sup> Uplift of 15% floorspace to allow for communal areas and service cores within residential developments.



## **5. Phasing**

5.1 The Council has undertaken a thorough review of the phasing of all sites within appendix 1. There has been a particular focus on sites allocated within phase 1 to ensure a robust rolling five year land supply. This review provides the current position on sites, based on the latest information on site progress, referencing recent planning application information, building control records and discussions with landowners/developers. Where necessary, sites have been visited to establish the implementation of potential planning permissions. Whilst the Council recognise that this is a dynamic and changeable process, particularly in light of the step change in the Council's approach to housing delivery, the Council has sought to inform the Examination with the latest position on sites to ensure the Local Plan is as up-to-date as possible.

5.2 Sites in phase 1 (including allocated small sites) can be broken down as follows:

**Table 6:** Breakdown of sites in phase 1 of the Local Plan

<b>Site Status</b>	<b>Number of sites</b>
Completed	29
Under Construction	25
Site with current planning permission	18
Sites with developer interest	17
Council owned sites with planning application coming forward soon.	12
Site promoted by developer (through Local Plan Reg. 19 Consultation)	12
Planning permissions expired since formulation of the Local Plan	2
Site refused planning permission but subject to appeal	2
Site refused planning permission at appeal	2
<b>Total</b>	<b>118</b>

## **6. Conclusion**

- 6.1 In response to the matters raised at the Local Plan hearings and the Inspectors letter dated 27<sup>th</sup> June 2017, the Council has provided a comprehensive re-appraisal of sites included in Appendix 1 of the Local Plan. Following the methodology and assumptions set out in this note, the appended schedule provides an update to site capacities that responds to issues raised by the Inspector and Examination participants. It is the Council's intention to use the schedule appended to this note as a basis for updating document LBR2.06.1 – Development Opportunity Sites.

LP Number	SHLAA Ref. No.	Address	Ward	Investment and Growth Area	Existing Use	Proposed Use	Site Area (ha)	PFAL	Character (Characterisation Study)	Density	Probability %	Proposed Modified - Appendix 1	SFR4 Finding	Retail Study Ref	Retail Designation	Indicative Retail FloorSpace (gross)	Emp Study Ref	Emp Study Conclusion	Indicative Employment FloorSpace	Health - Locality Hubs - FloorSpace	Total non-housing floorSpace	Sites located within Ifford Housing Zone	Housing Zone Funding Available	Probability (%)	Housing Capacity	Phasing Period	Planning Status	Justification
1	1326176	Sainsbury's, Roden Street, Ifford	Clementswood	1	Retail	Retail/Employment/Housing	1.96	6a	Central	405	100	700	None	LO06	MP	4745	None	None	951	0	5696	Yes	Yes		683	1	Refused permission - 4499/15 for 683 units - Appeal to be heard in Autumn 2017 - The Council does not contest the principle and scale of development proposed.	Latest planning application information.
2	1326199	The Exchange Shopping Centre, including Exchange car park High Road, Ifford	Valentines	1	Employment/Retail/ Employment	Employment/Retail/Housing/Leisure	2.5	6a	Central	405	100	214	None	None	MP	300	None	None	0	0	300	Yes	Yes		214	1	Planning permission - App. 4265/15 - 214 units.	Latest planning application information.
3	1326053	Britannia Music - 60-70 Roden Street and land between Chapel Road and Roden Street, Ifford	Loxford	1	Vacant	Employment/Retail/Housing	0.7	6a	Central	405	100	354	None	None	MS	831	None	None	2510	0	3341	Yes	Yes		354	1	Under construction - Apps: 2434/12 - 354 units.	Latest planning application information.
4	1326076	Depot Mill Road/Mill House, Ifford Hill	Loxford	1	Offices/ Depot/ Car Park	Employment/ Housing	0.91	6a	Central	405	90	332	None	None	MS	0	IL06 (part)	Potential for intensification / diversification of uses	2275	0	2275	Yes	Yes	93	343	3	Site proposed to be moved into phase 3. Site is considered to be 'constrained' (e.g. re-provision of existing infrastructure) but which can be overcome to ensure a reasonable prospect that the site will be available and could be developed later in the plan period (Phase 3 - 10-15 years).	Recent engagement with landowners states that the existing use of a telephone exchange is still required. Therefore future options for the development of the site will need to consider the replacement of telecoms infrastructure as part of a mixed use scheme. In light of these discussions, it is proposed to move the site into phase 3 of the Local Plan.
5	1326131	Ley Street car park and bus depot, Ifford	Valentines	1	Car Park (Multi-storey)/ Depot	Housing/Education	0.5	6a	Central	405	90	182	None	None	MS	0	None	None	0	0	0	Yes	Yes	90	182	1	Site is within Council ownership. Housing Zone funding is available to facilitate development. A detailed planning application is forthcoming.	Site is within Council ownership. A housing led mixed-use scheme has been tested through feasibility - these options include re-provision of the existing bus layby facility. As set out in the IDP and through discussions with EFA it has been confirmed that a primary school is required on this site. The school will be in an 'urban typology' including roof top amenity, and net developable area has been discounted by 0.3ha accordingly. No further reductions to the net site area have been applied for other uses, as feasibility options have illustrated that the bus layover can be re-provided within a podium style block, with residential uses on the upper floors. To accommodate a new bus layby a 'probability' approach has been used; and indicative development quantum has been reduced by 10%.
6	1326200	Town Hall Car Park	Clementswood	1	Car Park	Civic/Leisure/Retail/Housing	0.7	6a	Central	405	80	227	None	ITCOS13	MP	2000	None	None	0	0	7000	Yes	Yes	72	203	2	Site is Council owned and considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner.	Development of the site is anticipated to enable the delivery of a new Cultural Quarter including, civic, leisure and retail uses along with residential.  This option has been tested through the development of the Ifford Prospectus, this feasibility has illustrated that the conversion of the town hall/development of the car park could deliver this approach.  Feasibility options would not result in harm to the significance and setting of the town hall, a Statutory Grade II Listed Building. As such, no further discount has been applied for heritage considerations.
7	1326011	Land bounded by Clements Road, Chadwick Road and Postway Mews	Clementswood	1	Royal Mail sorting office/ Depot/ Retail/ Church	Retail/Employment/Housing	0.57	6a	Central	405	80	214	None	ITCOS11	MS	2500	IL09	Potential for intensification / diversification of uses	1425	0	3925	Yes	Yes	81	180	1	Site phasing proposed to be split between phase 1 and phase 2. 17-23 Clements Road is Council owned and being vacated to facilitate potential conversion/redevelopment. Planning application forthcoming soon. Remainder of the site is considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development. Sorting office use would need to be relocated before any redevelopment, but placing in phase 2 enables sufficient time for this.	Part of the site area, the City Gates Church and conference centre has now been completed (App no: 0279/09), and therefore should be removed from the site area. Part of the site 17-23 Clements Road is in Council ownership and the existing building is currently being vacated to enable redevelopment to come forward in phase 1 of the Local Plan. Given other landownership and operational uses, it is considered that the site would come forward a multi-phased scheme; the housing capacity of the site has been split between Phase 1 and 2 of the Local Plan period. The provision of non-residential floorspace is anticipated to be a ground floor level with residential development above. The methodology has calculated that probability should be discounted by 22% for provision of non-residential uses.
8	Not in SHLAA	If Bar 71 Ifford Hill	Loxford	1	Employment	Retail/Employment/Housing	0.15	6a	Central	405	100	137	None	None	MS	350	IL06 (part)	Potential for intensification / diversification of uses	375	0	725	Yes	Yes	86	52	1	The site has recently been acquired by the Council to facilitate comprehensive development of the site alongside site 18. Development options have been considered as part of the Ifford Prospectus.	The Ifford Prospectus has considered the development of this site to support the creation of a gateway to the town centre in conjunction with development of site 18.  Development of the site should come forward based upon a mixed-use approach, therefore a discount has been applied to enable provision of non-residential uses.  The site has been considered capable of delivering a tall building towards the northern extent of the site without harming the significance of listed buildings to the south. The significance and value of 71 Ifford Hill has already been tested through an earlier planning appeal in 2006 (ref: 0608/05). As such, no further discount has been applied for heritage considerations.
9	1326116	193-207 High Road, Ifford (Harrison and Gibson)	Clementswood	1	Retail/ Offices	Retail/Employment/Housing	0.31	6a	Central	405	100	323	None	ITCOS16	MS	3000	IL10 (part)	Potential for intensification / diversification of uses	1750	0	4750	Yes	Yes		285	1	Subject to developer interest	Latest planning application information.
10	1326003	Site bounded by Chapel Road, High Road and Clements Lane	Clementswood	1	Retail/ Offices	Retail/Employment/Housing	0.74	6b	Central	405	90	270	None	ITCOS8	MP	6000	IL08 (part)	Intensify through mixed use	1850	0	7850	Yes	Yes	70	251	1	A significant portion of the site is within Council ownership. The site is subject to developer interest with planning application due to be submitted soon.	The site area has been redrawn based on modification LBR1.02 map 19 to respond to recent developer interest. The provision of commercial floorspace is anticipated to be at lower floors with residential development above. In accordance with the methodology 'probability' has been reduced by 30% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace. The wider site is considered appropriate for the development of a tall building; scenarios have been tested in LBR2.77
11	1326160	Peachy House, 39 Ifford Hill, Ifford	Loxford	1	Car Park	Retail/Employment/Housing	0.59	6a	Central	405	100	141	None	LO05	MS	300	IL06 (part)	Potential for intensification / diversification of uses	0	0	300	Yes	Yes		141	1	Under construction - App 1279/13 - 141 units.	Latest planning application information.
12	1326203	51-69 Ifford Hill (Valentines House)	Loxford	1	Offices	Retail/Housing	0.43	6a	Central	405	100	122	None	None	MS	2412	IL06 (part)	Potential for intensification / diversification of uses	0	0	2412	Yes	Yes		122	1	Under construction - App: 3782/14 122 units.	Latest planning application information.
13	Not in SHLAA	226-244 High Road, Ifford	Clementswood	1	Employment	Retail/Employment/Housing	0.14	6a	Central	405	100	101	None	None	MS	405	None	None	1894	0	2299	Yes	Yes		124	1	Under construction - App: 2579/09 - 101 units  Planning application: 4462/16 - 124 units	Original planning application implemented.  Application number: 4462/16 for 124 units recently deposited to the Council for determination. Planning application presented to 26 July 2017 Planning Committee with recommendation to approve. Officer recommendation overturned by committee; solely in relation to affordable housing provision. Details of amount, scale and massing not contested at committee.
14	1326239	51-71 Cranbrook Road, Ifford	Valentines	1	Employment	Retail/Housing/Employment	0.1	6a	Central	405	90	36	None	None	MP	0	None	None	0	0	0	Yes	Yes	100	41	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The Ifford Prospectus has indicated a clear aspiration for this site is to be retained in retail/employment use through the conversion of the existing building. Particularly the frontage of the building, which while not statutory or locally listed, it is considered to be an attractive façade and provides active frontages.  Consequently, the proposed quantum of residential development has been significantly reduced to focus on the redevelopment of underutilised car park to the rear.
15	1326024	Land between Mill Road & the Railway Line, Ifford	Loxford	1	Car Park	Housing	0.24	6a	Central	405	80	97	20% in zone 2 and 3A.	None	MS	0	None	None	0	0	0	Yes	Yes	100	97	1	Subject to developer interest.	Part of the site is situated in Flood Risk Zone 2a/3a (Approx. 20%). LBR2.60 recommends residential capacity can be directed to the 80% of the site that falls within Flood Zone 1. The Council has therefore reduced the site area by 20% and calculated housing capacity on a net developable area of 0.24ha (0.3ha gross). The site is only proposed for housing and therefore probability will no be reduced for non-residential uses.

16	1326073	245-275 Cranbrook Road, Ifford	Valentines	1	Employment	Employment/ Housing	0.39	6a	Central	355	70	134	5% in Zone 2 and 3A	None	OTC	0	IL02	Potential for intensification / diversification	825	0	825			93	129	2	2604/15 - 19 Housing units on part of the site that is the Wycliffe House building.	The site contains three individual elements. The listed building of Wycliffe House (which has listed building consent for conversion to residential), Mount Rose College (which is proposed for retention), and remaining land that offers scope for redevelopment.  The net site area has therefore been reduced to take account of the land take for Wycliffe House and the education use, and also the presence of flood risk which development should be cited away from.  It is anticipated that within the remaining developable area, commercial uses will be secured on ground floors. This has resulted in an 7% reduction in residential capacity. The site is included in phase 2 of the plan on account of multiple land ownerships.
17	1326237	40 Ifford Hill, Ifford	Loxford	1	Former Police Station/ Car Park	Housing	0.29	6a	Central	405	90	106	None	None	MS	0	None	None	0	0	0	Yes		100	117	1	Site is partially within Council ownership and subject to developer interest. Housing Zone funding is available to secure development	The Ifford Prospectus has considered the development of this site to support enhancement of the cluster of statutory listed buildings situated due-east of the site in conjunction with the development of site 23. The overall approach to the development of the wider site, considers a mixed-use approach with a new formal public space at the heart of the 'island'.  The western element of the site is considered capable of delivering a tall building to support the development of a secondary tall building cluster, supporting the approach of implemented developments to the north and west of the site. Development of a tall building following this approach, is not considered to harm the significance or setting of adjacent statutory listed buildings. As such, no further discount has been applied for heritage considerations.
18	1326067	73-85 Ifford Hill and 1-7 Cranbrook Road	Loxford	1	Employment/Ifford Station	Employment/Housing	0.26	6a	Central	405	90	95	None	None	MP	0	IL06 (part)	Potential for intensification / diversification of uses	650	0	650	Yes		93	98	1	Site is proposed to be moved forward into phase 1. The Site is part Council owned and planning application due soon.	The Ifford Prospectus has considered the development of this site to support the creation of a gateway to the town centre in conjunction with development of site 8. Development of the site should come forward based upon a mixed-use approach, therefore a discount has been applied to enable provision of non-residential uses.  The site has been considered capable of delivering tall buildings towards the northern extent of the site without harming the significance and setting of statutory listed buildings to the south. As such, no further discount has been applied for heritage considerations. Proposed revisions to the junction of Ifford Hill and Cranbrook Road will release additional land to enable provision of additional public space within this area. As such, no further discounts have been applied to realise this regeneration objective.
19	1726062	Land adjacent to Clements Lane and Clements Road	Clementswood	1	Offices/ Retail/ Hotel/ Car Park	Retail/Employment Housing	0.24	6a	Central	405	90	87	None	ITCOS9	MS	1500	IL08 (part)	Potential for intensification / diversification	600	0	2100	Yes	Yes	75	73	1	Council owned and planning application due to be submitted soon. Housing Zone funding is available to secure development	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 25% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
20	1326009	262 - 268 High Road, Ifford	Clementswood	1	Public Toilets/ Retail	Housing	0.13	4	Central	324	100	42	None	None	MS	0	None	None	0	0	0	Yes			42	1	Site is largely within Council ownership and subject of developer interest.	The site is located in an area within which tall buildings would be encouraged as part of the eastern gateway cluster.
21	Not in SHLAA	City House, 9-17 Cranbrook Road	Clementswood	1	Hotel	Employment/Housing	0.05	6a	Central	405	100	27	None	None	MP	0	IL06 (part)	Potential for intensification / diversification of uses	0	0	0	Yes			27	1	Completed - App 0039/15 - 27 units.	Latest planning application information. Proposal only relates to change of use of upper floors hence no employment space
22	Not in SHLAA	1 Riches Road, Ifford	Clementswood	1	Housing	Housing/Employment/Retail	0.04	6a	Central	405	100	24	None	None	MS	100	None	None	200	0	300	Yes			24	1	Completed - Apps 2978/10 - 24 units.	Latest planning application information.
23	Not in SHLAA	22-32 Chapel Road, Ifford	Loxford	1	Public Toilets/ Retail/ Housing	Housing/ Employment	0.31	6a	Central	405	100	24	None	None	MP	0	None	None	300	0	300	Yes		97	97	1	Site is partially within Council ownership and subject to developer interest. Housing Zone funding is available to secure development.	The Ifford Prospectus has considered the development of this site to support enhancement of the cluster of statutory listed buildings situated due-east of the site in conjunction with the development of site 17. The overall approach to the development of the wider site, considers a mixed-use approach with a new formal public space at the heart of the 'island'.  Consequently, the net site area has been reduced by 25% to account for the provision of a new public space within the current domain of the car-park. Development of a public space in this location would provide enhancement to setting of heritage assets, to enable the development of remainder of the site, without causing harm the significance or setting of adjacent statutory listed buildings. As such, no further discount has been applied for heritage considerations.
24	Not in SHLAA	Rear of 2-34 Riverdene Road	Clementswood	1	Employment	Housing	0.07	6a	Central	405	100	15	None	None	MS	0	None	None	0	0	0	Yes			15	1	Completed - App 1049/13 - 15 units	Latest planning application information.
25	1326003	20 Clements Lane Ifford	Clementswood	1	Leisure	Housing/ Retail	0.63	6a	Central	405	100	14	None	None	MP	64	LO08 (part)	Potential for intensification / diversification	0	0	64	Yes			14	1	Under Construction - Application 0613/12 - 229 units.	Latest planning application information.
26	Not in SHLAA	202-224 High Road Ifford	Clementswood	1	Employment	Housing	0.1	6a	Central	405	100	15	None	None	MS	0	None	None	0	0	0	Yes			15	1	Planning permission - App: 0750/15 - 15 units	Latest planning application information - prior approval scheme related to upper floors only; hence no retail space
27	Not in SHLAA	Central Library Service Yard	Clementswood	1	Employment	Housing	0.05	6a	Central	405	100	20	None	None	MS	0	None	None	0	0	0	Yes	Yes		20	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
28	Not in SHLAA	288 Ifford Lane, Ifford	Loxford	1	Employment	Retail/Housing	0.08	2	U	136	100	9	None	None	LC	0	None	None	0	0	0	Yes			9	1	Expired planning permission - 7/2/2016 - App: 2702/11 9 units.	Latest planning application information.
29	Not in SHLAA	180 High Road Ifford	Clementswood	1	Bank	Housing	0.03	6a	Central	405	100	7	None	None	MP	0	None	None	0	0	0	Yes			7	1	Planning permission - App: 0220/14 - 7 units.	Latest planning application information.
30	Not in SHLAA	213-215 High Road Ifford	Clementswood	1	Retail	Housing	0.04	6a	Central	405	100	7	None	None	MP	0	None	None	0	0	0	Yes			7	1	Planning permission - App: 1255/14 - 7 units.	Latest planning application information.
31	Not in SHLAA	210 Ifford Lane, Ifford	Loxford	1	Retail	Housing	0.05	2	U	136	100	5	None	None	LC	0	None	None	0	0	0	Yes			5	1	Completed - App: 2157/10 - 6 units	Latest planning application information.
32	1326003	Rear of 2-4 Clements Road	Clementswood	1	Retail	Housing	0.03	6a	Central	405	100	5	None	None	MP	0	LO08 (part)	Potential for intensification / diversification	0	0	0	Yes			5	1	Under Construction - Planning permission - App: 0770/16 - 5 units.	Latest planning application information.
33	Not in SHLAA	48 Cranbrook Road	Valentines	1	Retail	Housing	0.09	6a	Central	405	100	5	None	None	MP	0	None	None	0	0	0	Yes			5	1	Completed - Planning permission - App: 2189/14 - 5 units.	Latest planning application information.
34	Not in SHLAA	1-7 Hainault Street, Ifford	Clementswood	1	Retail	Housing	0.05	6a	Central	405	100	4	None	None	MP	0	IL10 (part)	Potential for intensification / diversification of uses	0	0	0	Yes			4	1	Expired planning permission - 4/717 - App: 0378/13 - 4	Latest planning application information.
35	Not in SHLAA	239 Ifford Lane	Loxford	1	Retail	Housing	0.01	2	U	136	100	3	None	None	LC	0	None	None	0	0	0	Yes			3	1	Completed - Planning permission - App: 2209/14 - 3	Latest planning application information.
36	1326008	Redbridge Enterprise and Ifford Retail Park	Clementswood	1	Retail/ Offices/ Housing	Employment/Retail/ Housing/Education	1.53	6a - 3	Central	238	90	200	None	ITCOS25	OTC	1500	IL11 (part)	Potential for intensification / diversification of use	3825	0	5325	Yes		83	370	2	Developer interest. Site considered to be 'developable' and could be developed within phase 2.	The western extent of the site is capable of accommodating a tall building to complement existing/ proposed developments within the Eastern gateway cluster. Scenarios have been tested in LBR2.77. As set out in the IDP a primary school is required on this site. The school will be in an 'urban typology' including roof top amenity, and net developable area has been discounted by 0.3ha accordingly. The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 20% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace (excluding education provision).
37	1326182	Land adjacent to Cranbrook Road, High Road and the railway, incorporating Station Road (Includes Bodgers)	Clementswood	1	Employment/ Retail/ Offices	Retail/Housing	0.8	6b	Central	405	80	259	None	ITCOS7	MP	2500	None	None	0	0	2500	Yes		91	295	1	Subject to developer interest.	The site is capable of delivering tall buildings to compliment the development of sites 8 and 18. The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 9% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.

38	1326121	Kenneth More Theatre and Janice Mews	Clementswood	1	Theatre, theatre store and warehouses	Retail/Housing/Leisure/Health	0.4	6a	Central	405	90	146	None	ITCOS15	MS	850	None	None	0	2500	3350	Yes	Yes	76	124	2	Site considered to be in Council ownership and considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	Development of the site is anticipated to enable the delivery of a new Cultural Quarter. This option has been tested through the development of the Ilford Prospectus, with due consideration to ensure that development options would not harm the significance of adjacent heritage assets ie statutory listed buildings.
39	1326027	69-126 Ley Street and Opal Mews, Ilford	Valentines	1	Retail/ Housing	Housing/Health	0.32	6a	Central	405	90	164	None	None	MS	0	None	None	0	2500	2500	Yes		48	62	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The site area has been reviewed and reduced from 0.9ha to 0.32ha to take account of the fragmented ownership of the site, including existing terraced housing and recent flattened development. Only the western portion of the site (currently accommodating low quality warehousing) is anticipated for development. Non-residential floorspace is anticipated at ground floor level with residential above. The methodology calculated that probability should be reduced by 22% to accommodate for the loss of non-residential floorspace.  A further discount of 30% has been made to take account of site based constraints; the railway line to the south, Ilford exchange car park and residential developments to the north of the site
41	1326028	Britannia Car Park, Clements Road/Albert Road	Clementswood	1	Car Park (Multi-storey)	Housing	0.2	6a	Central	405	90	73	None	None	MS	0	None	None	0	0	0	Yes		100	81	3	Sites in phase three are considered to be 'constrained' (e.g. provision of infrastructure on sites) but which can be overcome to ensure a reasonable prospect that the site will be available and could be developed later in the plan period.	The site is an existing car park and the existing use will either have to be reprovided in an alternative location or be demonstrated to be surplus to requirements.
42	1326162	112-114 High Road, Ilford	Clementswood	1	Retail/ Offices	Retail/ Housing	0.2	6a	Central	405	90	73	None	ITCOS12	MP	1000	None	None	0	0	1000	Yes		86	70	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 14% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
43	Not in SHLAA	Between Mansfield House & 2 Mansfield Road, Ilford	Valentines	1	Housing	Housing	0.11	6a	Central	405	100	45	None	None	MS	0	None	None	0	0	0	Yes			45	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
44	1326148	7 Morland Road, Ilford IG1 4JU	Valentines	1	Employment/ Retail	Housing	0.1	6a	Central	405	100	41	None	None	MS	0	None	None	0	0	0	Yes			41	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
45	1326238	300 - 318 High Road, Ilford	Clementswood	1	Employment	Retail/ Housing	0.27	5	Central	364	90	88	None	None	MS	650	None	None	0	0	650	Yes		92	97	1	Site is proposed to be moved forward into phase 1. Site subject to developer interest.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 8% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
46	1326128/1326127/1326183 MERGE	Land in and around King George/Goodmayes Hospitals	Seven Kings/ Newbury	2	Sports Ground	Subject to detailed Master planning - Hospital retained - Housing/ Community/ Healthcare/ Education/ Public Open Space/ Sports	51	U TO 2	U	Masterplan	100	500	None	None	OTC	0	None	None	0	0	0	No			500	2	Site promoted by both NHS Trusts.	Masterplan
47	1326179	Seven Kings Car Park & Lorry Park, High Road, Seven Kings	Seven Kings	2	Car Park (partly vacant)	Retail/Health/Housing	0.62	3	U	153	90	170	100% in zone 3A	SK06	LC	1500	None	None	0	0	1500	No		92	170	1	Site is within Council ownership. Development to be brought forward as part of a Council owned development company and planning application due soon.	The site is identified as an area within which a tall building could provide a gateway to Seven Kings local centre and support the regeneration potential of Crossrail. A feasibility study to support the establishment of the development company has been completed to support the suggested amount of non-residential floorspace and the expected quantum of residential development.  No further discounts have been applied for flood risk or other site based constraints, owing to the mixed-use approach promoted for this site.
49	Not in SHLAA	Charter House, 450 High Road, Ilford	Clementswood	2	Offices	Housing	0.18	3	U	109	100	96	None	None	OTC	0	None	None	0	0	0	No			96	1	Under Construction - App: 2792/15 - 96 units.	Latest planning application information.
50	Not in SHLAA	Newbury House, 890-900 Eastern Avenue	Newbury	2	Office	Housing	0.5	3	U	109	100	55	None	None	OTC	0	None	None	0	0	0	No			237	1	Under Construction - App: 2125/14 - 60 units  Application reference: 5988/16 - 177 units.	Prior-approval development of the former Newbury House building currently on-site.  Application 5988/16 for development of 177 units recently deposited to the Council for determination. Application presented to Planning Committee meeting 26 July 2017 with a recommendation to approve. Officer recommendation overturned at committee and application refused consent. No objection to principle of residential development at this location.
51	1326019	Recorder House 531-549 High Road and 501 High Road, Ilford	Clementswood	2	Office	Employment/ Housing	1	3	U	109	90	175	None	None	OTC	0	IL14 (part)	Potential for intensification / diversification of use	1300	0	1300	No			180	1	Application number: 2483/10 - 105 units currently being implemented.  Remainder of site - subject to developer interest.	Net site area reduced to 0.7ha to account for development currently being implemented on-site. Remainder of site area 0.7ha could deliver approximately 75 units.
52	Not in SHLAA	567-571 High Road	Goodmayes	2	Retail	Housing	0.09	3	U	109	100	35	None	None	OTC	0	None	None	0	0	0	No			35	1	Under construction - Planning permission - App: 2364/15 - 35 units.	Latest Planning app information.
53	Not in SHLAA	Shanon Centre, 14 Cameron Road, Seven Kings	Seven Kings	2	Leisure	Housing	0.08	4	U	208	100	32	100% in zone 1	None	LC	0	None	None	0	0	0	No			32	1	Planning permission - App: 0951/13 - 32 units.	Latest Planning app information. LBR2.60 - No exceptions test required.
54	Not in SHLAA	Former Lord Napier Pub, 521 Green Lane	Clementswood	2	Public House	Housing	0.09	3	U	109	100	31	None	None	OTC	0	None	None	0	0	0	No			31	1	Planning permission - App: 2537/15 - 31 units	Latest Planning app information.
55	Not in SHLAA	463 High Road	Clementswood	2	Retail	Housing	0.1	3	U	109	100	25	None	None	OTC	0	None	None	0	0	0	No			25	1	Refused permission - Appeal due autumn 2017. Principle and scale of development not in dispute. App: 2002/14 - 25 units.	Latest planning application information.
56	Not in SHLAA	Chadwell Heath Service Station 1023 High Road, Chadwell Heath	Chadwell	2	Vacant (Former service station)	Housing	0.08	3	U	109	100	23	None	None	OTC	0	None	None	0	0	0	No			23	1	Completed - App: 3029/05 - 23 units.	Latest planning application information.
57	Not in SHLAA	25-31 Goodmayes Road	Goodmayes	2	Retail	Housing	0.05	4	U	208	100	16	None	None	LC	0	None	None	0	0	0	No			16	1	Under construction - Planning permission - App: 0582/13 - 16 units.	Latest planning application information.

58	Not in SHLAA	Seven Kings Methodist Church and Hall, Balmoral Gardens, Seven Kings	Goodmayes	2	Church and Church Hall	Community/Housing	0.04	3	U	153	90	21	100% in zone 2 and 3A	None	LC	0	None	None	0	0	0	No	100	6	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The net site area has been reduced to 0.04ha (gross 0.15ha) as the development opportunity relates to redevelopment of the church hall to the north of the site. The site is proposed to be moved to phase 2 as there is no current interest from the landowner to develop the site at this stage. LBR 2.60 demonstrates that the site passes the sequential and exceptions test states and that the layout of any mixed use scheme can minimise flood risk to occupiers by citing residential uses above commercial space.
59	Site not in SHLAA	58-64 Goodmayes Road, Goodmayes	Goodmayes	2	Employment/Public House	Retail/ Housing	0.07	4	U	208	90	13	None	GM07	LC	170	None	None	0	0	170	No	87	13	1	Subject to developer interest.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 13% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
60	Not in SHLAA	123 Francis Avenue, Ilford	Clementswood	2	Employment	Housing	0.05	3	U	109	100	5	None	None	OTC	0	None	None	0	0	0	No		5	1	Subject to developer interest.	
61	Not in SHLAA	19 Eastwood Road, Seven Kings	Seven Kings	2	Housing	Housing	0.06	3	U	109	100	7	None	None	OTC	0	IL14 (part)	Potential for intensification /Diversification of uses	0	0	0	No		7	1	Completed - Planning permission - App: 0808/13 - 7 units.	Latest planning application information.
62	Not in SHLAA	Balfour House, 394-398 High Road Ilford	Clementswood	2	Offices	Housing	0.23	2	U	91	100	5	None	None	OTC	0	None	None	0	0	0	No		5	1	Under construction - Planning permission - App: 2429/12 - 5 units.	Latest planning application information.
63	Not in SHLAA	45 Barley Lane	Seven Kings	2	Housing	Housing	0.06	3	U	109	100	5	None	None	OTC	0	None	None	0	0	0	No		5	1	Under construction - Planning permission - App: 2914/15 - 5 units.	Latest planning application information.
64	Not in SHLAA	514-518 High Road, Ilford	Goodmayes	2	Retail/Warehouse/Offices	Housing	0.04	3	U	109	100	4	None	None	OTC	0	None	None	0	0	0	No		4	2	Site is proposed to be moved into phase 2. The site has not had any recent developer interest. However, the site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	
65	Not in SHLAA	1145 (Alfa Romeo) High Road, Chadwell Heath	Chadwell	2	Car Showroom	Retail/Housing	0.15	3 to 4	U	208	90	28	None	CCOS22	DS	400	None	None	0	0	400	No	85	27	2	Site is proposed to be moved into phase 2. The site has not had any recent developer interest. However, the site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 15% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
66	1326128/1326127/1326183 MERGE	Land at Ford Sports Grounds/Seven Kings Park	Seven Kings/ Newbury	2	Sports Ground	Hospital retained - Housing/ Community/ Healthcare/ Public Open Space/ Sports	16	0 TO 2	U	Masterplan	100	551	Masterplan	None	OTC	0	None	None	0	0	0	No		551	3	Site is considered to be 'constrained' (e.g. requirement to re-provision of existing sports pitches uses on site) but which can be overcome to ensure a reasonable prospect that the site will be available and could be developed later in the plan period.	Masterplan
66	1326128/1326127/1326183 MERGE	Land at Ford Sports Ground	Seven Kings/ Newbury	2	Sports Ground	Hospital retained - Housing/ Community/ Healthcare/ Education/ Public Open Space/ Sports	16	0 TO 2	U	Masterplan	100	300	Masterplan	None	OTC	0	None	None	0	0	0	No		300	2	Site promoted by both NHS Trusts.	Masterplan
67	1326236	822 (Tesco) High Road, Goodmayes	Seven Kings	2	Retail	Housing/Education/Retail	3.76	2 TO 4	U	200	90	677	None	CCOS11	OTC	2500	None	None	0	0	2500	No	96	723	2	Site is being promoted by landowner. Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The western extent of the site is capable of accommodating a tall building to provide a gateway/ landmark to Goodmayes Local Centre - scenarios for this development have been tested in LBR2.77. As set out in the IDP a primary school is required on this site. The school will be in an 'urban typology' including roof top amenity, and net developable area has been discounted by 0.3ha accordingly. The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 4% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace (excluding education provision).
68	1326241	645 - 861 High Road, Seven Kings	Seven Kings	2	Employment/Housing	Retail/Housing	1.37	3 to 4	U	208	80	268	60% in zones 3A and 10% in zone 2.	None	LC	4500	None	None	0	0	4500	No	82	233	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	As a long parade of commercial units including several sui generis uses, it is anticipated that redevelopment will seek extensive new retail provision at ground floor, with residential development above. The methodology calculated that probability should be reduced by 18% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace. LBR 2.60 demonstrates that the site passes the sequential and exceptions test states and that the layout of any mixed use scheme can minimise flood risk to occupiers by citing residential uses above commercial space.
69	1326144	Chadwell Heath Retail Park, High Road, Chadwell Heath	Chadwell	2	Retail	Housing/ Retail	1.5	18, 3	U	109	90	147	None	None	OTC	2500	None	None	0	0	2500	No	83	135	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	Redevelopment is expected to include reformatting of commercial space yielding 2500m2 of new retail space. The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 17% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
70	1326172	Goodmayes Retail Park, High Road, Goodmayes	Seven Kings	2	Retail	Retail/Housing/Health	2.74	0 to 3	U	200	80	438	None	CCOS12	OTC	500	None	None	0	2500	3000	No	94	514	2	No Current Planning application or new Permission for housing	Scenarios for the development of this site, have been tested in LBR2.77.
72	1326032	674-700 High Road, Seven Kings	Seven Kings	2	Employment/Restaurant	Retail/Employment/Housing	1.06	2 TO 3	U	200	80	170	100% in zone 3A and zone 2	SK02	LC	1000	C4	Intensify through mixed use	2650	0	3650	No	80	170	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 26% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace. LBR 2.60 demonstrates that the site passes the sequential and exceptions tests and that the layout of any mixed use scheme can minimise flood risk to occupiers by citing residential uses above commercial space.  The proposed density of development for this site has been reviewed in light of the outcomes of LBR2.77 for the adjacent Goodmayes Retail Park site, a site which features similar characteristics and is in close proximity to this location.

73	1326025	706 - 720 (Homebase) High Road, Seven Kings	Seven Kings	2	Retail	Retail/ Housing	1.04	3 to 4	U	200	80	166	10% in zones 2 and 3A	CCOS10	LC	2500	None	None	0	0	2500	No	86	179	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	Redevelopment is expected to include reformatting of commercial space yielding 2500m2 of new retail space. The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 13% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace. LBR 2.60 demonstrates that the site passes the sequential and exceptions test states and that the layout of any mixed use scheme can minimise flood risk to occupiers by citing residential uses above commercial space.  The proposed density of development for this site has been reviewed in light of the outcomes of LBR2.77 for the adjacent Goodmayes Retail Park site, a site which features similar characteristics and is in close proximity to this location.
74	1326147	Metropolitan Police, 919 - 925 High Road, Chadwell Heath	Seven Kings	2	Office/ Industrial	Employment/ Housing/	0.91	2 TO 3	U	109	90	89	None	None	OTC	0	C4	Potential for intensification / diversification of uses	2275	0	2275	No	74	73	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 26% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace. LBR 2.60 demonstrates that the site passes the sequential and exceptions test states and that the layout of any mixed use scheme can minimise flood risk to occupiers by citing residential uses above commercial space.
75	1326151	Land at Newbury Park Station, Eastern Avenue	Aldborough	2	Car Park	Housing	0.54	3	U	109	90	53	None	None	OTC	0	None	None	0	0	0	No		72	1	Site promoted by TfL - Feasibility studies underway. Planning application due soon.	Net site area reduced to 0.54ha to discount area of site designated as SNIC.
76	1326052	B&Q Store, Springfield Drive, Barkingside	Aldborough	2	Retail	Housing	0.59	3	U	109	100	64	None	None	OTC	0	None	None	0	0	0	No		64	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
77	1326180	4-12 Cameron Road and 625-643 High Road	Seven Kings	2	Employment/ Housing	Housing/Retail	0.43	4	U	208	90	80	40% in zone 2.	None	LC	1400	None	None	0	0	1400	No	82	73	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of new non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 18% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace. LBR 2.60 demonstrates that the site passes the sequential and exceptions test states and that the layout of any mixed use scheme can minimise flood risk to occupiers by citing residential uses above commercial space.
78	1326058	Car Park and Works, corner of Cedar Park Gardens and Wangey Road, Chadwell Heath	Chadwell	2	Car Park/ Industrial	Housing	0.29	3	U	109	100	32	None	None	OTC	0	None	None	0	0	0	No	100	32	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
79	1326078	Dunelm Nursing Home and Grovelands Day Centre, Grove Road, Chadwell Heath	Chadwell	2	Community	Housing	0.69	2	U	91	100	63	None	None	OTC	0	None	None	0	0	0	No	100	63	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
80	1326018	530-562 High Road, Ilford	Goodmayes	2	Industrial	Housing	0.3	3	U	109	100	33	None	None	OTC	0	None	None	0	0	1200	No	58	19	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The existing level of non-housing floorspace is considered to be approximately 1200 sq.m. The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 33% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
81	1326021	573-603 High Road, Ilford	Goodmayes	2	Industrial (Car related)	Housing/ Retail	0.3	3	U	109	100	33	None	None	OTC	1100	None	None	0	0	1100	No	62	20	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The existing level of non-housing floorspace is considered to be approximately 1100 sq.m. The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 38% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
82	1326097	Telephone Exchange, Corner of Kingswood Road and High Road, Goodmayes	Seven Kings	2	Offices/ Nursery	Housing	0.14	4	U	123	100	17	None	None	OTC	0	None	None	0	0	0	No		17	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
83	Not in SHLAA	55 - 61 Goodmayes Road, Goodmayes	Goodmayes	2	Retail/ Housing	Retail/ Housing	0.13	3 to 4	U	208	90	24	None	CCOS19	LC	500	None	None	0	0	500	No	79	21	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 21% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
84	1326180	16 -32B Cameron Road and 625-643, High Road	Seven Kings	2	Employment/ Housing	Housing/Retail	0.21	3	U	153	90	29	20% in zones 2 and 3A	None	LC	720	None	None	0	0	720	No	74	24	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of new non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 26% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace. LBR 2.60 demonstrates that the site passes the sequential and exceptions test states and that the layout of any mixed use scheme can minimise flood risk to occupiers by citing residential uses above commercial space.

85	Not in SHLAA	1171 (Kia) High Road, Chadwell Heath	Chadwell	2	Car Showroom	Retail/ Housing	0.12	4	U	208	90	22	None	CCOS23	DS	500	None	None	0	0	500	No	77	19	2	Site is proposed to be moved into phase 2. The site has not had any recent developer interest. However, the site is considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 23% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
86	1326062	Car Park adj. To Chadwell Heath Str, Chadwell Heath	Goodmayes	2	Car Park	Housing	0.43	3	U	109	100	47	None	None	OTC	500	None	None	0	0	500	No	88	41	1	Site is within Council ownership and proposed to be moved forward into phase 1	The site area has been marginally increased to include the existing embankment to Station Road. This approach could bring forward additional active frontage along the approach to the station.
87	Not in SHLAA	Car Park junction of Wangey Road/Cedar Gardens, Chadwell Heath	Chadwell	2	Car Park	Housing	0.1	4	U	123	100	12	None	None	OTC	0	None	None	0	0	0	No		0	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	Site forms part of site 78 and therefore should be removed from appendix 1.
88	Not in SHLAA	Ifford County Court, High Road, Ifford	Clementswood	2	County Court	Housing	0.14	3	U	109	100	15	None	None	OTC	0	None	None	0	0	0	No		15	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is now proposed for housing.
90	Not in SHLAA	Car Park rear of 39 Goodmayes Road, Goodmayes	Goodmayes	2	Car Park	Housing	0.2	4	U	123	100	10	None	None	OTC	0	None	None	0	0	0	No	100	25	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	Site area increase to take in remainder of site parking area.
91	Not in SHLAA	Hinds Head PH, 2A Burnside Road and 76-80 Valance Avenue, Chadwell Heath	Goodmayes	2	VACANT (Public House)/ Retail	Housing	0.11	3	U	109	100	12	None	None	OTC	0	None	None	0	0	0	No	100	12	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
92	Not in SHLAA	Corner of Wangey Road and Station Road, Chadwell Heath	Chadwell	2	Offices	Housing/ Retail	0.08	2 to 3	U	109	90	8	None	CCOS21	OTC	200	None	None	0	0	200	No	74	8	2	Application 1557/15 - change of use of ground floor to children's nursery granted	Car park is not required.
93	Not in SHLAA	395-405 High Road, Ifford	Clementswood	2	Builders Yard	Housing	0.07	3	U	109	100	8	None	None	OTC	0	None	None	0	0	0	No	100	9	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
94	Not in SHLAA	617-631 Eastern Avenue (Junction Yoxley Drive)	Aldborough		Employment	Housing	0.05	3	U	109	100	5	None	None	OTC	0	None	None	0	0	0	No	100	5	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
95	Not in SHLAA	8a Cedar Park Gardens, Chadwell Heath	Chadwell	2	Housing/ Industrial	Housing	0.03	4	U	208	100	6	None	None	LC	0	None	None	0	0	0	No	100	6	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
96	1326196	Suffolk Court, Newbury Park	Newbury	2	Housing	Housing (In fill)	0.57	3	U	109	100	15	None	None	OTC	0	None	None	0	0	0	No	100	15	1	Site is proposed to be moved forward into phase 1 of the Local Plan. It is part of the Council estates regeneration plans	Additional housing is capable of being delivered through intensification of the existing estate through the Council's HRA development programme.
99	1326109	Area of Open Land at Billet Road and Surrounding Area, RM6 SRX	Aldborough	2	Green Belt	Housing/Sport/Education	21.6	2 TO 3	S	Masterplan	100	400	None	None	OTC	0	None	None	0	0	0	No		400	2	Site being promoted by both landowners and planning consultant.	Masterplan
99	1326109	Area of Open Land at Billet Road and Surrounding Area, RM6 SRX	Aldborough	2	Green Belt	Housing/Sport/Education	21.6	2 TO 3	S	Masterplan	100	400	None	None	OTC	0	None	None	0	0	0	No		400	3	Site being promoted by both landowners and planning consultant.	Masterplan
100	1726008	Car Showroom, Eastern Avenue, Gants Hill	Cranbrook	3	Car Showroom	Residential/Retail	0.27	5	U	234	100	105	None	None	DS	730	None	None	0	0	730	No		105	1	Completed - App: 3410/13 - 105 units.	Latest planning application information.
101	Not in SHLAA	Aerodene House, 41-55 Perth Road, Gants Hill	Cranbrook	3	Employment/Retail	Housing	0.16	4	U	208	100	57	None	None	DS	0	None	None	0	0	0	No		57	1	Under construction - Planning permission - App: 1961/16 - 57 units.	Latest planning application information.
102	Not in SHLAA	395-397 Eastern venue, Gants Hill	Cranbrook	3	Employment	Housing	0.04	5	U	234	100	25	None	None	DS	0	None	None	0	0	0	No		25	1	Completed - App: 0384/13 - 25 units.	Latest planning application information.



103	1326005	Woodford Avenue/Eastern Avenue Corner, Gants Hill	Barkingside	3	Employment/Retail	Retail/Housing	0.53	5	U	234	90	112	None	GHOSF	DS	1000	None	None	0	0	1000	No	91	113	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 9% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
104	1326075	Eastern Avenue Storage Buildings, Eastern Avenue, Gants Hill	Cranbrook	3	Employment	Employment/Retail/Housing	0.41	4	U	208	90	77	None	GHOSB	DS	2000	IL01 (part)	Potential for intensification /Diversification of uses	1025	0	3025	No	59	51	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 41% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
105	1326214	Woodford Avenue/Cranbrook Road North, Gants Hill	Barkingside	3	Employment/Retail	Retail/Housing	0.34	5	U	234	90	72	None	GHOSG	DP	1000	None	None	0	0	1000	No	86	68	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 14% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
106	1326015	Wentworth House, Eastern Avenue, Gants Hill	Cranbrook	3	Employment	Retail/Housing/Employment	0.3	4	U	208	90	56	None	GHOSA	OTC	1500	IL01 (part)	Potential for intensification /Diversification of uses	750	0	2250	No	59	37	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 41% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace (excluding education provision).
107	Not in SHLAA	Commercial House, Eastern Avenue, Gants Hill	Cranbrook	3	Employment	Retail/Employment/Housing	0.17	5	U	234	90	36	None	GHOSC	DS	800	IL01 (part)	Potential for intensification /Diversification of uses	425	0	1225	No	65	26	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 35% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
108	Not in SHLAA	Montrose House, Eastern Avenue, Gants Hill	Cranbrook	3	Employment	Retail/Employment/Housing	0.16	5	U	234	90	34	None	GHOSD	DS	1000	IL01 (part)	Potential for intensification /Diversification of uses	400	0	1400	No	57	21	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 43% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
109	Not in SHLAA	KGM House, 14 Eastwood Close, South Woodford	Church End	4	Employment	Housing	0.1	4	U	208	100	12	None	None	DS	0	None	None	0	0	0	No		12	1	Completed - App: 1574/14 - 12 units.	Latest planning application information.
110	Not in SHLAA	29 Glebelands Avenue	Church End	4	Housing	Housing	0.08	4	U	123	100	8	None	None	OTC	0	None	None	0	0	0	No		8	1	Completed - Planning permission - App: 0198/13 - 8 units.	Latest planning application information.
111	Not in SHLAA	27 Glebelands Avenue, South Woodford	Church End	4	Housing	Housing	0.05	4	U	123	100	7	None	None	DS	0	None	None	0	0	0	No		7	1	Under construction - Planning permission - App: 2867/09 - 7 units	Latest planning application information.
112	Not in SHLAA	Rear of 127 High Road, South Woodford	Church End	4	Retail	Housing	0.08	4	U	123	100	7	None	None	OTC	0	None	None	0	0	0	No		8	1	Under construction - Planning permission - App: 4886/15 - 8 unit.	Latest planning application information.
113	Not in SHLAA	5 Bedford Road, Church End	Church End	4	Housing	Housing	0.07	3	U	91	100	7	None	None	OTC	0	None	None	0	0	0	No		7	1	Completed - App:24/14 - 7 units.	Latest planning application information.
114	Not in SHLAA	Eaton Court, High Road South Woodford	Church End	4	Housing	Housing	0.06	4	U	123	100	6	None	None	OTC	0	None	None	0	0	0	No		6	1	Planning permission - App: 2487/15 - 6 units	Latest planning application information.
115	Not in SHLAA	43-45 George Lane, South Woodford	Church End	4	Retail	Housing	0.04	3	U	208	100	5	None	None	DP	0	None	None	0	0	0	No		5	1	Completed - Planning permission - App: 2645/15 - 5 units.	Latest planning application information.
116	1326001	120 Chigwell Road, South Woodford	Roding	4	Employment	Housing/Employment	0.3	2	U	91	100	27	50% Zone 3A and 20% in zone 2.	None	OTC	0	None	None	1500	0	1500	No		48	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	Development of this site should follow a mixed-use employment/residential scheme.  Following a podium style development, the incorporation of employment uses at ground floor would seek to mitigate site based flood risk constraints.  This approach is supported by LBR 2.60 which demonstrates that the site passes the sequential and exceptions test states and that the layout of any mixed use scheme can minimise flood risk to occupiers by citing residential uses above commercial space.  Provision of upper floor residential uses has been tested at feasibility with the southern portion of the site, approximately 0.31ha being capable of achieving mixed-use development subject to detailed design and appropriate mitigation for noise and air quality issues.
117	1326191	Station Estate, off George Lane, South Woodford	Church End	4	Employment	Employment/Housing/Retail/Community	0.67	3 to 4	U	208	100	120	None	None	DS	1000	W3	Potential for intensification / diversification of uses.	1675	0	2675	No		120	2	Site is being promoted by planning consultant/landowners. Site also part owned by the Council. Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The net site area should be 0.67 (rather than 0.76) as the KGM house site has previously been subject to a prior-approval application for office-to-residential development.  Site should be developed as a mixed-use scheme including retail and employment floorspace. A planning brief for the site including feasibility options has been prepared.  A 5% probability reduction has been applied for 'ownership issues'. Although the site is subject to 8 different ownerships, a 5% reduction rather than a 10% reduction has been applied as the Council has a significant land-ownership. This ownership could reduce risk as the Council could in future utilise this status to enable the assembly of other landholdings; therefore the constraint is not considered to be as significant and should be considered a medium/low local constraint.
119	1326213	Tesco Store, Southend Road, Woodford Green	Clayhall	4	Retail	Retail/Housing	1.58	2	S	56	80	71	None	None	OTC	2500	None	None	0	0	2500	No	68	60	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	Redevelopment is expected to include reformatting of commercial space yielding 2500m2 of new retail space.  The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 32% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.  Considering the Green Belt designation of the site, this covers approximately 30% of the site. This land is previously developed and is a hardstanding parking area. It is anticipated that amenity space and parking could be located in this area of the development. As such, no further discount has been applied for Green Belt designation.

120	1326026	96 George Lane & 53-55 Marlborough Road, South Woodford Car Park, South Woodford	Church End	4	Builders Yard/Retail/ Employment	Sui Generis (Builders Merchant)/Employment/Housing	0.78	3 to 4	U	208	80	130	None	None	DP (part)	0	W2	Part protect and maintain and part potential for intensification / diversification of uses in part of the site.	1950	0	1950	No	86	140	1	Site promoted by both TFL and Travis Perkins. Feasibility study underway in relation to car park site.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 14% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
123	1326047	New Mossford Site, Part of Barnados Village	Aldborough	5	Vacant	Housing/Employment	1.8	3 to 4	U	208	100	212	None	None	DS	0	H5	Being Developed	0	0	0	No	212	1	Under Construction - App: 1140/11 (144 units) and 2715/13 (68 units)	Latest planning application information.	
124	Not in SHLAA	2 Mossford Green Barkingside	Barkingside	5	Housing	Housing	0.02	4	U	123	100	3	None	None	OTC	0	None	None	0	0	0	No	3	1	Refused planning permission - App: 1815/16 - 3 units - Decision being appealed.	Latest planning application information.	
125	Not in SHLAA	61-63 High Street, Barkingside	Barkingside	5	Retail	Housing	0.04	4	U	208	100	7	None	None	DP	0	None	None	0	0	0	No	7	1	Completed - Planning permission - App: 2328/15 - 7 units.	Latest planning application information.	
126	Not in SHLAA	Public Conveniences Horns Road	Barkingside		Public Conveniences	Housing	0.02	1b	S	40	100	6	None	None	OTC	0	None	None	0	0	0	No	4	1	Planning application 0182/17	Latest planning application information.	
127	Not in SHLAA	Rear of 561-567 Longbridge Road	Loxford		Housing	Housing	0.04	2	U	91	100	2	None	None	OTC	0	None	None	0	0	0	No	1	1	Planning permission - App: 0447/16 3units	Latest planning application information.	
128	1326010	Coral Bingo Club, 2a Fairlop Road, Barkingside	Fairlop	5	Bingo Club/Leisure	Leisure/Retail/Housing	0.35	4	U	208	90	66	None	None	DS	1000	None	None	0	0	1000	No	84	61	2	Site is proposed to be moved into phase 2. The site has not had any recent developer interest. However, the site is considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 16% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
129	1326090	Fullwell Cross Health Centre, Fencepiece Road, Barkingside	Fairlop	5	Health Centre	Health/ Housing	0.34	4	U	208	80	57	None	None	DS	0	None	None	0	0	1000	No	84	59	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 16% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
130	1326163	Queen Victoria House, Cranbrook Road, Barkingside	Aldborough	5	Offices	Housing	0.35	2	U	136	50	24	None	None	DS	0	None	None	0	0	0	No	24	1	Site is proposed to be moved forward into phase 1. The site is Council owned and has been vacated to facilitate potential development. Planning application due soon.	25% is designated as Open Space	
131	Not in SHLAA	366-380 Horns Road, Barkingside	Aldborough	5	Garage/ Housing	Housing	0.07	2	S	56	100	4	None	None	OTC	0	None	None	0	0	0	No	4	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.	
133	1326074	Craven Gardens Car Park, Craven Gardens, Barkingside	Fairlop	5	Car Park	Retail/ Housing	0.35	3 to 4	U	208	90	66	None	None	DS	1000	None	None	0	0	1000	No	84	61	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 16% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
134	1326046	Station Approach/Carlton Drive, Barkingside	Aldborough	5	Builders Yard	Housing	0.75	2 to 3	U	109	80	65	None	None	OTC	0	None	None	0	0	0	No	65	1	Site promoted by TFL - Feasibility studies underway. Planning application due soon.	No change - The site is proposed for housing.	
135	1326168	Oakfield, Forest Road, Barkingside	Fairlop	5	Public Open Space/ Sport/ Redbridge Sports Centre	Open Space/Sport/ Housing/Education/Health	24.6	1B TO 4	U	Masterplan	100	614	None	None	OTC	0	None	None	0	0	0	No	614	3	Site is considered to be 'constrained' (e.g. re-provision of existing playing pitches on site) but which can be overcome to ensure a reasonable prospect that the site will be available and could be developed later in the plan period.	Masterplan	
136	Not in SHLAA	Car park at Medway Close, Ilford	Loxford		Car Park	Housing	0.24	2	U	91	100	18	None	None	OTC	0	None	None	0	0	0	No	18	1	Under Construction - App: 0608/15 18 units.	Latest planning application information.	
137	Not in SHLAA	300-302 Ilford Lane, Ilford	Loxford		Employment	Employment/Housing	0.03	2	U	91	100	7	None	None	OTC	0	None	None	0	0	0	No	7	1	Subject to developer interest.	Latest planning application information.	
138	Not in SHLAA	407 Ilford Lane	Loxford		Retail	Housing	0.01	2	U	91	100	4	None	None	OTC	0	None	None	0	0	0	No	4	2	Site is proposed to be moved into phase 2. The site has not had any recent developer interest. However, the site is considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.		
139	17260266	Newton Industrial Estate, Eastern Avenue	Newbury		Industrial	Housing	0.4	9, 1b	S	40	100	16	None	None	OTC	0	C1	Part protect and maintain and part potential for intensification / diversification of uses in part of the site.	0	0	0	No	16	1	Site promoted by land owner. Temporary educational use to end in 2018.	Protect in accordance with EMP Study - School is a temporary permission. App 3879/15: permission for school on car park.	
140	Not in SHLAA	107-111 Netley Road, Aldborough	Aldborough		Housing	Housing	0.12	2	S	56	100	14	None	None	OTC	0	None	None	0	0	0	No	14	1	Completed - App: 0776/12 - 14 units	Latest planning application information.	

141	Not in SHLAA	Car park at Daffodil Gardens, Ilford	Loford		Car Park	Housing	0.08	0, 1b	S	40	100	9	None	None	OTC	0	None	None	0	0	0	No			9	1	Under construction - Planning permission - App: P0087/15 - 9 units.	Latest planning application information.
143	Not in SHLAA	127-129 Stanley Road	Clementswood		Housing	Housing	0.05	2	U	91	100	9	None	None	OTC	0	None	None	0	0	0	No			9	1	Planning permission - App: 1989/15 - 9 units.	Latest planning application information.
145	Not in SHLAA	6-10 Tring Close, Newbury	Aldborough		Housing	Housing	0.05	3	S	64	100	7	None	None	OTC	0	None	None	0	0	0	No			7	1	Completed - Planning permission - App: 3722/14 - 7 units.	Latest planning application information.
146	Not in SHLAA	47 Park Road, Ilford	Clementswood		Housing	Housing	0.04	2	U	91	100	6	None	None	OTC	0	None	None	0	0	0	No			6	1	Completed - Planning permission - App: 2574/13 - 6 units.	Latest planning application information.
147	Not in SHLAA	Adj 2 Eynsford Road	Seven Kings		Housing	Housing	0.07	3	U	109	100	6	100% Flood Zone 3	None	OTC	0	None	None	0	0	0	No			6	1	Planning permission - App: 1677/13 - 6 units.	Latest planning application information.
148	Not in SHLAA	Land adj. to 24-26 Fields Park Crescent Little Heath	Chadwell		Housing	Housing	0.04	1a	S	40	100	6	None	None	OTC	0	None	None	0	0	0	No			6	1	Completed - Planning permission - App: 1548/13 - 6 units.	Latest planning application information.
149	17260243	480-482 Ley Street and 22-30 Lynn Road, Ilford	Newbury		Employment (Retail/ Industrial/ Workshops)	Housing	0.45	3	U	109	100	49	None	None	OTC	0	None	None	0	0	0	No			49	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
150	1326133	Ley Street House, 497-499 Ley Street, Ilford	Newbury		Offices	Housing	0.47	2	U	91	100	104	None	None	OTC	0	None	None	0	0	0	No			117	1	Site proposed to be moved forward into phase 1. Planning permissions: 3702/15, 2301/16, 3663/15.	Latest planning application information.
151	Not in SHLAA	Corner of Beehive Lane/Woodford Avenue, adj. 8 Spurway Parade	Cranbrook		Dry Cleaners	Housing	0.05	4	U	123	100	9	None	None	OTC	0	None	None	0	0	0	No			9	1	Planning permission - App: 3224/15 - 9 units.	Latest planning application information.
152	Not in SHLAA	Holy Trinity Church, Hermon Hill, South Woodford	Roding		Church Hall	Housing	0.21	2	U	56	100	9	None	None	OTC	0	None	None	0	0	0	No			9	1	Planning permission - App:3004/14	Latest planning application information.
153	Not in SHLAA	Land r/o 3, 5 and 7 Westview Drive,	Roding		Housing	Housing	0.19	1b	S	40	100	9	100% Flood Zone 2	None	OTC	0	None	None	0	0	0	No			9	1	Completed - Planning permission - App: 0183/12 - 9 units.	Latest planning application information. LBR 2.60 - No exceptions test required.
154	Not in SHLAA	Woodford Green Post Office, Johnston Road	Monkhams		Post Office	Housing	0.09	1b	S	40	100	9	None	None	LC	0	None	None	0	0	0	No			9	1	Under construction - Planning permission - App: 2717/15 - 9 units	Latest planning application information.
155	Not in SHLAA	76-76A Gordon Road, South Woodford	Roding		Housing	Housing	0.09	1b	S	40	100	4	None	None	OTC	0	None	None	0	0	0	No			4	1	Under construction - Planning permission - App: 1417/15 for 4 units	Latest planning application information.
156	17260073	Repton Court, Claire House and Fullwell Avenue	Fullwell		Housing	Housing	1.79	3	S	40	100	149	None	None	OTC	0	None	None	0	0	0	No			149	1	Completed - App: 0664/12 - 149 units.	Latest planning application information.
157	Not in SHLAA	723-733 Cranbrook Road	Barkingside		Housing	Housing	0.08	3	U	109	100	14	None	None	OTC	0	None	None	0	0	0	No			14	1	Under Construction - Apps: 2515/12 - 14 units.	Latest planning application information.
158	Not in SHLAA	Garage block 8-10 Wannock Gardens, Barkingside	Barkingside		Garage	Housing	0.05	1A-1B, 3	S	64	100	2	None	None	OTC	0	None	None	0	0	0	No			2	1	Under Construction - Planning permission - App: P0018/15 - 2 units.	Latest planning application information.
159	Not in SHLAA	134 Horns Road, Barkingside	Aldborough		Public House	Housing	0.12	3	S	64	100	6	None	None	OTC	0	None	None	0	0	0	No			6	1	Planning permission - App: P0079/15 - 6 units.	Latest planning application information.
160	1326124	Land at Five Oaks Lane, Chigwell	Hainault		Housing/ Open Space/ Derelict Land	Housing	21.98	0, 1B	S	40	100	425	None	None	OTC	0	None	None	0	0	0	No			425	1	Under construction - Various applications	Latest planning application information.
161	1326122	Kelvin Hughes, New North Road, Hainault	Fairlop		Industrial	Employment/ Housing	2.23	2	S	56	100	182	None	None	OTC	0	H4	Development Ongoing	1017	0	1017	No			182	1	Completed - App: 3444/13 - 182 units	Latest planning application information.
162	1326071	Covered Reservoir, New North Road, Hainault	Hainault		Reservoir (Covered)	Housing	1.65	1B TO 2	S	56	100	99	None	None	OTC	0	None	None	0	0	0	No			99	1	Completed - App: 0362/14 -99 units	Latest planning application information.
163	17260360	Marlyon Road Housing Estate, Hainault, Ilford, IG6- 3XN.	Hainault		Housing	Housing	1.065	1B TO 2	S	56	100	60	None	None	OTC	0	None	None	0	0	0	No			85	1	Planning permission- App: 4695/16 - 85 units.	Latest planning application information.
164	Not in SHLAA	Garage at top of Hillside Avenue,	Bridge		Garage	Housing	0.046	3	S	64	100	9	None	None	OTC	0	None	None	0	0	0	No			9	1	Completed - Planning permission - App: 1681/14 - 9 units.	Latest planning application information.
165	Not in SHLAA	113-115 Manford Way	Hainault		Offices	Housing	0.12	2	S	56	100	9	None	None	OTC	0	None	None	0	0	0	No			9	1	Completed - Planning permission - App: 0657/14 - 9 units.	Latest planning application information.
166	Not in SHLAA	The Horse and Well Public House, 566-568 High Road	Monkhams		Public House	Housing	0.11	2	S	56	100	8	None	None	OTC	0	None	None	0	0	0	No			8	1	Completed - Planning permission - App: 0136/11 - 8 units.	Latest planning application information.
167	Not in SHLAA	Land adj. 1 Elm Close Wanstead	Wanstead		Vacant	Housing	0.056	3	U	109	100	8	None	None	OTC	0	None	None	0	0	0	No			8	1	Planning permission - App: P0014/15 - 8 units.	Latest planning application information.
168	Not in SHLAA	Land adj. 1 Seagry Road	Wanstead		Housing	Housing	0.08	3	U	109	100	6	None	None	OTC	0	None	None	0	0	0	No			6	1	Planning permission - App: 3216/15 - 6 units.	Latest planning application information.
169	Not in SHLAA	17 Aldersbrook Road	Wanstead		Housing	Housing	0.06	1b	S	40	100	5	None	None	OTC	0	None	None	0	0	0	No			5	1	Planning permission - App: 0282/14 - 5 units.	Latest planning application information.
170	Not in SHLAA	1-5 Station Approach, Wanstead	Wanstead		Offices	Housing	0.02	3	U	109	100	5	None	None	OTC	0	None	None	0	0	0	No			5	1	Completed - Planning permission - App: 2297/13 - 5 units.	Latest planning application information.
171	Not in SHLAA	663 Chigwell Road, Woodford Bridge	Bridge		Employment	Housing	0.054	1b	S	40	100	5	None	None	OTC	0	None	None	0	0	0	No			5	1	Significant developer interest.	No change - housing site
172	Not in SHLAA	191 Whitehall Road and communalGardens, Woodford Green	Monkhams		Housing	Housing	0.11	1b	S	40	100	5	None	None	OTC	0	None	None	0	0	0	No			5	1	Under construction - Planning permission - App: 1857/15 - 5 units.	Latest planning application information.
173	Not in SHLAA	R/o The White Hart Public House, Chigwell Road, Woodford Bridge	Bridge		Car Park	Housing	0.07	1B	S	40	100	4	None	None	LC	0	None	None	0	0	0	No			4	1	Refused permission - Planning permission - App: 0198/15 - 4 units.	Latest planning application information.
174	Not in SHLAA	Wanstead Police Station, Spratt Hill Road	Wanstead		Office	Housing	0.1	3	U	109	100	4	None	None	OTC	0	None	None	0	0	0	No			4	1	Completed - Planning permission - App: 2049/14 - 4 units.	Latest planning application information.
175	Not in SHLAA	rear of 591 New North Road	Hainault		Housing	Housing	0.07	2	S	56	100	4	None	None	OTC	0	None	None	0	0	0	No			4	1	Planning permission - App: 2642/12 - 4 units.	Latest planning application information.
176	1326023	61-63 & rear of 59-91 Wanstead Park Road, IG1 3TQ	Valentines		Storage/ Housing	Housing	0.59	0, 2	U	91	100	37	75% is in Zone 3A and 25% zone 2.	None	OTC	0	IL06	Potential for intensification / diversification of uses.	0	0	0	No			37	1	Under Construction - App: 1880/10 - 37 units	Latest planning application information. LBR 2.60 - No exceptions test required.

177	1326016	Land r/o 41-57 Wanstead Park Road, Ilford	Valentines		Garages/Vacant	Housing/Employment	0.24	2	U	56	90	16	25% is in Zone 3A and 75% in zone 2.	None	OTC	0	IL16	Potential for intensification / diversification of uses.	775	0	775	No	100	13	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	In order to mitigate flood risk, LBR 2.60 states housing should not be located within flood zone 3. The site gross area (0.31ha) has been reduced by 25%, meaning the net developable area is 0.24ha. Probability for non housing uses will not be reduced as this will be accommodated on the 25% of the site in flood zone 3.
180	1326157	Polygram Building, Unit 1 Clyde Works, Chadwell Heath Lane, Chadwell Heath	Chadwell		Industrial	Housing/ Employment	0.43	1B	S	40	90	15	None	None	OTC	0	C2	Potential for intensification / diversification of uses.	1075	0	1075	No	28	5	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 72% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
181	Not in SHLAA	225-227 Green Lane, Ilford	Clementswood		Employment/ Warehouse	Housing	0.17	2	U	91	90	14	100% in 3A	None	OTC	0	None	None	0	0	0	No		14	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	LBR 2.60 demonstrates that the site passes the sequential and exceptions test states and that the layout of any mixed use scheme can minimise flood risk to occupiers by citing residential uses above commercial space.
182	Not in SHLAA	330- 332 Eastern Avenue, Ilford	Cranbrook		Car Showroom	Housing	0.13	3	U	109	100	14	None	None	OTC	0	None	None	0	0	0	No		14	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
183	Not in SHLAA	1-3 Pelham Road, Ilford	Clementswood		Vacant	Housing	0.03	2	U	56	100	2	None	None	OTC	0	None	None	0	0	0	No		2	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
185	Not in SHLAA	73-77 Grove Road & 15-25 Camanon Road, South Woodford	Church End		Garages/ Industrial	Housing	0.23	0 to 1B	S	40	100	9	None	None	OTC	0	None	None	0	0	0	No		9	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
186	Not in SHLAA	38 Grove Hill, South Woodford	Church End		Hotel/ Housing	Housing	0.09	2	S	56	100	5	None	None	OTC	0	None	None	0	0	0	No		5	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
187	Not in SHLAA	52 Tavistock Road, South Woodford	Church End		Housing	Housing	0.08	1B	S	40	100	3	None	None	OTC	0	None	None	0	0	0	No		3	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
188	1326134	Ley Street Council Depot	Newbury		Depot	Housing	2.56	2 TO 3	U	109	100	279	None	None	OTC	0	None	None	0	0	0	No		279	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
188	1326007	250-260 Fencepiece Road	Fairlop		Car Showroom	Housing	0.32	2	S	56	100	18	None	None	OTC	0	None	None	0	0	0	No		0	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	Site recently developed as a supermarket - Should be removed from appendix 1
189	1326177	Chase Lane/Perkins Road, Newbury Park	Aldborough		Employment	Housing	3.45	1A-2	U	56	100	193	None	None	OTC	0	None	None	0	0	0	No	100	193	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
190	Not in SHLAA	Land r/o 73-83 Little Gearies, Gants Hill	Barkingside		Housing	Housing	0.17	2	S	56	100	10	None	None	OTC	0	None	None	0	0	0	No	100	30	1	Site is proposed to be moved forward into phase 1. The site is Council owned and feasibility work on intensification underway	In uplift in the number of units deliverable at this site has been informed by a recent feasibility study which suggests that approximately 30 units could be delivered by development of this site.

191	Not in SHLAA	Heathcote Clinic, Heathcote Avenue, Clayhall	Fullwell		Health Centre	Housing	0.1	1B	S	40	100	4	None	None	OTC	0	None	None	0	0	0	No			4	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
192	1326143	Works at Maybank Road & Chigwell Road, Woodford	Roding		Employment	Housing/Employment	0.8	1B TO 2	S	91	90	82	20% in Zone 3A and 60% in zone 2	None	OTC	0	W1	Potential for intensification / diversification of uses.	2500	0	2500	No	100	73	2	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	In order to mitigate flood risk, LBR 2.60 states housing should not be located within flood zone 3. Consequently it is envisaged that the development of the site could come forward following a mixed-use approach, with commercial uses directed to the area of flood zone 3. As such the net site area has been reduced to 0.8ha.
193	Not in SHLAA	410-418 Ilford Lane, Ilford	Loxford		Industrial	Housing	0.08	2	U	91	100	7	None	None	OTC	0	None	None	0	0	0	No			7	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
194	1326169	Redbridge Station, Eastern Avenue, Redbridge	Clayhall		Car Park	Housing	0.45	3 to 4	U	123	100	55	None	None	OTC	0	None	None	0	0	0	No	100	55	1	1	Site promoted by TfL - Feasibility studies underway. Planning application due soon.	The net site area has been reduced to 0.45ha to discount the Redbridge station building, a Statutory Grade II Listed Building. The reduction in site area also takes account of air shafts to the south-eastern boundary of the site.
195	1326013	320 New North Road	Fairlop		Business/offices	Housing	1.1	3	S	64	100	70	None	None	OTC	0	None	None	0	0	0	No			70	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
196	1326012	Charteris Road Car Park & Woodford Station Car Park	Monkhams		Car Park	Housing/Retail	0.88	3	S	64	90	51	None	MO01	LC	1000	None	None	0	0	1000	No	80	61	1	1	Site promoted by TfL - Feasibility studies underway. Planning application due soon. Prior approval for conversion to residential on part of site - ref 0299/14	Site area has been increased by 0.7ha to account for prior approval of 21 additional units at Charter House (ref 0299/14). Capacity for the remainder of the site is based on the methodology, which accounts for the provision of non-residential floorspace at ground floor level with residential development above on the majority of the site (0.81ha). The methodology calculated that probability should be reduced by 20% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
197	1326014	330-348 Uphall Road, Ilford	Loxford		Industrial	Housing/ Employment	0.44	2	U	91	90	36	None	None	OTC	0	IL15	Potential for intensification / diversification of uses.	1100	0	1100	No	69	27	2	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 31% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
198	1326020	Hills of Woodford, 536-564 High Road, Woodford Green	Monkhams		Car Showroom	Housing	0.36	2	S	56	100	20	None	None	OTC	0	None	None	0	0	0	No			20	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
199	1326033	Alfred's Head PH, Manford Way, Hainault	Hainault		Public House	Housing	0.14	2	S	56	100	8	None	HA06	LC	0	None	None	0	0	0	No	100	8	1	1	Conversion of the public house to create a mixed-use development has already taken place. No additional constraints to development of the remaining area.	Site area reduced to account for area developable for housing.
200	1326002	Land between 135-137 Brocket Way, Hainault	Hainault		Public Open Space	Housing	0.37	1A	S	40	100	15	None	None	OTC	0	None	None	0	0	0	No			15	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for 100% residential. Reprovision of existing open space/childrens play space before site can be redeveloped.
201	1326207	Wanstead Hospital, Makepeace Road, Wanstead	Snaresbrook		Health Centre	Health Centre/ Community/Housing	1.21	1A TO 1B, 3	S	64	90	70	None	None	OTC	0	None	None	0	0	0	No	100	70	1	1	Site is proposed to be moved forward into phase 1. Promoted by landowner/developer.	Site proposed for housing scheme.
202	Not in SHLAA	Woodford Library, Snakes Lane, Woodford Green	Monkhams		Library	Housing/ Library	0.21	3	S	64	100	13	None	None	LC	0	None	None	0	0	0	No			13	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing. Options exist to consolidate library provision in the locality in accordance with the IDP
203	Not in SHLAA	19 Aldersbrook Road, Wanstead	Wanstead		Vacant	Housing	0.15	1B	S	40	100	6	None	None	OTC	0	None	None	0	0	0	No			6	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
204	Not in SHLAA	Rayleigh Road Garage Site, Woodford Green	Bridge		Garages	Housing	0.13	1A-1B, 3	S	64	100	7	None	None	OTC	0	None	None	0	0	0	No			7	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.

205	Not in SHLAA	Land at Yellowpine Way & Baywood Square Garages, Hainault (2 sites)	Hainault		Garages	Housing	0.16	1B	S	40	100	6	None	None	OTC	0	None	None	0	0	0	No		6	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
206	Not in SHLAA	408 Ilford Lane, Ilford	Loford		Vehicle Repairs	Housing	0.07	2	U	91	100	6	None	None	OTC	0	None	None	0	0	0	No		6	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
207	Not in SHLAA	56 Grenville Gardens, Woodford Green	Roding		Vacant	Housing	0.08	1B	S	40	100	3	None	None	OTC	0	None	None	0	0	0	No		3	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	No change - The site is proposed for housing.
209	1326129	Site at Roding Lane North, Woodford Green	Fullwell		Industrial	Housing	1.6	0 TO 1A	S	40	100	64	None	None	OTC	0	None	None	0	0	0	No		32	1	Site is proposed to be moved to phase 1 as it is now completed.	No change - The site is proposed for housing.
211	1326096	TA Centre, Gordon Road, Ilford	Mayfield		Community	Housing	1.2	1B TO 2	U	91	60	66	None	None	OTC	0	None	None	0	0	0	No	100	109	3	Site is considered to be 'constrained' (e.g. provision of infrastructure on site) but which can be overcome to ensure a reasonable prospect that the site will be available and could be developed later in the plan period.	Net site area reduced to take account of eastern portion of site being designated as open space.
212	1326136	Hainault LUL Depot, Thurlow Gardens, Hainault	Fairlop		Depot	Housing	1.49	1A, 2	S	56	100	83	None	None	OTC	0	None	None	0	0	0	No	100	83	3	Site is considered to be 'constrained' (e.g. re-provision of existing uses on site) but which can be overcome to ensure a reasonable prospect that the site will be available and could be developed later in the plan period.	No change - The site is proposed for housing.
213	1326141	153-221 Manford Way, Hainault	Hainault		Employment/Housing	Retail/Housing (infill and extension)	0.86	2	S	56	100	48	None	None	LC	1000	None	None	0	0	1000	No	76	37	3	Site is considered to be 'constrained' (e.g. re-provision of uses on site) but which can be overcome to ensure a reasonable prospect that the site will be available and could be developed later in the plan period.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 52% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
214	1326187	Land to rear of Church, Foremark Close, Hainault	Hainault		Community/Housing	Housing	0.34	1B TO 2	S	56	100	19	None	None	LC	0	None	None	0	0	0	No		19	3	Site is considered to be 'constrained' (e.g. re-provision of existing uses on site) but which can be overcome to ensure a reasonable prospect that the site will be available and could be developed later in the plan period.	No change - The site is proposed for housing.
215	1326135	Library and Community Centre, Manford Way, Hainault	Hainault		Library/Community	Community/Housing	0.55	2	S	56	100	31	None	None	LC	0	None	None	0	0	0	No		31	3	Site is considered to be 'constrained' (e.g. re-provision of existing uses on site) but which can be overcome to ensure a reasonable prospect that the site will be available and could be developed later in the plan period.	No change - The site is proposed for housing.
218	13266116	187 - 191 High Road (Argos)	Clementswood	1	Retail	Housing/Retail	0.1	6a	Central	405	100	80	None	ITCOS16	MS	500	None	None	0	0	500	Yes	86	80	1	Site is proposed to be moved forward into phase 1. Subject to developer interest - Planning application due soon.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 14% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
219	1326116	177 - 185 High Road, Ilford (JD Sports/Boots)	Clementswood	1	Retail	Housing/Retail	0.19	6a	Central	405	90	69	None	ITCOS16	MS	750	None	None	0	0	750	Yes	89	110	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 11% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
220	17260265	Newbury Park Station Car Park - West	Aldborough	2	Car Park	Housing	0.28	3	U	109	100	31	None	None	OTC	0	None	None	0	0	0	No		31	1	Site promoted by TfL - Feasibility studies underway. Planning application due soon.	Promoted by planning consultant/developer/landowner.
221	17260021	Access Road adjacent to western Newbury Park Station Car Park	Aldborough	2	Access Road/SINC	Housing	1.4	3	U	109	20	31	None	None	OTC	0	None	None	0	0	0	No		31	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	Promoted by planning consultant/developer/landowner.
222	17260361	Southend Road and Maybank Road	Roding	4	Employment	Housing/Employment	0.4	2	U	91	90	33	None	None	OTC	0	WS	Potential for intensification / diversification of uses.	1000	0	1000	No	69	25	3	Site is considered to be 'constrained' (e.g. re-provision of existing uses on site) but which can be overcome to ensure a reasonable prospect that the site will be available and could be developed later in the plan period.	The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above. The methodology calculated that probability should be reduced by 31% to accommodate for loss of residential floorspace which will be accommodated by non-residential floorspace.
223	Not in SHLAA	Fairlop Station Car Park	Fairlop	5	Car Park	Housing	0.1	3	U	109	100	11	None	None	OTC	0	None	None	0	0	0	No		11	1	Site promoted by TfL - Feasibility studies underway. Planning application due soon.	Promoted by planning consultant/developer/landowner.
224	17260127	Hainault Station Car Park	Fairlop		Car Park	Housing	0.28	3	S	64	100	18	None	None	OTC	0	None	None	0	0	0	No		18	1	Site promoted by TfL - Feasibility studies underway. Planning application due soon.	Promoted by planning consultant/developer/landowner.
225	17260126	Land adjacent to Hainault Station	Fairlop		SINC	Housing	0.59	3	S	64	20	8	None	None	OTC	0	None	None	0	0	0	No		8	1	Site promoted by TfL - Feasibility studies underway. Planning application due soon.	Promoted by planning consultant/developer/landowner.
226	Not in SHLAA	Wanstead Station Car Park	Wanstead		Car Park	Housing	0.07	6a	U	260	100	18	None	None	DC	0	None	None	0	0	0	No		18	1	Site promoted by TfL - Feasibility studies underway. Planning application due soon.	Promoted by planning consultant/developer/landowner.
227	17260233	Snaresbrook Station Car Park	Snaresbrook		Car Park	Housing	0.36	4	U	123	100	44	None	None	OTC	0	None	None	0	0	0	No		44	1	Site promoted by TfL - Feasibility studies underway. Planning application due soon.	Promoted by planning consultant/developer/landowner.

228	Not in SHLAA	Madeira Grove Clinic	Bridge		Health Centre	Housing	0.05	3	U	109	100	5	None	Noe	OTC	0	None	None	0	0	0	No			5	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	CCG promoted
229	17260359	713 Newbury Park (Holiday Inn), Newbury Park	Aldborough		Hotel	Housing	0.4	3	U	109	90	39	None	None	OTC	0	None	None	0	0	0	No	100	44	2	Site considered to be 'developable'. It is located within a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed within phase two (years 5-10) of the plan if not sooner. This site is not considered to have any significant constraints to overcome in order for it to come forward for development.	Promoted by planning consultant/developer/landowner.	
TOTALS											15803					68277			40847						16002			