

LBR 2.06 - Local Plan Appendix 1 - Development Opportunity Sites Review

Introduction

In response to the Mayor's representation (Ref: 1.01.1) the Council reviewed the 'indicative development capacity' of all Development Opportunity Sites in appendix 1 of the Local Plan. The purpose of this assessment was to seek to exhaust potential housing capacity in the borough, particularly on brownfield land, in accessible locations, as outlined in the Mayor's representation. Additional sites, promoted through Regulation 19 consultation, were also assessed and included where the Council considered them to be 'suitable' and 'deliverable'. This review resulted in the proposed modifications to appendix 1 (LBR 1.01.3).

It should be noted that where available, up-to-date planning information, such as a recent planning applications, have been used to determine individual sites indicative housing capacity in the first instance. Where up-to-date planning information is not available the following methodology has been used to determine indicative housing capacity. This methodology accords with that of the SHLAA (2013) (LBR 2.05).

This paper and supporting table 5 sets out how the Council has estimated the indicative housing capacity of each Development Opportunity Site in the modified appendix 1 after considering a range of factors including Public Transport Accessibility Levels, local context and other site 'constraints'.

This assessment should also be read in conjunction with the Concept Masterplans (LBR 2.78) and the Tall Buildings Study (LBR 2.77). The Concept Masterplans, prepared for the Billet Road, King George and Goodmayes, Ford Sports Ground and Oakfield sites, set out how the proposed level of housing and other uses could be accommodated on each site and provides a thorough analysis of site constraints and configuration of proposed uses. The Tall Building Study sets out a strategy for guiding tall and large buildings to appropriate locations in the borough.

Assumptions

The application of the following methodology is applied to sites which do not have up-to-date planning information available.

The housing capacity has been assessed using the London Plan Sustainable Residential Quality (SRQ) matrix (Table 3.2 in London Plan). The London Plan SRQ matrix is based on consideration of the existing setting\character of an area with the Public Transport Accessibility Level (PTAL) to estimate a sites housing density (in units per hectare u/Ha).

Public Transport Accessibility Levels (PTAL)

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.

Character

The London Plan (2015), under table 3.2, defines the following 'settings', based on consideration of location, existing building form and massing, as follows:

- 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.

With reference to the Redbridge Characterisation Study (LBR 2.75.1 – 3), the Council has generally applied the following 'settings' to sites to specific areas of the borough:

Table 1: General character of areas in Redbridge

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

Density Ranges

The SRQ matrix (table 3.2 of the London Plan (2015)), 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 defaults assume that areas with high PTALs in central and urban settings can deliver a greater number of one and two bed units and thus are set near the top of the 3.1- 3.7 habitable rooms per ha range and areas in lower PTALs are assumed to deliver more family sized units and thus set nearer the lower end. The Standard default density assumptions are therefore as follows:

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

PTAL	Suburban	Urban	Central
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

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)

PTAL	Suburban	Urban	Central
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

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 firstly, town centres are sustainable locations for high density development and secondly, that the type of housing suited to town centres is one and two bedroom units rather than larger units.

Constraints

Once sites have been assessed for the notional housing capacity, the probability of housing being developed on the site has also been assessed based on consideration of a number of ‘constraints’. All sites in modified appendix 1 are considered to have an element of housing capacity. Certain ‘constraints’ can reduce ‘probability’ and thus overall housing capacity of an individual site. The impact of specific ‘constraints’ on probability are set out in table 4.

Table 4: ‘Constraints’ impact on probability

Constraint	Source	Options	Reduction in probability
Flood Risk	SRFA (Level 1 and 2) (LBR 2.61.1, 2.61.2 and 2.61.3)	Low, medium or unsuitable.	Low – None Medium – up to 50% reduction Unsuitable – 0%
Open Space	Borough – GIS – Open Space Assessment	Yes or No	Unsuitable - 0% probability
Ownership	Borough	Low, medium, or unsuitable.	Low – None Medium – 10% Unsuitable – 0%
Local Infrastructure	Infrastructure Delivery Plan (LBR 2.21)	Low, medium, or unsuitable.	Low – None Medium – 10% Unsuitable – 0%
Heritage	Borough – Characterisation Study (LBR 2.75.1 – 3), Listed Buildings Register	Low, medium, or unsuitable	Low – None Medium – up to 50% Unsuitable – 0%

Mixed Use Development

The notional housing output calculation is based on the net site area. In order to meet wider development needs a number of sites within the modified appendix 1 are proposed for a mix of uses, not just for 100% housing. Therefore, the Council has sought to apply the site specific findings/conclusions of the Employment Land Review (LBR 2.33), Retail Site Opportunities Assessment (LRR 2.35) and Infrastructure Delivery Plan 2015 – 2030 (LBR2.21) to identified sites. For example, where the Employment Land Review concludes that employment uses should be incorporated as part of a mix of uses within a site, the Council has reduced the ‘probability’ to acknowledge that a proportion of the site will not come forward for housing and should be ‘set aside’ for other uses.

Supporting table 5 sets out how the above factors and ‘constraints’ have been considered and applied to each individual Opportunity Site in the proposed modified appendix 1.

Table 5: Appendix 1 - Development Opportunity Sites Review

Modified Appendix 1 Reference No.	SHLAA Ref. No.	Address	Ward	Investment and Growth Area	Existing Use	Proposed Use	Site Area (ha)	PTAL	Character (Characterisation Study)	Density (u/ha)	Propability %	No. Units proposed in Modified Appendix 1	No. of Units in SHLAA Schedule 2013	SFRA Finding	Retail Study Ref	Retail Designation	Indicative Retail Floorspace (m2)	Employment Land Review Ref	Employment Land Review Conclusions	Indicative Employment Floorspace (m2)	Planning Status	Notes	Local Plan Phase
1	1326176	Sainsbury's, Roden Street, Ilford	Clements wood	Ilford	Retail	Retail/Employment/Housing	1.96	6a	Central	405	100	700	467	None	LO06	MP	4745	None	None	951	Pre-app P0082/15 and 4499/15 for 683 units	Planning information.	1
2	1326199	The Exchange Shopping Centre, including Exchange car park High Road, Ilford	Valentines	Ilford	Employment/Retail/ Employment	Employment/Retail/Housing/Leisure	2.5	6a	Central	405	100	214	38	None	None	MP	0	None	None	100	App. 4265/15 - 214 units.	Planning information.	1
3	1326053	Britannia Music - 60-70 Roden Street and land between Chapel Road and Roden Street, Ilford	Loxford	Ilford	Vacant	Employment/Retail/Housing	0.7	6a	Central	405	100	354	336	None	None	MS	831	None	None	3090	Apps 0141/09 and 2434/12, - 354 units.	Planning information.	1
4	1326076	Depot Mill Road/Mill House, Ilford Hill	Loxford	Ilford	Offices/ Depot/ Car Park	Employment/Housing	0.91	6a	Central	405	90	332	335	None	None	MS	0	IL06 (part)	Potential for intensification / diversification of uses	2600	No Current Planning application or new permission	Mixed use employment site.	1
5	1326131	Ley Street car park and bus depot, Ilford	Valentines	Ilford	Car Park (Multi-storey)/ Depot	Housing/Education	0.8	6a	Central	405	90	292	160	None	None	MS	0	None	None	0	No Current Planning application or new Permission	Operational car park and bus depot would need to be relocated.	1
6	Not in SHLAA	If Bar 71 Ilford Hill	Loxford	Ilford	Employment	Retail/Employment/Housing	0.15	6a	Central	405	100	137	0	None	None	MS	350	IL06 (part)	Potential for intensification / diversification of uses	375	Pre-app discussions 0089/15 - 137 units	Planning information	1
7	1326116	193-207 High Road, Ilford (Harrison and Gibson)	Clements wood	Ilford	Retail/ Offices	Retail/Employment/Housing	0.31	6a	Central	405	100	323	147	None	ITCOS16	MS	3000	IL10 (part)	IPotential for intensification / diversification of uses	1750	4326/16 - 323 units.	Part of larger SHLAA site - Mixed use site with both retail and employment uses - Retail Capacity Study and EMP Study.	1
8	1326003	Site bounded by Chapel Road, High Road and Clements Lane	Clements wood	Ilford	Retail/ Offices	Retail/Employment /Housing	0.6	6b	Central	405	90	219	229	None	ITCOS8	MP	6000	IL08 (part)	Intensify through mixed use	1725	App 0613/12 14 units on part of site	SHLAA site area is split into 3 (25 & 32) - Total 229 units. Mixed use retail and employment site -Retail Capacity Study and EMP Study.	1
9	1326160	Peachy House, 39 Ilford Hill, Ilford	Loxford	Ilford	Car Park	Retail/ Employment/Housing	0.59	6a	Central	405	100	141	132	None	LO05	MS	300	IL06 (part)	Potential for intensification / diversification of uses	475	App 1279/13 - 141 units.	Planning information.	1
10	1326203	51-69 Ilford Hill (Valentines House)	Loxford	Ilford	Offices	Employment/Residential	0.43	6a	Central	405	100	122	117	None	None	MS	1519	IL06 (part)	Potential for intensification / diversification of uses	0	App 3782/14 122 units.	Planning information	1
11	Not in SHLAA	226-244 High Road, Ilford	Clements wood	Ilford	Employment	Retail/Employment/Housing	0.14	6a	Central	405	100	101	0	None	None	MS	405	None	None	1894	Application 2579/09 - 101	Planning information.	1
12	1326024	Land between Mill Road & the Railway Line, Ilford	Loxford	Ilford	Car Park	Housing	0.3	6a	Central	405	80	97	0	in zone 2 and	None	MS	0	None	None	0	No Current Planning application or new permission	20% of site in flood risk.	1
13	1326237	40 Ilford Hill, Ilford	Loxford	Ilford	Former Police Station/ Car Park	Retail/Housing	0.29	6a	Central	405	90	106	62	None	None	MS	0	None	None	0	No Current Planning application or new Permission	Listed Building. Mixed - Retail.	1
14	Not in SHLAA	Land adjacent to Clements Lane and Clements Road	Clements wood	Ilford	Offices/ Retail/ Hotel/ Car Park	Retail/Employment Housing	0.24	6a	Central	405	90	87	0	None	ITCOS9	MS	1500	IL08 (part)	Potential for intensification / diversification	600	No Current Planning application or new permission	Mixed use - Retail Study and Employment Study.	1

15	1326009	262 – 268 High Road, Ilford	Clements wood	Ilford	Public Toilets/ Retail	Housing	0.13	4	Central	324	100	42	153	None	None	MS	0	None	None	0	No Current Planning application or new permission		1
16	Not in SHLAA	City House, 9-17 Cranbrook Road	Clements wood	Ilford	Employment	Retail/Employment /Housing	0.05	6a	Central	405	100	27	0	None	None	MP	0	IL06 (part)	Potential for intensification / diversification of uses	125	App 0039/15 - 27 units.	Planning app information.	1
17	Not in SHLAA	1 Riches Road, Ilford	Clements wood	Ilford	Housing	Housing	0.04	6a	Central	405	100	24	0	None	None	MS	0	None	None	0	Apps 2978/10 - 24 units.	Planning app information.	1
18	Not in SHLAA	22-32 Chapel Road, Ilford	Loxford	Ilford	Public Toilets/ Retail/ Housing	Retail/Housing	0.06	6a	Central	405	100	24	0	None	None	MP	0	None	None	0	No Current Planning application or new Permission		1
19	Not in SHLAA	Rear of 2-34 Riverdene Road	Clements wood	Ilford	Employment	Housing	0.07	6a	Central	405	100	15	0	None	None	MS	0	None	None	0	App 1049/13 - 15 units	Planning app information.	1
20	1326003	20 Clements Lane Ilford	Clements wood	Ilford	Leisure	Housing	0.63	6a	Central	405	100	229	229	None	None	MP	64	LO08 (part)	Potential for intensification / diversification	0	Application 0613/12 - 229 units.	Planning app information.	1
21	Not in SHLAA	202-224 High Road Ilford	Clements wood	Ilford	Employment	Housing	0.1	6a	Central	405	100	15	0	None	None	MS	0	None	None	0	0750/15 - 15 units	Planning app information.	1
22	Not in SHLAA	288 Ilford Lane, Ilford	Loxford	Ilford	Employment	Retail/Housing	0.08	2	Urban	136	100	9	0	None	None	LC	0	None	None	0	Application 2702/11 - 9 units.	Planning app information.	1
23	Not in SHLAA	180 High Road Ilford	Clements wood	Ilford	Bank/A2	Housing	0.03	6a	Central	405	100	7	0	None	None	MP	0	None	None	0	App 0220/14 - 7 units.	Planning app information.	1
24	Not in SHLAA	213-215 High Road Ilford	Clements wood	Ilford	0	Housing	0.04	6a	Central	405	100	7	0	None	None	MP	0	None	None	0	App 1255/14 - 7 units.	Planning app information.	1
25	Not in SHLAA	210 Ilford Lane, Ilford	Loxford	Ilford	Retail	Housing	0.05	2	Urban	136	100	5	0	None	None	LC	0	None	None	0	Application 2157/10 - 6 units	Planning app information.	1
26	1326003	rear of 2-4 Clements Road	Clements wood	Ilford	Retail	Housing	0.03	6a	Central	405	100	5	5	None	None	MP	0	LO08 (part)	Potential for intensification / diversification	0	App 1610/14 & 2139/15 - 0770/16 - 5 units.	Planning app information.	1
27	Not in SHLAA	48 Cranbrook Road	Valentine's	Ilford	Retail	Housing	0.09	6a	Central	405	100	5	0	None	None	MP	0	None	None	0	App 2189/14 - 5 units.	Planning app information.	1
28	Not in SHLAA	1-7 Hainault Street, Ilford	Clements wood	Ilford	Retail	Housing	0.05	6a	Central	405	100	4	0	None	None	MP	0	IL10 (part)	Potential for intensification / diversification of uses	0	App. 0378/13 - 4	Planning app information.	1
29	Not in SHLAA	239 Ilford Lane	Loxford	Ilford	Retail	Housing	0.01	2	Urban	136	100	3	0	None	None	LC	0	None	None	0	App 2209/14 - 3	Planning app information.	1
30	13266116	187 - 191 High Road (Argos)	Clements wood	Ilford	Retail	Housing/Retail	0.1	6a	Central	405	100	80	0	None	ITCOS16	MS	0	IL10 (part)	Potential for intensification / Diversification of uses	0	Pre app circa 80	Part of larger SHLAA site - Mixed use retail/employment	1
31	1326182	Land adjacent to Cranbrook Road, High Road and the railway, incorporating Station Road (Includes Bodgers)	Clements wood	Ilford	Employment/ Retail/ Offices	Retail/Housing	0.8	6b	Central	405	80	259	424	None	ITCOS7	MP	2500	None	None	0	No Current Planning application or new permission	Mixed use - Retail Study - Health CCG. Access road retained - reducing developable area.	1
32	1326200	Town Hall Car Park	Clements wood	Ilford	Retail/ Car Park	Retail/Employment/ Housing/	0.7	6a	Central	405	80	227	111	None	ITCOS13	MP	2000	None	None	0	No Current Planning application or new permission	Mixed use retail site - Retail Capacity Study. Town Hall building removed Grade II Listed.	2

33	1326011	Land bounded by Clements Road, Chadwick Road and Postway Mews	Clements wood	Ilford	Royal Mail sorting office/ Depot/ Retail/ Church	Retail/Employment/Housing	0.66	6a	Central	405	80	214	301	None	ITCOS11	MS	2500	IL09	Potential for intensification / diversification of uses	1925	App 0279/09 - New Church.	Church developed on significant part of the site. Mixed use retail and employment site - Retail Capacity and EMP Study.	2
34	1326239	51-71 Cranbrook Road, Ilford	Valentines	Ilford	Employment	Retail/ Housing	0.35	6a	Central	405	90	128	150	None	None	MP	0	None	None	0	No Current Planning application or new Permission	Site have multiple site ownership.	2
35	1326073	245-275 Cranbrook Road, Ilford	Valentines	Ilford	Employment	Employment/Housing	0.54	6a	Central	355	70	134	158	In Zone 2 and	None	OTC	0	IL02	Potential for intensification / diversification	1025	2604/15 -19 Housing units on part of the site that is the Wycliffe House building.	Flood risk - Listed building - Existing education use and multiple site ownership. Mixed use Retail and Employment Study.	2
36	1326067	73-85 Ilford Hill and 1-7 Cranbrook Road	Loxford	Ilford	Employment/Ilford Station	Retail/Employment/Housing	0.26	6a	Central	405	90	95	10	None	None	MP	0	IL06 (part)	Potential for intensification / diversification of uses	650	No Current Planning or new Permission	Multiple ownership. Mixed Use - Employment Study.	2
37	Not in SHLAA	Central Library Service Yard	Clements wood	Ilford	Employment	Housing	0.05	6a	Central	405	100	20	0	None	None	MS	0	None	None	0	No Current Planning application or new permission		2
38	1326008	Redbridge Enterprise and Ilford Retail Park (Part 1)	Clements wood	Ilford	Retail/ Offices/ Housing	Employment/Retail/Housing/Education	1.86	6a - 3	Central	238	90	198	103	None	ITCOS25	OTC	1500	IL11 (part)	Potential for intensification / diversification of use	5000	No Current Planning application or new permission	Average PTAL 4 across site for density calculation. Mixed Use - Employment and Retail	2
38	1326008	Redbridge Enterprise and Ilford Retail Park (Part 2)	Clements wood	Ilford	Retail/ Offices/ Housing	Employment/Retail/Housing/Education	1.86	6a - 3	Central	238	90	200	103	None	ITCOS25	OTC	1500	IL11 (part)	Potential for intensification / diversification of use	5000	No Current Planning application or new permission	Average PTAL 4 across site for density calculation. Mixed Use - Employment and Retail	3
39	1326121	Kenneth More Theatre and Janice Mews	Clements wood	Ilford	Theatre, theatre store and warehouses	Retail/ Housing/Leisure	0.4	6a	Central	405	90	146	108	None	ITCOS15	MS	850	None	None	0	No Current Planning application or new permission	Mixed Use - Replacement of existing leisure use. Access road retained reducing developable area.	2
40	1326027	68 - 126 Ley Street and Opal Mews, Ilford (Part 2)	Valentines	Ilford	Retail/ Housing	Retail/ Housing/Health	0.9	6a	Central	405	90	164	170	None	None	MS	1500	None	None	0	No Current Planning application or new Permission	Health retain CCG	3
40	1326027	69 - 126 Ley Street and Opal Mews, Ilford (Part 1)	Valentines	Ilford	Retail/ Housing	Retail/ Housing/Health	0.9	6a	Central	405	90	164	170	None	None	MS	1500	None	None	0	No Current Planning application or new Permission	Health retain CCG	2
42	1326162	112-114 High Road, Ilford	Clements wood	Ilford	Retail/ Offices	Retail/ Housing	0.2	6a	Central	405	90	73	37	None	ITCOS12	MP	1000	None	None	0	No Current Planning application or new permission	Mixed use - Employment.	2
43	Not in SHLAA	Between Mansfield House & 2 Mansfield Road, Ilford	Valentines	Ilford	Housing	Housing	0.11	6a	Central	405	100	45	0	None	None	MS	0	None	None	0	No Current Planning application or new Permission		2
44	1326148	7 Morland Road, Ilford IG1 4JU	Valentines	Ilford	Employment/ Retail	Housing	0.1	6a	Central	405	100	41	26	None	None	MS	0	None	None	0	No Current Planning application or new Permission		2
45	1326238	300 - 318 High Road, Ilford	Clements wood	Ilford	Employment	Retail/Employment/Housing	0.27	5	Central	364	90	88	51	None	None	MS	0	None	None	0	No Current Planning application or new permission		2

46	1326116	177 - 185 High Road, Ilford (JD Sports/Boots)	Clements wood	Ilford	Retail	Housing/Retail	0.19	6a	Central	405	90	69	0	None	ITCOS16	MS	0	IL10 (part)	Potential for intensification /Diversification of uses	0	No Current Planning application or new permission	Part of larger SHLAA site - Mixed use retail/employment	2
47	1326028	Britannia Car Park, Clements Road/Albert Road	Clements wood	Ilford	Car Park (Multi-storey)	Housing/ Car Park	0.2	6a	Central	405	90	73	8	None	None	MS	0	None	None	0	No Current Planning application or new permission	Multi Story Car Park	3
48	1326179	Seven Kings Car Park & Lorry Park, High Road, Seven Kings	Seven Kings	Crossrail Corridor	Car Park (partly vacant)	Retail/Health/Housing	0.62	3	Urban	153	90	170	70	0% in zone	SK06	LC	1500	None	None	0	No Current Planning application or new Permission	Significant flood risk - Retain health - CCG - Planning Brief being prepared.	1
49	Not in SHLAA	Charter House, 450 High Road, Ilford	Clements wood	Crossrail Corridor	Offices	Housing	0.18	3	Urban	109	100	96	0	None	None	OTC	0	None	None	0	App 3678/14 and 2792/15 - 96 units.	Planning app information.	1
50	Not in SHLAA	Newbury House, 890-900 Eastern Avenue	Newbury	Crossrail Corridor	Office	Housing	0.1	3	Urban	109	100	60	0	None	None	OTC	0	None	None	0	App 2125/14 - 60 units	Planning app information.	1
51	1326019	Recorder House 531-549 High Road and 501 High Road, Ilford	Clements wood	Crossrail Corridor	Office	Employment/Housing/Health	1	3	Urban	109	90	175	36	None	None	OTC	0	IL14 (part)	Potential for intensification / diversification of use	1300	No Current Planning application or new permission	Includes site 501 High Road. Mixed use - Employment study. Retain health CCG.	1
52	Not in SHLAA	567-571 High Road	Goodmayes	Crossrail Corridor	0	Housing	0.09	3	Urban	109	100	35	0	None	None	OTC	0	None	None	0	App 2364/15 - 35 units.	Planning app information.	1
53	Not in SHLAA	Shanon Centre, 14 Cameron Road, Seven Kings	Seven Kings	Crossrail Corridor	Leisure	Housing	0.08	4	Urban	208	100	32	0	None	None	LC	0	None	None	0	App 0951/13 - 32 units.	Planning app information.	1
54	Not in SHLAA	Former Lord Napier Pub, 521 Green Lane	Clements wood	Crossrail Corridor	0	Housing	0.09	3	Urban	109	100	31	0	None	None	OTC	0	None	None	0	App 2537/15 - 31 units	Planning app information.	1
55	Not in SHLAA	463 High Road	Clements wood	Crossrail Corridor	0	Housing	0.1	3	Urban	109	100	25	0	None	None	OTC	0	None	None	0	App 2002/14 - 25 units.	Planning app information.	1
56	Not in SHLAA	Chadwell Heath Service Station 1023 High Road, Chadwell Heath	Chadwell	Crossrail Corridor	Vacant (Former service station)	Housing	0.08	3	Urban	109	100	23	0	None	None	OTC	0	None	None	0	Application 3029/05 - 23 units.	Planning app information.	1
57	Not in SHLAA	25-31 Goodmayes Road	Goodmayes	Crossrail Corridor	Retail	Housing	0.05	4	Urban	208	100	16	0	None	None	LC	0	None	None	0	App 0582/13 - 16 units.	Planning app information.	1
58	Not in SHLAA	Seven Kings Methodist Church and Hall, Balmoral Gardens, Seven Kings	Goodmayes	Crossrail Corridor	Church and Church Hall	Community/Housing	0.15	3	Urban	153	90	21	0	in zone 2 a	None	LC	0	None	None	0	No Current Planning application or new Permission	Flood Risk	1
59	Site not in SHLAA	58-64 Goodmayes Road, Goodmayes	Goodmayes	Crossrail Corridor	Employment/ Public House	Retail/ Housing	0.07	4	Urban	208	90	13	0	None	GM07	LC	Limited net gain in floorspace	None	None	0	No Current Planning application or new permission.	Planning app information.	1
60	Not in SHLAA	123 Francis Avenue, Ilford	Clements wood	Crossrail Corridor	Employment	Housing	0.05	3	Urban	109	100	5	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission	Planning app information.	1
61	Not in SHLAA	19 Eastwood Road, Seven Kings	Seven Kings	Crossrail Corridor	Housing	Housing	0.06	3	Urban	109	100	7	0	None	None	OTC	0	IL14 (part)	Potential for intensification /Diversification of uses	0	App 0808/13 - 7 units.	Planning app information.	1
62	Not in SHLAA	Balfour House, 394-398 High Road Ilford	Clements wood	Crossrail Corridor	0	Housing	0.23	2	Urban	91	100	5	0	None	None	OTC	0	None	None	0	App 2429/12 - 5 units.	Planning app information.	1
63	Not in SHLAA	45 Barley Lane	Seven Kings	Crossrail Corridor	0	Housing	0.06	3	Urban	109	100	5	0	None	None	OTC	0	None	None	0	App 2914/15 - 5 units.	Planning app information.	1
64	Not in SHLAA	514-518 High Road, Ilford	Goodmayes	Crossrail Corridor	Retail/ Warehouse/ Offices	Housing	0.04	3	Urban	109	100	4	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		1
65	Not in SHLAA	1145 (Alfa Romeo) High Road, Chadwell Heath	Chadwell	Crossrail Corridor	Car Showroom	Retail/Housing/Health	0.15	3 to 4	Urban	208	90	28	0	None	CCOS22	DS	400	None	None	0	No Current Planning application or new Permission	Mixed use - Retail - Health - CCG	1

66	Not in SHLAA	Newbury Park Station Car Park - West	Aldborough	Crossrail Corridor	Car Park	Housing	0.28	3	Urban	109	100	31	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		1
67	1326128/1326127/1326183 MERGE	Land in and around King George/Goodmayes Hospitals	Seven Kings/ Newbury	Crossrail Corridor	Sports Ground	Subject to detailed Master planning - Hospital retained - Housing/ Community/ Healthcare/ Education/ Public Open Space/ Sports	51	0 TO 2	Urban	Masterplan	100	500	205	None	None	OTC	0	None	None	0	No Current Planning application or new permission	Masterplan	2
68	1326128/1326127/1326183 MERGE	Land at Ford Sports Ground	Seven Kings/ Newbury	Crossrail Corridor	Sports Ground	Hospital retained - Housing/ Community/ Healthcare/ Education/ Public Open Space/ Sports	16	0 TO 2	Urban	Masterplan	100	300	346	Masterplan	None	OTC	0	None	None	0	No Current Planning application or new permission	Masterplan	2
68	1326128/1326127/1326183 MERGE	Land at Ford Sports Ground	Seven Kings/ Newbury	Crossrail Corridor	Sports Ground	Hospital retained - Housing/ Community/ Healthcare/ Education/ Public Open Space/ Sports	16	0 TO 2	Urban	Masterplan	100	551	500	Masterplan	None	OTC	0	None	None	0	No Current Planning application or new permission	Masterplan	3
69	1326236	822 (Tesco) High Road, Goodmayes	Seven Kings	Crossrail Corridor	Retail	Retail/Housing/Education/Health	4.06	2 TO 4	Urban	123	90	449	338	None	CCOS11	OTC	2500	None	None	0	No Current Planning application or new Permission	PTAL Ave 4 - Mixed use retail/education	2
70	1326241	645 - 861 High Road, Seven Kings	Seven Kings	Crossrail Corridor	Employment/ Housing	Retail/Housing	1.61	3 to 4	Urban	208	80	268	157	zones 3A and 10	None	LC	0	None	None	0	No Current Planning application or new Permission	Flood Risk - Listed buildings - Multiple ownership.	2
71	1326144	Chadwell Heath Retail Park, High Road, Chadwell Heath	Chadwell	Crossrail Corridor	Retail	Housing/ Retail	1.5	1B, 3	Urban	109	90	147	45	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		2
72	1326172	Goodmayes Retail Park, High Road, Goodmayes	Seven Kings	Crossrail Corridor	Retail	Retail/Housing	2.74	0 to 3	Urban	109	80	239	251	None	CCOS12	OTC	500	None	None	0	No Current Planning application or new Permission for housing	PTAL 3 average PTAL 0 noted. Mixed use retail and Health	2
73	1326032	674-700 High Road, Seven Kings	Seven Kings	Crossrail Corridor	Employment/ Restaurant	Retail/Employment/ Housing/Health	1.06	2 TO 3	Urban	153	80	130	72	zone 3A and	SK02	LC	1000	C4	Intensify through mixed use	2650	No Current Planning application or new Permission		2
74	1326025	706 - 720 (Homebase) High Road, Seven Kings	Seven Kings	Crossrail Corridor	Retail	Retail/ Housing	1.04	3 to 4	Urban	208	80	173	77	in zones 2a	CCOS10	LC	Limited net gain in floorspace	None	None	0	No Current Planning application or new Permission	Flood Risk and Mixed use retail.	2
75	1326147	Metropolitan Police, 919 - 925 High Road, Chadwell Heath	Seven Kings	Crossrail Corridor	Office/ Industrial	Employment/ Housing/Health	0.91	2 TO 3	Urban	109	90	89	33	None	None	OTC	0	C4	Potential for intensification / diversification of uses	0	No Current Planning application or new Permission	Mixed use - employment - health retain CCG.	2
76	1326151	Land at Newbury Park Station, Eastern Avenue	Aldborough	Crossrail Corridor	Car Park	Housing	0.73	3	Urban	109	90	72	97	None	None	OTC	0	None	None	0	No Current Planning application or new Permission	10% of the site is a SINC	1
77	1326052	B&Q Store, Springfield Drive, Barkingside	Aldborough	Crossrail Corridor	Retail	Housing	0.59	3	Urban	109	100	64	34	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		2
78	1326180	4-12 Cameron Road and 625-643 High Road	Seven Kings	Crossrail Corridor	Employment/ Housing	Housing/Employment/ Retail	0.43	4	Urban	208	90	80	20	0% in zone	None	LC	0	None	None	0	No Current Planning application or new Permission	Flood risk - Mixed Use retail	2
79	1326058	Car Park and Works, corner of Cedar Park Gardens and Wangey Road, Chadwell Heath	Chadwell	Crossrail Corridor	Car Park/ Industrial	Housing	0.29	3	Urban	109	100	32	58	None	None	OTC	0	None	None	0	No Current Planning application or new permission		2
80	1326078	Dunelm Nursing Home and Grovelands Day Centre, Grove Road, Chadwell Heath	Chadwell	Crossrail Corridor	Community	Housing	0.69	2	Urban	91	100	63	29	None	None	OTC	0	None	None	0	No Current Planning application or new permission		2
81	1326018	530-562 High Road, Ilford	Goodmayes	Crossrail Corridor	Industrial	Housing/Health	0.3	3	Urban	109	100	33	21	None	None	OTC	0	None	None	0	No Current application or new Permission	Health retain CCG	2

82	1326021	573-603 High Road, Ilford	Goodmayes	Crossrail Corridor	Industrial (Car related)	Housing/Health	0.3	3	Urban	109	100	33	63	None	None	OTC	0	None	None	0	No Current Planning application or new permission	Health retain CCG	2
83	1326097	Telephone Exchange, Corner of Kingswood Road and High Road, Goodmayes	Seven Kings	Crossrail Corridor	Offices/ Nursery	Housing/Health	0.14	4	Urban	123	100	17	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission	Health retain CCG	2
84	Not in SHLAA	55 - 61 Goodmayes Road, Goodmayes	Goodmayes	Crossrail Corridor	Retail/ Housing	Retail/ Housing	0.13	3 to 4	Urban	208	90	24	0	None	CCOS19	LC	500	None	None	0	No Current Planning application or new Permission	PTAL 4. mixed use retail.	2
85	1326180	16 -32B Cameron Road and 625-643, High Road	Seven Kings	Crossrail Corridor	Employment/ Housing	Housing/Retail	0.21	3	Urban	153	90	29	20	n zones 2 a	None	LC	0	None	None	0	No Current Planning application or new Permission	Flood risk	2
86	Not in SHLAA	1171 (Kia) High Road, Chadwell Heath	Chadwell	Crossrail Corridor	Car Showroom	Retail/ Housing	0.12	4	Urban	208	90	22	0	None	CCOS23	DS	500	None	None	0	No Current Planning application or new Permission	Mixed Use - Retail	2
87	1326062	Car Park adj. To Chadwell Heath Stn, Chadwell Heath	Goodmayes	Crossrail Corridor	Car Park	Housing	0.31	3	Urban	109	100	34	34	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		2
88	Not in SHLAA	Car Park junction of Wangey Road/Cedar Gardens, Chadwell Heath	Chadwell	Crossrail Corridor	Car Park/ Industrial	Housing	0.1	4	Urban	123	100	12	0	None	None	OTC	0	None	None	0	No Current Planning application or new permission		2
89	Not in SHLAA	Ilford County Court, High Road, Ilford	Clements wood	Crossrail Corridor	County Court	Housing	0.14	3	Urban	109	100	15	0	None	None	OTC	0	None	None	0	No Current application or new Permission	Conservation Area - Locally Listed building	2
90	Not in SHLAA	Car Park rear of 39 Goodmayes Road, Goodmayes	Goodmayes	Crossrail Corridor	Car Park	Housing	0.08	4	Urban	123	100	10	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		2
91	Not in SHLAA	Hinds Head PH, 2A Burnside Road and 76-80 Valance Avenue, Chadwell Heath	Goodmayes	Crossrail Corridor	VACANT (Public House)/ Retail	Housing	0.11	3	Urban	109	100	12	0	None	None	OTC	0	None	None	0	App 3712/14 - Planning application for Temp. COU to HMO.		2
92	Not in SHLAA	Corner of Wangey Road and Station Road, Chadwell Heath	Chadwell	Crossrail Corridor	Offices	Retail/Housing	0.08	2 to 3	Urban	109	90	8	0	None	CCOS21	OTC	200	None	None	0	Application 1557/15 - change of use of ground floor to children's nursery granted	Mixed Use - Retail	2
93	Not in SHLAA	395-405 High Road, Ilford	Clements wood	Crossrail Corridor	Builders Yard	Housing	0.07	3	Urban	109	100	8	0	None	None	OTC	0	None	None	0	No Current application or new Permission		2
94	Not in SHLAA	617-631 Eastern Avenue (Junction Yoxley Drive)	Aldborough	Crossrail Corridor	Employment	Housing	0.05	3	Urban	109	100	5	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		2
95	Not in SHLAA	8a Cedar Park Gardens, Chadwell Heath	Chadwell	Crossrail Corridor	Housing/ Industrial	Housing	0.03	4	Urban	208	100	6	0	None	None	LC	0	None	None	0	No Current Planning application or new permission		2
96	1326196	Suffolk Court, Newbury Park	Newbury	Crossrail Corridor	Housing	Housing (in fill)	1.4	3	Urban	109	100	15	15	None	None	OTC	0	None	None	0	No Current Planning application or new Permission	Infill development not comprehensive redevelopment.	2
97	1326109	Billet Road (Part 1)	Aldborough	Crossrail Corridor	Green Belt	Housing/Sport/Education	21.6	2 TO 3	Suburban	Masterplan	100	400	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission	Masterplan	2
97	1326109	Billet Road (Part 2)	Aldborough	Crossrail Corridor	Green Belt	Housing/Sport/Education	21.6	2 TO 3	Suburban	Masterplan	100	400	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission	Masterplan	3
98	Not in SHLAA	Access Road adjacent to western Newbury Park Station Car Park	Aldborough	Crossrail Corridor	Access Road/SINC	Housing	1.4	3	Urban	109	20	31	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		2
99	Not in SHLAA	Car Showroom, Eastern Avenue, Gants Hill	Cranbrook	Gants Hill	Car Showroom	Residential/Retail	0.27	5	Urban	234	100	105	0	None	None	DS	0	None	None	0	App 3410/13 - 105 units.	Planning app information.	1

100	Not in SHLAA	Aerodene House, 41-55 Perth Road, Gants Hill	Cranbrook	Gants Hill	Employment/Retail	Employment/Residential	0.16	4	Urban	208	100	57	0	None	None	DS	0	None	None	0	1961/16 - 57 units.	Planning app information.	1
101	Not in SHLAA	395-397 Eastern venue, Gants Hill	Cranbrook	Gants Hill	Employment	Housing	0.04	5	Urban	234	100	25	0	None	None	DS	25	None	None	0	App 0384/13 - 25 units.	Plannin app information.	1
102	1326005	Woodford Avenue/Eastern Avenue Corner, Gants Hill	Barkingside	Gants Hill	Employment/ Retail	Retail/Housing	0.53	5	Urban	234	90	112	111	None	GHOSF	DS	1000	None	None	0	No Current Planning application or new Permission	Mixed use - Retail - Multiple ownership.	2
103	1326075	Eastern Avenue Storage Buildings, Eastern Avenue, Gants Hill	Cranbrook	Gants Hill	Employment	Employment/Retail/ Residential	0.41	4	Urban	208	90	77	143	None	GHOSB	DS	2000	IL01 (part)	Potential for intensification /Diversification of uses	1025	No Current application or new Permission	Mixed Use - Retail and employment. Multiple ownership.	2
104	1326214	Woodford Avenue/Cranbrook Road North, Gants Hill	Barkingside	Gants Hill	Employment/ Retail	Retail/ Residential	0.34	5	Urban	234	90	72	76	None	GHOSG	DP	1000	None	None	0	No Current Planning application or new Permission	Mixed use - Retail	2
105	1326015	Wentworth House, Eastern Avenue, Gants Hill	Cranbrook	Gants Hill	Employment	Retail/ Residential	0.3	4	Urban	208	90	56	109	None	GHOSA	OTC	1500	IL01 (part)	Potential for intensification /Diversification of uses	750	No Current application or new Permission	Mixed Use - Retail and employment.	2
106	Not in SHLAA	Commercial House, Eastern Avenue, Gants Hill	Cranbrook	Gants Hill	Employment	Retail/Employment/ Residential	0.17	5	Urban	234	90	36	0	None	GHOSC	DS	800	IL01 (part)	Potential for intensification /Diversification of uses	425	No Current application or new Permission	Mixed Use - Retail and employment.	2
107	Not in SHLAA	Montrose House, Eastern Avenue, Gants Hill	Cranbrook	Gants Hill	Employment	Retail/Employment/ Residential	0.16	5	Urban	234	90	34	0	None	GHOSD	DS	1000	IL01 (part)	Potential for intensification /Diversification of uses	400	No Current application or new Permission	Mixed Use - Retail and employment.	2
108	Not in SHLAA	KGM House, 14 Eastwood Close, South Woodford	Church End	South Woodford	Employment	Housing	0.1	4	Urban	208	100	12	0	None	None	DS	500	None	None	500	App 1574/14 - 12 units.	Planning app information.	1
109	Not in SHLAA	29 Glebelands Avenue	Church End	South Woodford	Housing	Housing	0.08	4	Urban	123	100	8	0	None	None	OTC	0	None	None	0	App 0198/13 - 8 units.	Planning app information.	1
110	Not in SHLAA	27 Glebelands Avenue, South Woodford	Church End	South Woodford	0	Housing	0.05	4	Urban	123	100	7	0	None	None	DS	0	None	None	0	App 2867/09 - 7 units	Planning app information.	1
111	Not in SHLAA	Rear of 127 High Road, South Woodford	Church End	South Woodford	Retail	Housing	0.08	4	Urban	123	100	7	0	None	None	OTC	0	None	None	0	App 3396/13 - 7 unit.	Planning app information.	1
112	Not in SHLAA	5 Bedford Road, Church End	Church End	South Woodford	0	Housing	0.07	3	Urban	91	100	7	0	None	None	OTC	0	None	None	0	App 3024/14 - 7 units.	Planning app information.	1
113	Not in SHLAA	Eaton Court, High Road South Woodford	Church End	South Woodford	0	Housing	0.06	4	Urban	123	100	6	0	None	None	OTC	0	None	None	0	App 2487/15 - 6 units	Planning app information.	1
114	Not in SHLAA	43-45 George Lane, South Woodford	Church End	South Woodford	Retail	Housing	0.04	3	Urban	208	100	5	0	None	None	DP	0	None	None	0	App 2645/15 - 5 units.	Planning app information.	1
115	1326026	96 George Lane & 53-55 Marlborough Road, South Woodford Car Park, South Woodford	Church End	South Woodford	Builders Yard/ Retail/ Employment	Sui Generis (Builders Merchant)/Employment/ Housing	0.78	3 to 4	Urban	208	80	130	63	None	None	DP (part)	0	W2	Part protect and maintain and part potential for intensification / diversification of uses in part of the site.	1900	No current applications or new permissions.	PTAL 4 average - Mixed use employment.	1
116	1326001	120 Chigwell Road, South Woodford	Roding	South Woodford	Employment	Housing	0.9	2	Urban	91	100	82	75	3A and 20%	None	OTC	0	None	None	0	No Current Planning application or new Permission	SRFA - 50% - Part of the site is designated as Open Space.	2
117	1326191	Station Estate, off George Lane, South Woodford	Church End	South Woodford	Employment	Employment/ Housing/Retail	0.76	3 to 4	Urban	208	100	120	119	None	None	DS	0	W3	Potential for intensification / diversification of uses.	0	No current applications or new permissions.	Within the setting of Conservation Area	2
119	1326213	Tesco Store, Southend Road, Woodford Green	Clayhall	South Woodford	Retail	Retail/Housing	1.58	2	Suburban	56	80	71	0	None	None	OTC	0	None	None	0	No current applications or new permissions.	Retail Store to be retained.	2
120	Not in SHLAA	Southend Road and Maybank Road	Roding	South Woodford	Employment	Housing/Employment	0.4	2	Urban	91	90	33	0	None	None	OTC	0	W5	Potential for intensification / diversification of uses.	0	No Current Planning application or new Permission	Mixed use employment	3
121	1326047	New Mossford Site, Part of Barnardos Village	Aldbrough	Barkingside	Vacant	Housing/Employment	1.8	3 to 4	Urban	208	100	212	208	None	None	DS	0	H5	Being Developed	0	App 1140/11 (144 units); 2715/13 (68 units)	Planning app information.	1

122	Not in SHLAA	2 Mossford Green Barkingside	Barkingside	Barkingside	0	Housing	0.02	4	Urban	123	100	3	0	None	None	OTC	0	None	None	0	1815/16 - 3	Planning app information.	1
123	Not in SHLAA	61-63 High Street, Barkingside	Barkingside	Barkingside	0	Housing	0.04	4	Urban	208	100	7	0	None	None	DP	0	None	None	0	App. 2328/15 - 7 units.	Planning app information.	1
124	Not in SHLAA	Public Conveniences Horns Road	Barkingside	Barkingside	0	Housing	0.02	1b	Suburban	40	100	6	0	None	None	OTC	0	None	None	0	App3070/15 - 6 units.	Planning app information.	1
125	Not in SHLAA	Rear of 561-567 Longbridge Road	Loxford	Barkingside	0	Housing	0.04	2	Urban	91	100	2	0	None	None	OTC	0	None	None	0	App 2670/12 - 2 units.	Planning app information.	1
126	1326046	Station Approach/Carlton Drive, Barkingside	Aldborough	Barkingside	Builders Yard	Housing	0.75	2 to 3	Urban	109	80	65	45	None	None	OTC	0	None	None	0	No Current Planning application or new Permission	100% of the site is SINC	1
127	Not in SHLAA	Fairlop Station Car Park	Fairlop	Barkingside	Car Park	Housing	0.1	3	Urban	109	100	11	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		1
128	1326010	Coral Bingo Club, 2a Fairlop Road, Barkingside	Fullwell	Barkingside	Bingo Club/Leisure	Retail/Housing	0.35	4	Urban	208	90	66	34	None	None	DS	0	None	None	0	No Current application or new Permission	Mixed use - town centre	2
129	1326090	Fullwell Cross Health Centre, Fencepiece Road, Barkingside	Fairlop	Barkingside	Health Centre	Health/Housing	0.34	4	Urban	208	80	57	51	None	None	DS	0	None	None	0	No Current application or new Permission	Retain health provision as part of the mix. Health centre retained and extended in short term. Potential locality hub site - CCG. Appendix 2	2
130	1326163	Queen Victoria House, Cranbrook Road, Barkingside	Aldborough	Barkingside	Offices	Community/Housing	0.35	2	Urban	136	50	24	22	None	None	DS	0	None	None	0	No Current Planning application or new Permission	25% is designated as Open Space.	2
131	Not in SHLAA	366-380 Horns Road, Barkingside	Aldborough	Barkingside	Garage/ Housing	Housing	0.07	2	Suburban	56	100	4	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		2
132	1326074	Craven Gardens Car Park, Craven Gardens, Barkingside	Fairlop	Barkingside	Car Park	Retail/Housing/Health	0.35	3 to 4	Urban	208	90	66	32	None	None	DS	0	None	None	0	No Current application or new Permission	Mixed use town centre - Retain - CCG.	2
133	1326168	Oakfield, Forest Road, Barkingside	Fairlop	Barkingside	Public Open Space/ Sport/ Redbridge Sports Centre	Open Space/ Sport/ Housing/ Education / Healthcare	24.6	1B TO 4	Urban	Masterplan	100	614	899	None	None	OTC	0	None	None	0	No Current application or new Permission	Masterplan	3
134	Not in SHLAA	Car park at Medway Close, Ilford	Loxford	Rest of Borough	Car Park	Housing	0.24	2	Urban	91	100	18	0	None	None	OTC	0	None	None	0	Application 0608/15 18 units.	Planning app information.	1
135	Not in SHLAA	300-302 Ilford Lane, Ilford	Loxford	Rest of Borough	Employment	Employment/Housing	0.03	2	Urban	91	100	7	0	None	None	OTC	0	None	None	0	Pre-app P0069/15 - 7 units.	Planning app information.	1
136	Not in SHLAA	407 Ilford Lane	Loxford	Rest of Borough	Retail	Housing	0.01	2	Urban	91	100	4	0	None	None	OTC	0	None	None	0	No recent Planning Application		1
137	Not in SHLAA	Newton Industrial Estate, Eastern Avenue	Newbury	Rest of Borough	Industrial	Housing/Education	0.4	0, 1b	Suburban	40	100	16	0	None	None	OTC	0	C1	Part protect and maintain and part potential for intensification / diversification of uses in part of the site.	0	Pre-app discussions P0061/12 and PO035/14 PO072/15	Protect in accordance with EMP Study - School is temporary permission. App 3879/15: permission for school on car park.	1
138	Not in SHLAA	107-111 Netley Road, Aldborough	Aldborough	Rest of Borough	0	Housing	0.12	2	Suburban	56	100	14	0	None	None	OTC	0	None	None	0	App 0776/12 - 14 units	Planning app information.	1
139	Not in SHLAA	Car park at Daffodil Gardens, Ilford	Loxford	Rest of Borough	0	Housing	0.08	0, 1b	Suburban	40	100	9	0	None	None	OTC	0	None	None	0	Pre-app P0087/15 - 9 units.	Planning app information.	1
140	Not in SHLAA	127-129 Stanley Road	Clementswood	Rest of Borough	0	Housing	0.05	2	Urban	91	100	9	0	None	None	OTC	0	None	None	0	App 1989/15 - 9 units.	Planning app information.	1
141	Not in SHLAA	6-10 Tring Close, Newbury	Aldborough	Rest of Borough	0	Housing	0.05	3	Suburban	64	100	7	0	None	None	OTC	0	None	None	0	App ref: 3722/14 - 7 units.	Planning app information.	1
142	Not in SHLAA	47 Park Road, Ilford	Clementswood	Rest of Borough	0	Housing	0.04	2	Urban	91	100	6	0	None	None	OTC	0	None	None	0	App. 2574/13 - 6 units.	Planning app information.	1

143	Not in SHLAA	Adj 2 Eynsford Road	Seven Kings	Rest of Borough	Housing	Housing	0.07	3	Urban	109	100	6	0	Not in SRFA	None	OTC	0	None	None	0	App 1677/13 - 6 units.	Planning app information.	1
144	Not in SHLAA	Land adj. to 24-26 Fields Park Crescent Little Heath	Chadwell	Rest of Borough	Housing	Housing	0.04	1a	Suburban	40	100	6	0	None	None	OTC	0	None	None	0	App 1548/13 - 6 units.	Planning app information.	1
145	Site not on the SHLAA	480-482 Ley Street and 22-30 Lynn Road, Ilford	Newbury	Rest of Borough	Employment (Retail/Industrial/Workshops)	Housing	0.45	3	Urban	109	100	49	0	None	None	OTC	0	None	None	0	No recent Planning Application		2
146	1326133	Ley Street House, 497-499 Ley Street, Ilford	Newbury	Rest of Borough	Offices	Housing	0.47	2	Urban	91	100	104	31	None	None	OTC	0	None	None	0	App. 3702/15	Planning app information.	2
147	Not in SHLAA	Corner of Beehive Lane/Woodford Avenue, adj. 8 Spurway Parade	Cranbrook	Rest of Borough	0	Housing	0.05	4	Urban	123	100	9	0	None	None	OTC	0	None	None	0	App 3224/15 - 9 units.	Planning app information.	1
148	Not in SHLAA	Holy Trinity Church, Hermon Hill, South Woodford	Roding	Rest of Borough	Church Hall	Community/Housing	0.21	2	Urban	56	100	9	0	None	None	OTC	0	None	None	0	App 3004/14 for erection of new church hall.	Locally Listed Building	1
149	Not in SHLAA	Land r/o 3, 5 and 7 Westview Drive,	Roding	Rest of Borough	0	Housing	0.19	1b	Suburban	40	100	9	0	None	None	OTC	0	None	None	0	App 0183/12 - 9 units.	Planning app information.	1
150	Not in SHLAA	Woodford Green Post Office, Johnston Road	Monkhams	Rest of Borough	0	Housing	0.09	1b	Suburban	40	100	9	0	None	None	LC	0	None	None	0	App 2717/15 - 9 units	Planning app information.	1
151	Not in SHLAA	76-76A Gordon Road, South Woodford	Roding	Rest of Borough	Housing	Housing	0.09	1b	Suburban	40	100	4	0	None	None	OTC	0	None	None	0	App 1417/15 for 4 units	Planning app information.	1
152	Not in SHLAA	Repton Court, Claire House and Fullwell Avenue	Fullwell	Rest of Borough	Housing	Housing	1.79	3	Suburban	40	100	149	0	None	None	OTC	0	None	None	0	App 0664/12 - 149 units.	Planning app information.	1
153	Not in SHLAA	723-733 Cranbrook Road	Barkingside	Rest of Borough	0	Housing	0.08	3	Urban	109	100	14	0	None	None	OTC	0	None	None	0	Apps 0275/12, 2195/12 & 2515/12 - 14 units.	Planning app information.	1
154	Not in SHLAA	Garage Block 8-10 Wannock Gardens, Barkingside	Barkingside	Rest of Borough	0	Housing	0.05	1A-1B, 3	Suburban	64	100	2	8	None	None	OTC	0	None	None	0	Pre-app ref: P0018/15 - 2 units.	Planning app information.	1
155	Not in SHLAA	134 Horns Road, Barkingside	Aldborough	Rest of Borough	Pub	Housing	0.12	3	Suburban	64	100	6	0	None	None	OTC	0	None	None	0	Pre-app P0079/15 - 6 units.	Planning app information.	1
156	1326124	Land at Five Oaks Lane, Chigwell	Hainault	Rest of Borough	Housing/ Open Space/ Derelict Land	Housing	21.98	0, 1B	Suburban	40	100	425	424	None	None	OTC	0	None	None	0	App. 0734/01	Planning app information.	1
157	1326122	Kelvin Hughes, New North Road, Hainault	Fairlop	Rest of Borough	Industrial	Employment/Housing	2.23	2	Suburban	56	100	182	65	None	None	OTC	0	H4	Development Ongoing	0	App. 3444/13 - 182 units.	Planning app information.	1
158	1326071	Covered Reservoir, New North Road, Hainault	Hainault	Rest of Borough	Reservoir (Covered)	Housing	1.65	1B TO 2	Suburban	56	100	99	108	None	None	OTC	0	None	None	0	App 0362/14 - 99 Units	Planning app information.	1
159	Not in SHLAA	Marlyon Road Housing Estate, Hainault, Ilford, IG6- 3XN.	Hainault	Rest of Borough	Housing	Housing	1.065	1B TO 2	Suburban	56	100	60	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission	Planning app information.	1
160	Not in SHLAA	Garage at top of Hillside Avenue,	Bridge	Rest of Borough	Garage	Housing	0.046	3	Suburban	64	100	9	0	None	None	OTC	0	None	None	0	App 1681/14 - 9 units.	Planning app information.	1
161	Not in SHLAA	113-115 Manford Way	Hainault	Rest of Borough	Offices	Housing	0.12	2	Suburban	56	100	9	0	None	None	OTC	0	None	None	0	App. 0657/14 - 9 units.	Planning app information.	1
162	Not in SHLAA	The Horse and Well Public House, 566-568 High Road	Monkhams	Rest of Borough	Pub	Housing	0.11	2	Suburban	56	100	8	0	None	None	OTC	0	None	None	0	App 0136/11 - 8 units.	Planning app information.	1
163	Not in SHLAA	Land adj. 1 Elm Close Wanstead	Wanstead	Rest of Borough	Vacant	Housing	0.056	3	Urban	109	100	8	0	None	None	OTC	0	None	None	0	Pre-app ref: P0014/15 - 8 units.	Planning app information.	1
164	Not in SHLAA	Land adj. 1 Seagry Road	Wanstead	Rest of Borough	0	Housing	0.08	3	Urban	109	100	6	0	None	None	OTC	0	None	None	0	App 3216/15 - 6 units.	Planning app information.	1
165	Not in SHLAA	17 Aldersbrook Road	Wanstead	Rest of Borough	Housing	Housing	0.06	1b	Suburban	40	100	5	0	None	None	OTC	0	None	None	0	App 0282/14 - 5 units.	Planning app information.	1
166	Not in SHLAA	1-5 Station Approach, Wanstead	Wanstead	Rest of Borough	0	Housing	0.02	3	Urban	109	100	5	0	None	None	OTC	0	None	None	0	App 2297/13 - 5 units.	Planning app information.	1
167	Not in SHLAA	663 Chigwell Road, Woodford Bridge	Bridge	Rest of Borough	Employment	Housing	0.054	1b	Suburban	40	100	5	0	None	None	OTC	0	None	None	0	Pre-app P0059/15 - 5 units.	Planning app information.	1

168	Not in SHLAA	191 Whitehall Road and communal Gardens, Woodford Green	Monkhams	Rest of Borough	0	Housing	0.11	1b	Suburban	40	100	5	0	None	None	OTC	0	None	None	0	App. 1857/15 - 5 units.	Planning app information.	1
169	Not in SHLAA	R/o The White Hart Public House, Chigwell Road, Woodford Bridge	Bridge	Rest of Borough	Car Park	Housing	0.07	1B	Suburban	40	100	4	0	None	None	LC	0	None	None	0	Application 0198/15 - 4 units.	Planning App information - Conservation Area	1
170	Not in SHLAA	Wanstead Police Station, Spratt Hall Road	Wanstead	Rest of Borough	Office	Housing	0.1	3	Urban	109	100	4	0	None	None	OTC	0	None	None	0	App 2049/14 - 4 units.	Planning app information.	1
171	Not in SHLAA	rear of 591 New North Road	Hainault	Rest of Borough	Housing	Housing	0.07	2	Suburban	56	100	4	0	None	None	OTC	0	None	None	0	App 2642/12 - 4 units.	Planning app information.	1
172	1326023	61-63 & rear of 59-91 Wanstead Park Road, IG1 3TQ	Valentines	Rest of Borough	Storage/ Housing	Housing	0.59	0, 2	Urban	91	100	37	35	Zone 3A and 2	None	OTC	0	IL06	Potential for intensification / diversification of uses.	0	1880/10 - 37 units	Planning app information.	1
173	17260127	Hainault Station Car Park	Fairlop	Rest of Borough	Car Park	Housing	0.28	3	Suburban	64	100	18	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		1
174	17260126	Land adjacent to Hainault Station	Fairlop	Rest of Borough	SINC	Housing	0.59	3	Suburban	64	20	8	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		1
175	Not in SHLAA	Wanstead Station Car Park	Wanstead	Rest of Borough	Car Park	Housing	0.07	6a	Urban	260	100	18	0	None	None	DC	0	None	None	0	No Current Planning application or new Permission		1
176	Not in SHLAA	Snaresbrook Station Car Park	Snaresbrook	Rest of Borough	Car Park	Housing	0.36	4	Urban	123	100	44	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		1
177	1326016	Land r/o 41-57 Wanstead Park Road, Ilford	Valentines	Rest of Borough	Garages/Vacant	Housing	0.31	2	Urban	56	90	16	27	Zone 3A and 7	None	OTC	0	IL16	IPotential for intensification / diversification of uses.	775	No Current Planning application or new Permission	Flood Risk - Mixed use employment	2
178	1326134	Ley Street Council Depot	Newbury	Rest of Borough	Depot	Housing	2.56	2 TO 3	Urban	109	100	279	1161	None	None	OTC	0	None	None	0	No current application or permission	Average PTAL 3	2
179	1326177	Chase Lane/Perkins Road, Newbury Park	Aldborough	Rest of Borough	Employment	RetailHousing	3.45	1A-2	Urban	56	100	193	206	None	None	OTC	0	None	None	0	No Current Planning application or new Permission	Average PTAL 2.	2
180	1326157	Polygram Building, Unit 1 Clyde Works, Chadwell Heath Lane, Chadwell Heath	Chadwell	Rest of Borough	Industrial	Housing	0.43	1B	Suburban	40	90	15	26	None	None	OTC	0	C2	Potential for intensification / diversification of uses.	1075	No Current Planning application or new permission	Mixed Use - Retail	2
181	Not in SHLAA	225-227 Green Lane, Ilford	Clementswood	Rest of Borough	Employment/ Warehouse	Housing	0.17	2	Urban	91	90	14	0	100% in 3A	None	OTC	0	None	None	0	No Current application or new Permission	Flood Risk	2
182	Not in SHLAA	330- 332 Eastern Avenue, Ilford	Cranbrook	Rest of Borough	Car Showroom	Housing	0.13	3	Urban	109	100	14	0	None	None	OTC	0	None	None	0	No Current application or new Permission		2
183	Not in SHLAA	1-3 Pelham Road, Ilford	Clementswood	Rest of Borough	Vacant	Housing	0.03	2	Urban	56	100	2	0	None	None	OTC	0	None	None	0	No Current application or new Permission		2
184	Not in SHLAA	73-77 Grove Road & 15-25 Carnarvon Road, South Woodford	Church End	Rest of Borough	Garages/ Industrial	Housing	0.23	0 to 1B	Suburban	40	100	9	0	None	None	OTC	0	None	None	0	No current applications or new permissions.		2
185	Not in SHLAA	38 Grove Hill, South Woodford	Church End	Rest of Borough	Hotel/ Housing	Housing	0.09	2	Suburban	56	100	5	0	None	None	OTC	0	None	None	0	No current applications or new permissions.		2
186	Not in SHLAA	52 Tavistock Road, South Woodford	Church End	Rest of Borough	Housing	Housing	0.08	1B	Suburban	40	100	3	0	None	None	OTC	0	None	None	0	No current applications or new permissions.		2
187	1326007	250-260 Fencepiece Road	Fairlop	Rest of Borough	Car Showroom	Housing	0.32	2	Suburban	56	100	18	17	None	None	OTC	0	None	None	0	No Current application or new Permission		2
188	Not in SHLAA	Land r/o 73-83 Little Gearies, Gants Hill	Barkingside	Rest of Borough	Housing	Housing	0.17	2	Suburban	56	100	10	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		2

189	Not in SHLAA	Heathcote Clinic, Heathcote Avenue, Clayhall	Fullwell	Rest of Borough	Health Centre	Health Centre/Community/Housing	0.1	1B	Suburban	40	100	4	0	None	None	OTC	0	None	None	0	No Current application or new Permission	Retain -CCG	2
190	1326143	Works at Maybank Road & Chigwell Road, Woodford	Roding	Rest of Borough	Employment	Housing/Employment	1	1B TO 2	Suburban	91	90	82	36	3A and 60	None	OTC	0	W1	Potential for intensification / diversification of uses.	1025	No Current Planning application or new Permission	Flood risk - PTAL 2 average. Mixed Use employment.	2
191	Not in SHLAA	410-418 Ilford Lane, Ilford	Loxford	Rest of Borough	Industrial	Housing	0.08	2	Urban	91	100	7	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		2
192	1326169	Redbridge Station, Eastern Avenue, Redbridge	Clayhall	Rest of Borough	Car Park	Housing	0.75	3 to 4	Urban	123	100	92	52	None	None	OTC	0	None	None	0	No current applications or new permissions.	PTAL 4 Ave - Conservation Area	1
193	1326013	320 New North Road	Fairlop	Rest of Borough	Business/offices	Housing	1.1	3	Suburban	64	100	70	60	None	None	OTC	0	None	None	0	No Current application or new Permission		2
194	1326012	Charteris Road Car Park & Woodford Station Car Park	Monkhams	Rest of Borough	Car Park	Housing/Retail	0.81	3	Suburban	64	90	47	33	None	MO01	LC	1000	None	None	0	No Current application or new permission	Mixed use - Retail - Conservation Area	1
195	1326014	330-348 Uphall Road, Ilford	Loxford	Rest of Borough	Industrial	Housing	0.44	2	Urban	91	90	36	22	None	None	OTC	0	IL15	Potential for intensification / diversification of uses.	1300	No Current Planning application or new Permission	Mixed use - Employment.	2
196	1326020	Hills of Woodford, 536-564 High Road, Woodford Green	Monkhams	Rest of Borough	Car Showroom	Housing	0.36	2	Suburban	56	100	20	26	None	None	OTC	0	None	None	0	No Current Planning application or new Permission	Conservation Area - Locally Listed building	2
197	1326033	Alfred's Head PH, Manford Way, Hainault	Hainault	Rest of Borough	Public House	Retail/ Housing	0.32	2	Suburban	56	100	18	19	None	HA06	LC	1500	None	None	0	No Current Planning application or new Permission	Mixed use - retail	2
198	1326002	Land between 135-137 Bocket Way, Hainault	Hainault	Rest of Borough	Public Open Space	Housing/ Open Space	0.37	1A	Suburban	40	100	15	11	None	None	OTC	0	None	None	0	No Current Planning application or new Permission	Site designated as Open Space.	2
199	1326207	Wanstead Hospital, Makepeace Road, Wanstead	Snaresbrook	Rest of Borough	Health Centre	Health Centre/Community/Housing	1.21	1A TO 1B, 3	Suburban	64	90	70	15	None	None	OTC	0	None	None	0	No Current application or new Permission	Locality Hub - CCG	2
200	Not in SHLAA	Woodford Library, Snakes Lane, Woodford Green	Monkhams	Rest of Borough	Library	Library/ Housing	0.21	3	Suburban	64	100	13	0	None	None	LC	0	None	None	0	No Current Planning application or new Permission	Conservation Area	2
201	Not in SHLAA	19 Aldersbrook Road, Wanstead	Wanstead	Rest of Borough	Vacant	Housing	0.15	1B	Suburban	40	100	6	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		2
202	Not in SHLAA	Rayleigh Road Garage Site, Woodford Green	Bridge	Rest of Borough	Garages	Housing	0.13	1A-1B, 3	Suburban	64	100	7	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		2
203	Not in SHLAA	Land at Yellowpine Way & Baywood Square Garages, Hainault (2 sites)	Hainault	Rest of Borough	Garages	Housing	0.16	1B	Suburban	40	100	6	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		2
204	Not in SHLAA	408 Ilford Lane, Ilford	Loxford	Rest of Borough	Vehicle Repairs	Housing	0.07	2	Urban	91	100	6	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		2
205	Not in SHLAA	56 Grenville Gardens, Woodford Green	Roding	Rest of Borough	Vacant	Housing	0.08	1B	Suburban	40	100	3	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		2
206	1326129	Site at Roding Lane North, Woodford Green	Fullwell	Rest of Borough	Industrial	Housing/ Open Space	1.6	0 TO 1A	Suburban	40	100	64	28	None	None	OTC	0	None	None	0	No Current application or new Permission		2
207	Not in SHLAA	Madeira Grove Clinic	Bridge	Rest of Borough	Health Centre	Housing	0.05	3	Urban	109	100	5	0	None	Noe	OTC	0	None	None	0	No Current Planning application or new Permission	CCG - Include	2
208	Not in SHLAA	713 Newbury Park (Holiday Inn), Newbury Park	Aldborough	Rest of Borough	Hotel	Housing/Hotel/Employment	0.4	3	Urban	109	90	39	0	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		2

209	1326096	TA Centre, Gordon Road, Ilford	Mayfield	Rest of Borough	Community	Education/Community/Housing	2.28	1B TO 2	Urban	91	60	124	91	None	None	OTC	0	None	None	0	No Current Planning application or new Permission	40% site is designated as Open Space.	3
210	1326136	Hainault LUL Depot, Thurlow Gardens, Hainault	Fairlop	Rest of Borough	Depot	Community/Housing	1.49	1A, 2	Suburban	56	100	83	40	None	None	OTC	0	None	None	0	No Current Planning application or new Permission		3
211	1326141	153-221 Manford Way, Hainault	Hainault	Rest of Borough	Employment/Housing	Retail/Housing (infill and extension)	0.86	2	Suburban	56	100	48	44	None	None	LC	0	None	None	0	No Current Planning application or new Permission		3
212	1326187	Land to rear of Church, Foremark Close, Hainault	Hainault	Rest of Borough	Community/Housing	Community/Housing (infill development)	0.34	1B TO 2	Suburban	56	100	19	11	None	None	LC	0	None	None	0	No Current Planning application or new Permission		3
213	1326135	Library and Community Centre, Manford Way, Hainault	Hainault	Rest of Borough	Library/Community	Library/Community/Housing	0.55	2	Suburban	56	100	31	29	None	None	LC	0	None	None	0	No Current Planning application or new Permission		3
TOTALS												16236	11672										

Key

- SHLAA Strategic Housing Land Availability Assessment
- Ha Hectares
- PTAL Public Transport Accessibility Levels
- u/Ha Units per Hectare
- SFRA Strategic Flood Risk Assessment
- MP Metropolitan Centre - Primary Shopping Area
- MS Metropolitan Centre - Secondary Shopping Area
- DP District Centre - Primary Shopping Area
- DS District Centre - Secondary Shopping Area
- LC Local Centre
- OTC Outside Town Centre
- SINC Site of Importance for Nature Conservation
- CCG Clinical Commissioning Group