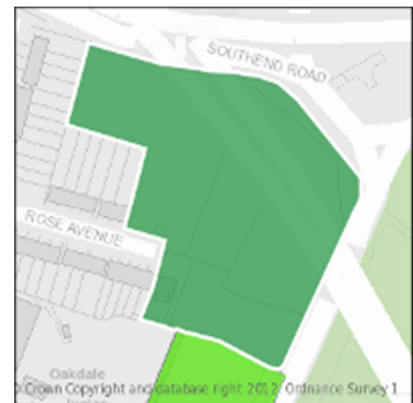


London Borough of Redbridge: Site Summary

[1326001 [Submitted]] 120, CHIGWELL ROAD, E18 1JR

Status: Allocation
Area: 1.4 / 1.4 [1.4 / 1.4] ORIGINAL (Gross/Net)
Density: 91 [GLA Default - 91]
+Homes: 75
%Prob: 59 [68] ORIGINAL
Phasing: 0 / 75 / 0 / 0 / 0



[1326002 [Submitted]] 135 - 137, Brocket Way, IG7 4LY

Status: Allocation
Site Reference: HA15
Policy Reference: H1, CR1 and E5.
Weblink:
http://www2.redbridge.gov.uk/cms/planning_and_the_environment/planning_policy_regeneration/local_development_framework.aspx
Area: 0.28 / 0.28 [0.37 / 0.37] ORIGINAL (Gross/Net)
Density: 40 [GLA Default - 40]
+Homes: 11
%Prob: 100
Phasing: 0 / 11 / 0 / 0 / 0



[1326003 [Submitted]] 16-20, CLEMENTS ROAD, IG1 1BA

Status: Potential Development
Area: 0.63 / 0.63 [0.63 / 0.63] ORIGINAL (Gross/Net)
Density: 405 [GLA Default - 405]
+Homes: 229
%Prob: 90 [100] ORIGINAL
Phasing: 0 / 0 / 229 / 0 / 0



[1326004 [Submitted]] 19-21, FOWLER ROAD, IG6 3UT

Status: Unsuitable
 Area: 0.68 / 0.68 (Gross/Net)
 Density: 40 [GLA Default - 40]
 +Homes: 0
 %Prob: 0
 Phasing: 0 / 0 / 0 / 0 / 0



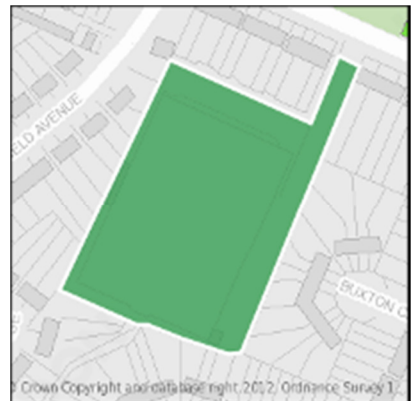
[1326005 [Submitted]] 1A, WOODFORD AVENUE, IG2 6JX

Status: Allocation
 Site Reference: Site F
 Policy Reference: Site F
 Weblink: www.redbridge.gov.uk/ldf
 Area: 0.53 / 0.53 [0.53 / 0.53] ORIGINAL (Gross/Net)
 Density: 208 [GLA Default - 208]
 +Homes: 111
 %Prob: 100
 Phasing: 0 / 111 / 0 / 0 / 0



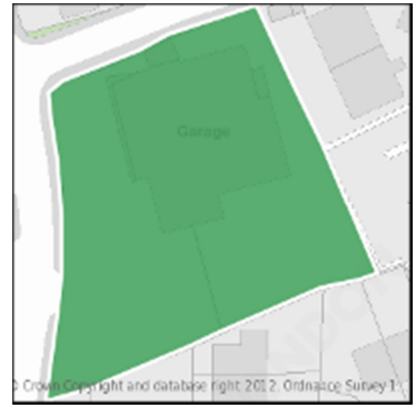
[1326006 [Submitted]] 243 TO 265, SNAKES LANE EAST, IG8 7LP

Status: Allocation [Potential Development] ORIGINAL
 Site Reference: CR1.7
 Policy Reference: E5 (Flooding and Water Quality); CR1 (Open Space); C1 (Community Facilities)
 Weblink: www.redbridge.gov.uk/planning
 Area: 1.21 / 1.21 (Gross/Net)
 Density: 40 [GLA Default - 40]
 +Homes: 31
 %Prob: 65
 Phasing: 0 / 10 / 10 / 11 / 0



[1326007 [Submitted]] 250-260, FENCEPIECE ROAD

Status: Potential Development
 Area: 0.33 / 0.33 (Gross/Net)
 Density: 56 [GLA Default - 56]
 +Homes: 17
 %Prob: 90
 Phasing: 0 / 0 / 17 / 0 / 0



[1326008 [Submitted]] 261 TO 275, HIGH ROAD, IG1 1NR

Status: Allocation
 Site Reference: ITCOS25
 Policy Reference: R1 (Ilford Metropolitan Centre) (Secondary Shopping Area); E4 (Archaeological Priority Zone); BD2 (Tall Buildings); BF3 (Building Heights)
 Weblink: www.redbridge.gov.uk/planning
 Area: 1.33 / 0.8 [1.33 / 1.33] ORIGINAL (Gross/Net)
 Density: 129 [GLA Default - 324]
 324 [GLA Default - 324] ORIGINAL
 Residential yield based on (site area x 175dph).
 Residential yield also set out in Ilford AAP - up to 600 units (261dph). Change is due to the mixed use priority set by the Council's Local Plan.
 +Homes: 103
 %Prob: 100
 Phasing: 0 / 52 / 51 / 0 / 0



[1326009 [Submitted]] 262 – 268 , High Road, Ilford, IG1 1QF

Status: Allocation
 Site Reference: ITCOS22
 Policy Reference: R1 (Ilford Metropolitan Centre) (Secondary Shopping Area); E4 (Archaeological Priority Zone); BD2 (Tall Buildings); BF3 (Building Heights)
 Weblink: www.redbridge.gov.uk/planning
 Area: 0.26 / 0.26 [0.26 / 0.26] ORIGINAL (Gross/Net)
 Density: 654 [GLA Default - 364.5]
 364.5 [GLA Default - 364.5] ORIGINAL
 +Homes: 153
 %Prob: 90



Phasing: 0 / 77 / 76 / 0 / 0

[1326010 [Submitted]] 2A FAIRLOP ROAD, IG6 2EF

Status: Allocation
 Site Reference: FL04
 Policy Reference: R1 (Barkingside District Centre (Secondary Shopping Area); H1 (Housing Opportunity)
 Weblink: www.redbridge.gov.uk/planning
 Area: 0.34 / 0.34 [0.34 / 0.34] ORIGINAL (Gross/Net)
 Density: 100 [GLA Default - 153]
 153 [GLA Default - 153] ORIGINAL
 Site is designated as a mixed use opportunity site.
 +Homes: 34
 %Prob: 100
 Phasing: 0 / 34 / 0 / 0 / 0



[1326011 [Submitted]] 2 TO 24, CHADWICK ROAD, IG1 1BH

Status: Potential Development
 Area: 0.74 / 0.74 (Gross/Net)
 Density: 405 [GLA Default - 405]
 +Homes: 301
 %Prob: 100
 Phasing: 0 / 301 / 0 / 0 / 0



[1326012 [Submitted]] 2 TO 4 CHARTERIS ROAD AND WOODFORD STATION CAR PARK, IG8 0AL

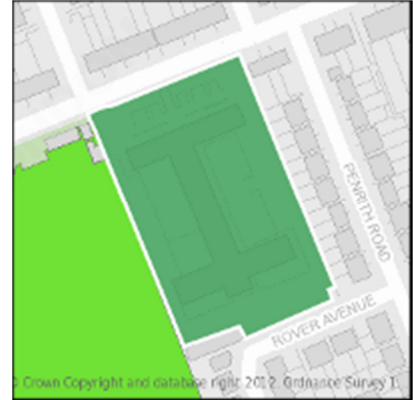
Status: Allocation
 Site Reference: MO01
 Policy Reference: R1 (Woodford Broadway Local Centre); E3 (Conservation Areas); H1 (Housing Opportunity)
 Weblink: www.redbridge.gov.uk/planning
 Area: 0.9 / 0.63 [0.9 / 0.9] ORIGINAL (Gross/Net)
 Density: 52 [GLA Default - 56]
 56 [GLA Default - 56] ORIGINAL
 +Homes: 33



%Prob: 100
 Phasing: 0 / 17 / 16 / 0 / 0

[1326013 [Submitted]] 320, NEW NORTH ROAD, IG6 3BT

Status: Potential Development
 Area: 1.07 / 1.07 (Gross/Net)
 Density: 56 [GLA Default - 56]
 +Homes: 60
 %Prob: 100
 Phasing: 0 / 0 / 30 / 30 / 0



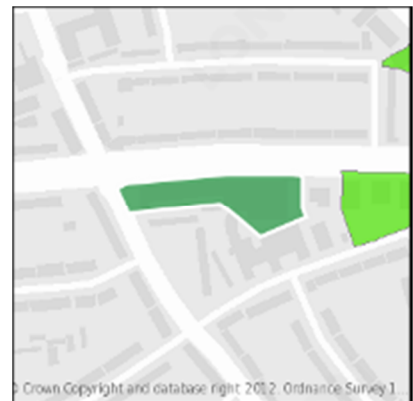
[1326014 [Submitted]] 330 TO 348, UPHALL ROAD, IG11 8PZ

Status: Allocation
 Site Reference: LO03
 Policy Reference: H1 (Housing Opportunity); E4 (Archaeological Priority Zone)
 Weblink: www.redbridge.gov.uk
 Area: 0.44 / 0.44 [0.41 / 0.41] ORIGINAL (Gross/Net)
 Density: 50 [GLA Default - 64]
 64 [GLA Default - 64] ORIGINAL
 +Homes: 22
 %Prob: 100
 Phasing: 0 / 11 / 11 / 0 / 0



[1326015 [Submitted]] 374-404, EASTERN AVENUE

Status: Allocation
 Site Reference: GHOSD
 Policy Reference: R1 (Gants Hill District Centre) (Secondary Shopping Area); BD2 (Tall Buildings); GH7 (Opportunity Site); GH4 (Building Heights); E5 (Flooding and Water Quality)
 Weblink: www.redbridge.gov.uk
 Area: 0.71 / 0.71 [0.71 / 0.71] ORIGINAL (Gross/Net)
 Density: 219 [GLA Default - 208]
 208 [GLA Default - 208] ORIGINAL
 +Homes: 109
 %Prob: 70 [90] ORIGINAL



Phasing: 0 / 109 / 0 / 0 / 0

[1326016 [Submitted]] 47A AND 47B, WANSTEAD PARK ROAD, IG1 3TG

Status: Allocation
 Site Reference: CSR_VAO6
 Policy Reference: Preferred Options Report - Appendix 1: Opportunity Sites for all types of Development and open space provision
 Weblink: www.redbridge.gov.uk/planning
 Area: 0.31 / 0.31 (Gross/Net)
 Density: 132 [GLA Default - 132]
 +Homes: 27
 %Prob: 68
 Phasing: 0 / 14 / 13 / 0 / 0



[1326017 [Submitted]] 501 High Road, IG1 1TZ

Status: Approval
 LDD Reference: 2483/10
 Area: 0.28 / 0.25 [0.28 / 0.28] ORIGINAL (Gross/Net)
 Density: 420
 370.6 ORIGINAL
 +Homes: 105
 %Prob: 100
 Phasing: 0 / 105 / 0 / 0 / 0



[1326018 [Submitted]] 530-562 High Road, Ilford, IG3 8EG

Status: Allocation [Potential Development] ORIGINAL
 Site Reference: CC0S05
 Policy Reference: E4 (Archaeological Priority Zone); CC1 (Opportunity Sites); CC2 (Character Areas); CC3 (Building Height)
 Weblink: www.redbridge.gov.uk
 Area: 0.3 / 0.24 [0.3 / 0.3] ORIGINAL (Gross/Net)
 Density: 100 [GLA Default - 238]
 238 [GLA Default - 238] ORIGINAL
 Site is allocated as part of a mixed use scheme.
 +Homes: 21
 %Prob: 90
 Phasing: 0 / 0 / 21 / 0 / 0



[1326019 [Submitted]] 531-549 High Road, Ilford, IG1 1UD

Status: Allocation [Potential Development] ORIGINAL
 Site Reference: CCOS02
 Policy Reference: E4 (Archaeological Priority Zone); E5 (Flooding and Water Quality); BD2 (Tall Buildings); CC1 (Opportunity Sites); CC2 (Character Areas); CC3 (Building Height)
 Weblink: www.redbridge.gov.uk

Area: 0.52 / 0.52 (Gross/Net)

Density: 77 [GLA Default - 132]
 158 [GLA Default - 158] ORIGINAL
 Density has been reduced as the site is a mixed use scheme.

+Homes: 36

%Prob: 90

Phasing: 0 / 18 / 18 / 0 / 0



[1326020 [Submitted]] 536 TO 564, HIGH ROAD, IG8 OPR

Status: Allocation
 Site Reference: MO02
 Policy Reference: E3 (Conservation Area); H1 (Housing Opportunity)
 Weblink: www.redbridge.gov.uk

Area: 0.47 / 0.47 (Gross/Net)

Density: 56 [GLA Default - 56]

+Homes: 26

%Prob: 100

Phasing: 0 / 0 / 26 / 0 / 0



[1326021 [Submitted]] 573-603 High Road, Ilford, IG3 8EE

Status: Potential Development

Area: 0.3 / 0.3 [0.3 / 0.3] ORIGINAL (Gross/Net)

Density: 238 [GLA Default - 238]

+Homes: 63

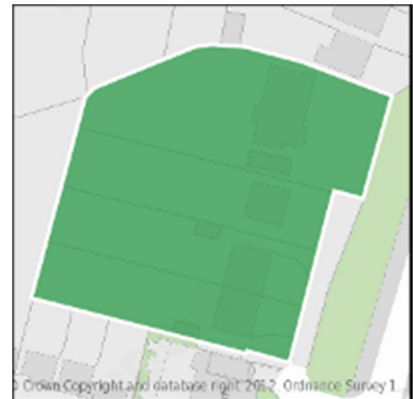
%Prob: 90

Phasing: 0 / 0 / 63 / 0 / 0



[1326022 [Submitted]] 581-587 High Road, IG8 ORD

Status: Approval
 LDD Reference: 2155/10
 Area: 0.31 / 0.31 [0.31 / 0.31] ORIGINAL (Gross/Net)
 Density: 45.2
 45 ORIGINAL
 +Homes: 10
 %Prob: 100
 Phasing: 10 / 0 / 0 / 0 / 0



[1326023 [Submitted]] 61-63 & rear of 59-91 Wanstead Park Road, IG1 3TQ

Status: Approval
 LDD Reference: 1880/10
 Area: 0.59 / 0.59 [0.59 / 0.59] ORIGINAL (Gross/Net)
 Density: 62.7
 66.3 ORIGINAL
 +Homes: 35
 %Prob: 100
 Phasing: 0 / 35 / 0 / 0 / 0



[1326024 [Submitted]] 6,7 and 8 Mill Road, Ilford, IG1

Status: Unsuitable
 Area: 0.32 / 0.32 (Gross/Net)
 Density: 405 [GLA Default - 405]
 +Homes: 0
 %Prob: 0
 Phasing: 0 / 0 / 0 / 0 / 0



[1326025 [Submitted]] 706-720, HIGH ROAD, IG3 8RS

Status: Allocation [Potential Development] ORIGINAL
 Site Reference: CCOS10
 Policy Reference: R1 (Seven Kings Local Centre); E4 (Archaeological Priority Zone); E5 (Flooding and Water Quality); BD2 (Tall Buildings); CC1 (Opportunity Sites); CC2 (Character Areas); CC3 (Building Height)
 Weblink: www.redbridge.gov.uk

Area: 1.1 / 0.99 [1.02 / 1.02] ORIGINAL (Gross/Net)

Density: 78 [GLA Default - 109]
 109 [GLA Default - 109] ORIGINAL
 Site is allocated for a mixed use development.

+Homes: 77

%Prob: 100

Phasing: 0 / 77 / 0 / 0 / 0



[1326026 [Submitted]] 96 AND 53 TO 55, GEORGE LANE AND MARLBOROUGH ROAD, E18 1AR

Status: Allocation
 Site Reference: CE08
 Policy Reference: H1 (Housing Opportunity); BD2 (Tall Buildings) R1 (South Woodford District Centre); (Primary Shopping Area)
 Weblink: www.redbridge.gov.uk

Area: 0.41 / 0.41 (Gross/Net)

Density: 153 [GLA Default - 153]

+Homes: 63

%Prob: 100

Phasing: 0 / 63 / 0 / 0 / 0



[1326027 [Submitted]] 96-126 Ley Street and Opal Mews, IG1 4BT

Status: Allocation
 Site Reference: ITCOS18
 Policy Reference: R1 (Sustainable centres); BD2 (Tall Buildings); BF3 (Building Heights) and E4 (Archeological Priority Zone) ()

Area: 0.74 / 0.66 [0.74 / 0.74] ORIGINAL (Gross/Net)

Density: 303 [GLA Default - 405]
 405 [GLA Default - 405] ORIGINAL
 Site is designated as a mixed use opportunity site and is partially in an area of flood risk (low/high)

+Homes: 170



%Prob: 85 [100] ORIGINAL

Phasing: 0 / 51 / 119 / 0 / 0

[1326028 [Submitted]] Albert Rd., Ilford

Status: Low Probability Site [Allocation] ORIGINAL
Reason: Existing use is community facility which should be retained.

Area: 0.26 / 0.26 (Gross/Net)

Density: 405 [GLA Default - 405]

+Homes: 8

%Prob: 8 [90] ORIGINAL

Phasing: 0 / 0 / 2 / 3 / 3



[1326029 [Submitted]] ALDBOROUGH ROAD SOUTH, IG3 8EU

Status: Low Probability Site [Potential Development] ORIGINAL
Reason: School site.

Area: 2.13 / 2.13 (Gross/Net)

Density: 132 [GLA Default - 132]

+Homes: 22

%Prob: 8 [100] ORIGINAL

Phasing: 0 / 0 / 7 / 8 / 7



[1326030 [Submitted]] ALDBOROUGH ROAD SOUTH, IG3 8HZ

Status: Low Probability Site [Potential Development] ORIGINAL
Reason: School site.

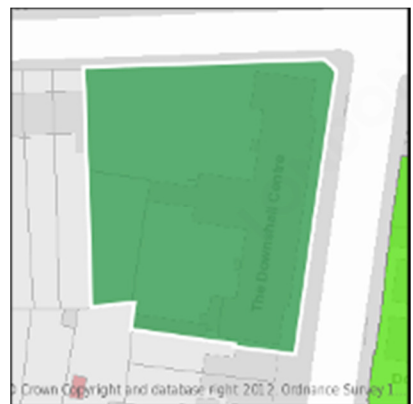
Area: 0.25 / 0.25 (Gross/Net)

Density: 91 [GLA Default - 91]

+Homes: 1

%Prob: 8 [100] ORIGINAL

Phasing: 0 / 0 / 1 / 0 / 0



[1326031 [Submitted]] ALDBOROUGH ROAD SOUTH, IG3 8HW

Status: Excluded [Potential Development] ORIGINAL
Reason: STRATEGIC_USE
Area: 13.91 / 13.91 (Gross/Net)
Density: 192 [GLA Default - 192]
+Homes: 0
%Prob: 0 [100] ORIGINAL
Phasing: 0 / 0 / 0 / 0 / 0



[1326032 [Submitted]] ALDI STORE, 700 HIGH ROAD, IG3 8RS

Status: Allocation
Site Reference: SL02
Policy Reference: H1 (Housing Opportunity); E4 (Archaeological Priority Zone); E5 (Flooding and Water Quality); BD2 (Tall Buildings); R1 (Seven Kings Local Centre); CC1 (Opportunity Sites); CC2 (Character Areas); CC3 (Building Height)
Weblink: www.redbridge.gov.uk/planning
Area: 1 / 1 [1.05 / 1.05] ORIGINAL (Gross/Net)
Density: 91 [GLA Default - 109]
91 [GLA Default - 91] ORIGINAL
+Homes: 72
%Prob: 80
Phasing: 0 / 22 / 50 / 0 / 0



[1326033 [Submitted]] Alfreds Head Public House Manford Way, IG7 4DF

Status: Allocation
Site Reference: HA06
Policy Reference: H1 (Housing Opportunity); R1 (Manford Way Local Centre)
Weblink: www.redbridge.gov.uk
Area: 0.33 / 0.33 (Gross/Net)
Density: 56 [GLA Default - 56]
+Homes: 19
%Prob: 100
Phasing: 0 / 19 / 0 / 0 / 0



[1326034 [Submitted]] Allotment site, Loxford Lane, IG1 2PY

Status: Low Probability Site [Potential Development]
 ORIGINAL
 Reason: Site is within Green Corridor and Important Urban Open Space

Area: 1.6 / 1.6 (Gross/Net)

Density: 56 [GLA Default - 56]

+Homes: 7

%Prob: 8 [100] ORIGINAL

Phasing: 0 / 0 / 2 / 3 / 2



[1326035 [Submitted]] Allotment site, Vicarage Lane, IG1 4AH

Status: Low Probability Site [Potential Development]
 ORIGINAL
 Reason: Within green corridor

Area: 0.58 / 0.58 (Gross/Net)

Density: 132 [GLA Default - 132]

+Homes: 6

%Prob: 8 [100] ORIGINAL

Phasing: 0 / 0 / 2 / 2 / 2



[1326036 [Submitted]] Allotment site, Benton Road, IG2 7AL

Status: Low Probability Site [Potential Development]
 ORIGINAL
 Reason: CR1 Open Space

Area: 3.82 / 3.82 (Gross/Net)

Density: 91 [GLA Default - 91]

+Homes: 27

%Prob: 8 [100] ORIGINAL

Phasing: 0 / 0 / 8 / 10 / 9



[1326037 [Submitted]] Allotment site, Goodmayes Lane, RM8 2EA

Status: Low Probability Site [Potential Development]
 ORIGINAL
 Reason: CR1 Open Spaces and Green Corridor
 Area: 2.26 / 2.26 (Gross/Net)
 Density: 56 [GLA Default - 56]
 +Homes: 10
 %Prob: 8 [100] ORIGINAL
 Phasing: 0 / 0 / 3 / 4 / 3



[1326038 [Submitted]] Allotment site, Chigwell Road, IG8 7AB

Status: Low Probability Site [Potential Development]
 ORIGINAL
 Reason: Important urban open space
 Area: 1.96 / 1.96 (Gross/Net)
 Density: 40 [GLA Default - 40]
 +Homes: 6
 %Prob: 8 [80] ORIGINAL
 Phasing: 0 / 0 / 2 / 2 / 2



[1326039 [Submitted]] Allotment site, Loxford Lane, IG1 2RL

Status: Low Probability Site [Potential Development]
 ORIGINAL
 Reason: Green Corridor and Important Urban Open Space
 Area: 1.21 / 1.21 (Gross/Net)
 Density: 40 [GLA Default - 40]
 +Homes: 3
 %Prob: 8 [100] ORIGINAL
 Phasing: 0 / 0 / 1 / 1 / 1



[1326040 [Submitted]] Allotment site, Goodmayes Lane, RM8 2EA