

Project Title



## **Appendix 2 – Full Site Assessments**

# Site Assessment – Land adjacent to Cranbrook Road, High Road and the railway incorporating Station Road, Ilford



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	ITCOS7		
Site size/area	0.8 ha		
Location plan			
Existing land uses	<ul style="list-style-type: none"> <li>Numerous retail and commercial town centre uses including Boddgers department store</li> <li>Public Highway</li> </ul>		
Surrounding land uses	<ul style="list-style-type: none"> <li>Ilford Station, commercial and retail uses to the west</li> <li>Rail corridor to the north and further retail development</li> <li>Car parking and retail uses to the east</li> <li>Town centre uses along High Road to south</li> </ul>		
Site photographs			
	View looking east across High Road to junction with Station Road	View looking east along High Road	

# Site Assessment – Land adjacent to Cranbrook Road, High Road and the railway incorporating Station Road, Ilford



Planning Policy Matters	
Planning Policy Status	The site is identified in the 2008 Ilford Town Centre AAP as an opportunity site suitable for retail, commercial and residential uses. The AAP suggests development of up to 15 storeys in height would be appropriate on the site, including a landmark building opposite the station.
Planning History	None of relevance
Accessibility	<ul style="list-style-type: none"> <li>• Pedestrian and cycle access to the primary shopping area on High Road and immediate access to the exchange.</li> <li>• Public transport corridor along Cranbrook Road and High Road adjacent to the site.</li> <li>• Excellent access to Ilford station.</li> <li>• Station Road running through the site provide a through route to the rear of High Road, but also access to car parking and servicing to the Exchange.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	<ul style="list-style-type: none"> <li>• The site is in an area where there is potential for archaeology due to the proximity of the Roman Road on the alignment of High Road.</li> <li>• There are no statutory listed buildings but two buildings on High Road are locally listed.</li> </ul>
Environmental matters	<ul style="list-style-type: none"> <li>• The site directly adjoins and is located in part over the rail corridor.</li> <li>• Busy road network immediately adjoining the site.</li> </ul>
Neighbouring uses	Town centre uses including retail and offices in close proximity to the site.
Ownership	The land is in multiple ownership.
Existing uses (relocation?)	Consideration should be given to the relocation of existing retailers on the site which form an integral part of the retail offer of the town centre and include both national retailers and service providers.
Viability constraints	Demolition costs and costs associated with relocation, potential need to use CPO powers to bring forward the site.
Timescale	The site is assessed to be a long term opportunity given the need to assemble land interests and likelihood of CPO powers needing to be used.
Other Matters	Station Road running through the site is a vital part of the immediate highways network and would need to be maintained in any development to ensure a continuity of service access for occupiers of units on the High Road and in the Exchange.
Overall Conclusions	
<p>This site offers an excellent opportunity to provide significant levels of additional retail floorspace (in excess of 2,500 sq m gross) in an accessible location which would function with the existing primary retail frontage along the High Road and close to the Exchange. The location offers the opportunity for retail floorspace to be provided over multiple floors with other uses above and active frontages to High Road, Station Road and Cranbrook Road. Retention of locally listed buildings on High Road, may have a limited impact on the deliverability of floorspace if retained, but would retain part of the traditional character of the High Road. This site offers the opportunity for redevelopment in a phased manner given the logical split to the north and south of Station Road. This split also reflects land interests. The northern part of the site is assessed to be simpler to assemble and could deliver significant additional floorspace in a shorter time frame than the southern part of the site. Redevelopment of the site as a whole would allow for a significant net increase in retail floorspace. The site as a whole is assessed to be a long term opportunity given complexity of numerous landowners and potential need for CPO. Delivery of the northern part of the site in isolation could be a medium term opportunity.</p>	

# Site Assessment – Site bounded by Chapel Road, High Road and Clements Lane, Ilford



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	ITCOS8		
Site size/area	0.69 ha		
Location plan			
Existing land uses	Offices and retail uses, ancillary car parking. Limited residential use above retail uses.		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Town centre uses retail uses to the north east and west</li> <li>• Office development to the south</li> </ul>		
Site photographs			
	Views from Clements Road and Clements Lane		Views from Chapel Road

# Site Assessment – Site bounded by Chapel Road, High Road and Clements Lane, Ilford



Planning Policy Matters	
Planning Policy Status	The site is identified in the 2008 Ilford Town Centre AAP as an opportunity site. It is identified as being suitable for retail use on ground with residential above (up to 15 storey development and potential for a landmark building on the junction of Chapel Road and High Road. The AAP suggests the site could deliver up to 6,230 sq m of floorspace and form part of an extended high street shopping area in Ilford. The site is located in the town centre and includes primary shopping frontage. The site also falls within the recently identified Housing Zone.
Planning History	Outline planning permission granted at appeal in 2009 to redevelopment at Clements wood Hall (Parcel C) to provide a nine storey building with retail floorspace and residential above. Planning permission renewed in 2013 ref: 0613/12.
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian access to remainder of primary shopping area on High Road.</li> <li>• Public transport corridor along Chapel Road adjacent to the site</li> <li>• Good access to Ilford Station.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	The site is in an area where there is potential for archaeology due to the proximity of the Roman Road.
Environmental matters	Road junction on Chapel Road.
Neighbouring uses	Town centre uses including retail and offices in close proximity to the site.
Ownership	Site partially in ownership of London Borough of Redbridge but 29 other freehold and leasehold interests.
Existing uses (relocation?)	Existing uses are not assessed to require relocation as part of redevelopment.
Viability constraints	<ul style="list-style-type: none"> <li>• Significant buildings currently on the site including an over sail of Clements Lane.</li> <li>• Numerous uses and landowners means site assembly will be complex. Demolition costs to facilitate redevelopment are likely to be significant given scale of existing buildings.</li> </ul>
Timescale	Existing buildings are in current viable use and may have potential for conversion. This site is assessed offer some short term opportunity to deliver additional retail floorspace along with other uses.
Other Matters	Consideration needs to be given to the loss of employment floorspace resulting from any redevelopment of the site.
Overall Conclusions	
<p>The site is identified as an opportunity site in the 2008 AAP where there is an aspiration to create ground (and possibly first) floor retail uses with residential above. Having regard to the planning history and land ownership the site is identified as parcels A, B and C on the plan. The scale of development across the site could be significant at up to 15 storeys and would offer the opportunity to significantly improve the quality of retail floorspace on this location. Development of the site should be able to deliver a significant net gain in retail floorspace and would be a logical expansion of the existing primary shopping area. Accordingly it is assessed the site has the potential to deliver in the order of 6,000 sq m (gross) of additional retail floorspace. Given the sites location within the Housing Zone and the desire to deliver sites promptly, this site is assessed to be a short term opportunity.</p>	





**Site Description**

Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	ITCOS9		
Site size/area	0.24 ha		

Location plan			
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Existing land uses	Offices and car parking		
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Surrounding land uses	<ul style="list-style-type: none"> <li>• Town centre uses retail uses to the north east and west</li> <li>• Multi-storey car park to the south</li> </ul>		
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Site photographs		

Serviced offices

Offices




# Site Assessment – Land at Clements Lane and Clements Road, Ilford



Planning Policy Matters	
Planning Policy Status	The site is identified in the 2008 Ilford Town Centre AAP as an opportunity site. It is identified as being suitable for high street retail/mixed use on ground and first floor with residential above (4 -8 storey development). The AAP suggests the site could deliver up to 2,400 sq m of floorspace and form part of an extended high street shopping area in Ilford. The site is located in the town centre but in the secondary shopping area. The primary shopping area is to the immediate north. The site also falls within the Mayors Housing Zone.
Planning History	<ul style="list-style-type: none"> <li>• 0633/10 – Dual use of first floor for (B1) office and (D1) non-residential education and training centre - Approved September 2010</li> <li>• 2610/10 – Dual use of part of third floor for (B1) office use and / or (D1) use education/training centre. – Approved January 2012</li> <li>• 0373/11 – Proposed dual use of part of second floor for (B1) office use and (D1) education/training centre use. – Approved April 2011</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian and cycle access to the primary shopping area on High Road.</li> <li>• Public transport corridor along High Road/Clements Road adjacent to the site.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	The site is in an area where there is potential for archaeology due to the proximity of the Roman Road.
Environmental matters	None
Neighbouring uses	Town centre uses including retail and offices in close proximity to the site.
Ownership	Site partially in ownership of London Borough of Redbridge one other freehold interest and numerous leasehold interests.
Existing uses (relocation?)	Existing uses are not assessed to require relocation as part of redevelopment.
Viability constraints	<ul style="list-style-type: none"> <li>• Adjacent building (8 storey) is attached and over sails Clements Lane.</li> <li>• Demolition costs to facilitate development are likely to be significant given scale of existing buildings.</li> </ul>
Timescale	Existing buildings are in current viable use. This site is assessed to be a short term opportunity principally given the housing zone status and desire to deliver housing in the short term.
Other Matters	Consideration needs to be given to the loss of employment floorspace resulting from any redevelopment of the site and the need for servicing given the site circumstances.
Overall Conclusions	
<p>The site is identified as an opportunity site in the 2008 AAP where there is an aspiration to create ground (and possibly first) floor retail uses with residential above (maximum 4-6 storey). It is assessed unlikely that first floor retail uses would be commercially attractive in this secondary retail location. In addition, the need to appropriately service the site is also likely to reduce the potential for retail development. Accordingly it is assessed the site has the potential to deliver in the order of 1,500 sq m of additional retail floorspace. Given the housing zone status of the site, the site is assessed to be a short term opportunity.</p>	

# Site Assessment – Land bounded by Clements Road, Chadwick Road and Postway Mews, Ilford



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	ITCOS11		
Site size/area	0.77 ha		
Location plan			
Existing land uses	<ul style="list-style-type: none"> <li>• Royal Mail sorting office/depot, retail, church and commercial uses.</li> <li>• Development under construction on southern part of site.</li> </ul>		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Telephone Exchange to the north and town centre uses beyond</li> <li>• Town centre uses to the west on Clements Road</li> <li>• Multi-storey car park and hotel to the south</li> <li>• Town Hall car park to the east</li> </ul>		
Site photographs			
	Royal Mail Sorting Office		



# Site Assessment – Land bounded by Clements Road, Chadwick Road and Postway Mews, Ilford



Planning Policy Matters	
Planning Policy Status	The site is identified in the 2008 Ilford Town Centre AAP as an opportunity site suitable for retail and commercial uses with residential above. the AAP suggests development of up to 8 storeys in height would be appropriate on the site
Planning History	<ul style="list-style-type: none"> <li>Planning permission granted in 2009 (ref. 0279/09) for new church comprising entrance foyer, cafe, auditorium, church classrooms and offices. The development is currently under construction.</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>Pedestrian and cycle access to the primary shopping area on High Road.</li> <li>Public transport corridor along High Road/Clements Road adjacent to the site.</li> <li>Good access to Ilford station</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	<ul style="list-style-type: none"> <li>The site is in an area where there is potential for archaeology due to the proximity of the Roman Road on the alignment of High Road.</li> <li>Locally listed Telephone Exchange to the north of the site</li> </ul>
Environmental matters	None
Neighbouring uses	Town centre uses including retail and offices in close proximity to the site.
Ownership	Some of the site is in the ownership of London Borough of Redbridge, a large part of the site is owned by Royal Mail there are also a number of other titles on the site.
Existing uses (relocation?)	The Royal Mail sorting office will need to be relocated before that part of the site can come forward. Relocation of the Salvation Army is also likely to be required.
Viability constraints	Demolition costs and costs associated with relocation.
Timescale	The site is assessed to be a medium term opportunity given the need for the Royal Mail sorting office to be relocated.
Other Matters	Part of the site is currently being redeveloped, this therefore reduces the available site area.
Overall Conclusions	
<p>This site offers a good opportunity for a logical expansion of the primary shopping area with easy access from the High Road and close to the Exchange. The location offers the opportunity for retail floorspace to be provided over 2 floors with other uses above and active frontages to Chadwick Road and Clements Road. This would maximise the delivery of retail floorspace in an accessible location and be commensurate with the status of Ilford of a Metropolitan centre. Redevelopment of the site would also allow for a significant net increase in retail floorspace, given the limited retail floorspace currently present on site. The site has potential to deliver in excess of 2,500 sq m (gross) retail floorspace. The key to unlocking this site would be the relocation of Royal Mail who have the largest landholding. The site is therefore assessed to be a medium term opportunity.</p>	





Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	ITCOS12		
Site size/area	0.2 ha		
Location plan			
Existing land uses	<ul style="list-style-type: none"> <li>• Retail units with offices above, occupiers include, Mothercare, Virgin Media and Clarks</li> <li>• Adjoining unit is currently being redeveloped (no 108)</li> </ul>		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Town centre uses surround the site, which is located on the pedestrianised High Road in the primary shopping area opposite the Exchange</li> </ul>		
Site photographs			
	View looking south across High Road		



<b>Planning Policy Matters</b>	
Planning Policy Status	The site is identified in the 2008 Ilford Town Centre AAP as an opportunity site suitable for retail and residential uses. The AAP suggests development of up to 8 storeys in height would be appropriate on the site. The site is located in the primary shopping frontage. There is also a desire to improve the public realm in this location known as Chadwick Place.
Planning History	Planning permission ref: 0162/11 has been granted on the adjoining site, for the redevelopment of 108-110 High Road for retail uses on the ground and basement floors with residential uses above (six storey in total). This planning permission is currently being implemented on site.
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian access onto the primary shopping area on High Road and immediate access to the exchange opposite</li> <li>• Public transport corridor along High Road and Clements Road.</li> <li>• Good access to Ilford station.</li> <li>• Chadwick Road, passes through the site but is currently pedestrianised in this area at its junction with High Road..</li> </ul>
<b>Potential Constraints to Redevelopment</b>	
Heritage matters	<ul style="list-style-type: none"> <li>• The site is in an area where there is potential for archaeology due to the proximity of the Roman Road on the alignment of High Road.</li> <li>• The locally listed Telephone Exchange is located immediately to the south of the site.</li> </ul>
Environmental matters	<ul style="list-style-type: none"> <li>• Prominent site in town centre.</li> </ul>
Neighbouring uses	<ul style="list-style-type: none"> <li>• Town centre uses including retail and offices in close proximity to the site.</li> </ul>
Ownership	The land is in multiple ownership, including some in ownership of London Borough of Redbridge.
Existing uses (relocation?)	<ul style="list-style-type: none"> <li>• Existing retailers on the site form an integral part of the retail offer of the town centre. Consideration should be given to the relocation of these town centre uses within any redevelopment.</li> </ul>
Viability constraints	The main impediment to redevelopment is incumbent occupiers
Timescale	The site is assessed to be a medium term opportunity given the need to assemble land interests.
Other Matters	Development would need to contribute to the public realm.
<b>Overall Conclusions</b>	
<p>This site offers a small scale opportunity to provide additional retail floorspace in the heart of the town centre. Development could seek to include retail floorspace at ground and first floor level or basement level, which would see a net increase in retail floorspace. Without retail floorspace split over multiple levels the site is unlikely to deliver any significant net increase in retail floorspace. The site is noted to be opposite the Exchange where multiple retail levels are already provided. The approved development adjacent to the site offers a blueprint of what could be delivered on the site, to achieve a mix of uses in an appropriate urban form with active frontage to High Road. The site is assessed to be a medium term opportunity given the numerous landowners and existing operational retail units which are integral part of the town centre offer. The site has the potential to deliver up-to 1,000 sq m (gross) of additional retail floorspace.</p>	





Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	ITCOS13		
Site size/area	0.78 ha		
Location plan			
Existing land uses	<ul style="list-style-type: none"> <li>• Car park to Ilford Town Hall, and vacant funeral directors premises.</li> </ul>		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Town Hall and town centre uses immediately to the north</li> <li>• Post Office sorting office to west</li> <li>• Kenneth More Theatre to the east</li> <li>• Leisure development to the south</li> </ul>		
Site photograph			
	View across site looking east		





Planning Policy Matters	
Planning Policy Status	The site is identified in the 2008 Ilford Town Centre AAP as an opportunity site. It is identified as being suitable for retail use (2,095 sq m) on ground with residential above. The site should also contribute to the creation of public realm (Unity Square). The AAP suggests the site could deliver development of 4-8 storeys with potential for a landmark building towards its eastern end. The site is located in the town centre and adjoins the primary shopping frontage.
Planning History	None of relevance
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian access to remainder of primary shopping area on High Road.</li> <li>• Public transport corridor along Clements Road adjacent to the site</li> <li>• Reasonable access to Ilford Station.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	<ul style="list-style-type: none"> <li>• The adjacent Town Hall is Grade II Listed.</li> <li>• The site is also in an area where there is potential for archaeology due to the proximity of the Roman Road.</li> </ul>
Environmental matters	Existing urban trees along Clements Road and Chadwick Road
Neighbouring uses	Town centre uses including retail, leisure and offices.
Ownership	The site is owned by the London Borough of Redbridge.
Existing uses (relocation?)	Existing uses are not assessed to require relocation as part of redevelopment.
Viability constraints	The adjacent listed Town Hall.
Timescale	The single land ownership and existing presentation of the site would suggest that this is a site that could be delivered promptly. However, there are merits in considering the delivery of this site with the adjoining theatre site to ensure maximum public benefit is achieved.
Other Matters	None
Overall Conclusions	
<p>The site is identified as an opportunity site in the 2008 AAP where there is an aspiration to create ground floor retail and leisure uses to extend the primary shopping area with residential development above. The scale of development could be significant and would offer the opportunity to significantly increase the retail floorspace within the centre. Development of the site would need to ensure an anchor to offer the best opportunity of integration with the current linear retail offer along the High Road. Development of the site would be a logical expansion of the existing primary shopping area and should include food and drink/leisure offer to complement the desire for enhanced public realm. Accordingly it is assessed the site has the potential to deliver up-to 2,000 sq m (gross) of additional retail floorspace. This site is assessed to be a short term opportunity.</p>	



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	ITCOS15		
Site size/area	0.78ha		
Location plan			
Existing land uses	<ul style="list-style-type: none"> <li>• Theatre, theatre store and warehouse.</li> <li>• Site area includes areas of public highway a small car park and areas of landscaping and urban trees.</li> </ul>		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Retail uses to the north</li> <li>• Residential to the east</li> <li>• Library and museum to south</li> <li>• Council offices (Town Hall) to west</li> </ul>		
Site photographs			
	Kenneth More Theatre looking east		Views of theatre building and store.



<b>Planning Policy Matters</b>	
Planning Policy Status	Site identified in the Ilford Town Centre Area Action Plan (May 2008) as an opportunity site to front onto new public realm. Site located adjacent to the existing 'High Street retail' area as identified in the AAP.
Planning History	No relevant planning history
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian and cycle access to the primary shopping area on High Road.</li> <li>• Public transport corridor along High Road/Clements Road adjacent to the site.</li> </ul>
<b>Potential Constraints to Redevelopment</b>	
Heritage matters	The site is opposite the Town Hall which is a Grade II Listed Building
Environmental matters	Low rise residential properties on Clements Road immediately to the east of the site.
Neighbouring uses	Retail uses immediately adjacent to the site, other town centre uses in close proximity include, library museum, cinema and hotel.
Ownership	Site in ownership of London Borough of Redbridge
Existing uses (relocation?)	The theatre is a key town centre use, the loss of which would be detrimental to the evening economy and cultural offering of the metropolitan centre. It is suggest that relocation of the theatre or re-provision on site would be necessary as set out in the AAP.
Viability constraints	The need to relocate the existing theatre.
Timescale	The need to relocate the theatre results in the site being assessed to be a medium term opportunity.
Other Matters	The site is currently subject to low density development which fails to make the most efficient use of this accessible site adjacent to the primary shopping areas.
<b>Overall Conclusions</b>	
<p>The site is identified as an opportunity site in the 2008 AAP where there is an aspiration to create ground floor active uses with residential above (maximum 4-6 storey). The AAP indicates the potential for up to 850 sq m (gross) of development; some of this could be for retail uses but may be better suited to food and drink uses to complement the cultural uses in this area. Given the need to relocate the theatre and complexities of this, this site is assessed to be a medium term opportunity.</p>	



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	ITCOS16		
Site size/area	0.7 ha		
Location plan			
Existing land uses	<ul style="list-style-type: none"> <li>• Retail uses and office use (retailers included Boots, JD Sports and Argos)</li> <li>• Vacant building</li> </ul>		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Town centre uses surround the site, which is located on the pedestrianised High Road in the primary shopping area.</li> <li>• Road and rail to north of site.</li> </ul>		
Site photographs			
	View looking north across High Road	View of former Harrison and Gibson building	








Planning Policy Matters	
Planning Policy Status	The site is identified in the 2008 Ilford Town Centre AAP as an opportunity site suitable for retail and residential uses of up to 8 storeys in height. The site also falls within the Ilford Housing Zone announced by the Mayor of London in 2015.
Planning History	Planning permission ref: 0386/12 has been granted for the refurbishment of the existing vacant building to facilitate reuse, including, retail, business, hotel, restaurant and leisure uses. It appears a lawful start has been made on this planning permission, the building has been hoarded off and screened and discharge of condition information agreed. There also appears to be some demolition works undertaken to the rear of the building fronting Havelock Street.
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian access onto the primary shopping area on High Road.</li> <li>• Public transport corridor along High Road</li> <li>• Reasonable access to Ilford station.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	The site is in an area where there is potential for archaeology due to the proximity of the Roman Road on the alignment of High Road.
Environmental matters	Prominent site in town centre.
Neighbouring uses	Town centre uses including retail and offices in close proximity to the site.
Ownership	The land is in multiple ownership, 8 separate titles identified.
Existing uses (relocation?)	Existing retailers on the site form an integral part of the retail offer of the town centre. Consideration should be given to the relocation of these town centre uses within any redevelopment.
Viability constraints	Existing retailers on site are likely to be an obstacle to development of part of the site. The former Harrison and Gibson building is in single ownership.
Timescale	The opportunity of the site for delivery as a comprehensive site including the ability for the former Harrison and Gibson building to deliver retail floorspace is assessed to be a short term opportunity.
Other Matters	Consideration needs to be given to whether the development of the site as a whole rather than in a piecemeal manner would deliver any significant benefits.
Overall Conclusions	
<p>This site offers a significant opportunity to deliver retail floorspace in the heart of the pedestrianised part of the town centre. The approved scheme for the refurbishment of the former Harrison and Gibson building would deliver in the order of 3,000 sq m (gross) of retail floorspace amongst other town centre uses. However, this is significantly less floorspace than the building previously provided given the approval of alternative uses within the building. The remainder of the site occupied by JD Sports, Boots and Argos has the potential to deliver some additional retail floorspace, but long leases on these units means that delivery of any scheme is likely to be a long term opportunity. A comprehensive development of the site could deliver a significant quantum of retail floorspace but possibly to the detriment of other town centre uses previously approved, including the hotel. Given the desire to bring forward housing in the Housing Zone promptly, the site is assessed to offer a short term opportunity to provide additional retail floorspace.</p>	





Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	ITCOS25		
Site size/area	3.1 ha		
Location plan			
Existing land uses	<ul style="list-style-type: none"> <li>• Retail park occupied by Farmfoods, Lidl and Fitness First served by surface level car park</li> <li>• Probation Service offices adjacent to High Road</li> <li>• Enterprise Park (fully let)</li> </ul>		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Rail corridor to the north</li> <li>• Town centre and residential uses to the south</li> <li>• Road and offices to the west</li> <li>• Recycling centre to the east</li> </ul>		
Site photographs			
	View of retail park, offices and car park		View of Redbridge Enterprise Par

# Site Assessment – Redbridge Enterprise Park and Ilford Retail Park, Ilford



Planning Policy Matters	
Planning Policy Status	The site is identified in the 2008 Ilford Town Centre AAP as an opportunity site suitable for residential, retail and employment uses.
Planning History	None of relevance
Accessibility	<ul style="list-style-type: none"> <li>• Pedestrian and cycle access to the primary shopping area on High Road.</li> <li>• Public transport corridor along High Road close to the site.</li> <li>• Poor access to Ilford station</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	Proximity of High Road and potential for archaeology.
Environmental matters	None
Neighbouring uses	Town centre uses including retail and offices in close proximity to the site. Residential uses to the south also.
Ownership	Site partially in ownership of London Borough of Redbridge numerous other freehold interests. Leasehold interests in the enterprise park.
Existing uses (relocation?)	<ul style="list-style-type: none"> <li>• There is benefit in seeking to re-provide floorspace for existing retail occupiers who provide a valuable convenience offer to the centre.</li> <li>• In addition, the enterprise park provides a valuable source of employment floorspace which should be accommodated in any redevelopment of the site ore relocated.</li> </ul>
Viability constraints	Demolition costs and existing viable businesses may result in CPO powers needing to be used to bring the site forward.
Timescale	The site is assessed to be a long term opportunity given the need to relocate existing uses on the site.
Other Matters	The site is currently peripheral to the main centre and feels isolated from it due to the road (Griggs Approach) bridging over High Road. This physical barrier at high level reduces the visibility of the site to the remainder of the centre.
Overall Conclusions	
<p>This site offers a good opportunity for redevelopment to provide some additional retail floorspace notwithstanding the desire to ensure the re-provision of employment floorspace for the Enterprise Park. A far more efficient use of the site could be made and a retail frontage developed to High Road, improving the visibility and linkages to the remainder to the centre. Consideration should be given to the merits of seeking to increase the site size and prominence through taking in existing units fronting High Road. This would provide a better site in townscape terms but would increase difficulty of site assembly given the numerous units in this area. In addition, there is the opportunity to bring forward a large part of this site without the Enterprise Park, which is accessed separately from Thompson Close. It is estimated that the site could deliver a net increase in retail floorspace in the order of 1,500 sq m (gross), a far larger retail floorspace could potentially be delivered if the Enterprise Park floorspace where accommodated off site.</p>	





Site Description	
Location	In-centre      Edge-of-centre      Out-of-centre
Site reference	LO05
Site size/area	0.59 ha
Location plan	
Existing land uses	<ul style="list-style-type: none"> <li>• Icon building in residential use</li> <li>• Vacant site</li> <li>• Car Parking</li> <li>• Public Highway</li> </ul>
Surrounding land uses	<ul style="list-style-type: none"> <li>• Rail corridor to the north</li> <li>• Office building to east (Valentine House)</li> <li>• Office and commercial uses to west</li> <li>• Town centre uses and highway infrastructure to south</li> </ul>
Site photographs	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>View looking across northern part of the site</p> </div> <div style="text-align: center;"> <p>View looking north East towards Valentine House</p> </div> </div>





Planning Policy Matters	
Planning Policy Status	<p>The site is identified in the Ilford Town Centre Area Action Plan (May 2008) as a Schedule 1 Housing opportunity site.</p> <p>The site is located within the metropolitan centre but outside of both the existing primary and secondary shopping area.</p>
Planning History	<ul style="list-style-type: none"> <li>• Planning permission was granted in 2005 ref: 1221/04 for the conversion of the Peachey Building to provide residential accommodation and for new build on land to the north and east of the building. The conversion works have been implemented and the planning permission is therefore extant. The new build on the remainder of the site has yet to be implemented.</li> <li>• Planning permission has also been granted ref: 1279/13 for an alternative scheme to redevelop the remainder of the site to provide residential accommodation on upper floors and retail/commercial on lower floors (approx 300 sq m). The development includes blocks up to 18 storeys in height.</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>• Pedestrian and cycle access to the primary shopping area on High Road, via crossings.</li> <li>• Public transport corridor Ilford Hill adjacent to the site.</li> <li>• Good access to Ilford station</li> </ul>
Overall Conclusions	
<p>This site has a recently been granted planning permission for redevelopment that broadly reflects the adopted AAP in terms of land use. The scheme includes approximately 300 sq m (gross) of flexible commercial floorspace that could deliver retail floorspace. The site is therefore assessed to be likely to make a small net contribution to retail floorspace in the short term. Beyond this the site is assessed unlikely to deliver any additional retail floorspace to meet capacity needs of the plan period.</p>	



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	LO06		
Site size/area	1.96ha		
Location plan			
Existing land uses	<ul style="list-style-type: none"> <li>• Sainsburys Supermarket and car park</li> <li>• Open space and landscaping</li> </ul>		
Surrounding land uses	Public House, residential, church and public highway.		
Site photograph			
	View looking south across Winston Way towards site.		



<b>Planning Policy Matters</b>	
Planning Policy Status	<p>The site is identified in the Ilford Town Centre Area Action Plan (May 2008) as Schedule 1 Housing opportunity site.</p> <p>The site is located within the Metropolitan town centre area and adjacent to the proposed new secondary retail area. Direct pedestrian/cycle links to town centre via Winston Way and High Road.</p> <p>Urban open space on north east corner of site noted to be of value in the AAP.</p>
Planning History	None
Accessibility	<ul style="list-style-type: none"> <li>• Pedestrian/cycle links to remainder of centre although the site is slightly isolated from the remainder of the primary shopping area by Winston Way and Chapel Road.</li> <li>• Good access to public transport, bus and rail. Highly accessible site given location in the metropolitan centre.</li> </ul>
<b>Potential Constraints to Redevelopment</b>	
Heritage matters	None
Environmental matters	<ul style="list-style-type: none"> <li>• Residential properties directly to the south of the site.</li> <li>• Noise and pollution from immediate major road network.</li> <li>• Trees and public realm to frontage positively contribute to the character of the area.</li> </ul>
Neighbouring uses	Retail uses to the north and east, residential to the south and west.
Ownership	Site identified to fall within two ownerships.
Existing uses (relocation?)	There is no requirement to relocate any existing occupiers as part of the redevelopment of the site
Viability constraints	Varying site topography and proximity of road network may mean increased engineering costs.
Timescale	Medium term opportunity.
Other Matters	<ul style="list-style-type: none"> <li>• Site noted to be at a lower level than land to the north and east.</li> <li>• The foodstore is the main foodstore in the centre, but has poor visibility and poor connections to the primary shopping area.</li> <li>• The site also provides car parking which serves the wider centre.</li> <li>• Low density development compared to surrounding metropolitan centre.</li> </ul>
<b>Overall Conclusions</b>	
<p>The site is assessed to offer good potential for redevelopment to make a more efficient use of the site. The site offers the ability to provide an increased level of retail floorspace (including re-provision and or extension of the foodstore) and provide large footprint retail outlets commensurate with the hierarchy of the centre. The site could potentially deliver in excess of 5,000 sq m (gross) additional retail floorspace. The site also could significantly improve its visibility to the remainder of the centre and provide active frontages to Winston Way and Chapel Hill through multi-storey retail development. The site lends itself to multi-storey development, in keeping with the higher density development to the north and east. Residential development above retail floorspace would be attractive in this central location and also offer the potential to fulfil the AAP aspirations for re-development of the site to provide housing. Any redevelopment of the site should consider the benefits of retaining the urban space to the north of the site. It is also noted that a smaller net gain in retail floorspace could be achieved through an extension to the existing foodstore, this would be achievable in a short time frame but would not fulfil the AAP aspirations for the site.</p>	



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	GHOSA		
Site size/area	0.3 ha		
Location plan			
Existing land uses	14 storey tower and 3 storey building providing offices /college and ancillary car parking		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Low rise residential development to north beyond Eastern Avenue</li> <li>• B8 Storage business to the east</li> <li>• Low rise residential development to the south and west</li> </ul>		
Site photographs			
	Site looking east from the corner of Eastern Avenue and Beehive Lane.	Site looking north east from Beehive Lane.	



Planning Policy Matters	
Planning Policy Status	The site is identified in the Gants Hill AAP (2009) as an opportunity site. The site is identified as being suitable for mixed uses (including potential for a supermarket) on the ground floor with residential above. The AAP suggests development of up-to 13 storeys in height on Eastern Avenue may be appropriate, with lower development to the rear adjacent to properties in Beehive Court. The site is located beyond the 'town centre' boundary of Gants Hill District Centre (as illustrated in the AAP).
Planning History	2013 planning permission relating to the use of the 9 <sup>th</sup> floor as a college. 2011 planning permission for use of 12 <sup>th</sup> , part of 11 <sup>th</sup> and 13 <sup>th</sup> floors as a college.
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian and cycle access to the remainder of the centre along Eastern Avenue, although the site does feel isolated from the heart of the centre focused around the roundabout junction.</li> <li>• Public transport corridor along Eastern Avenue.</li> <li>• Reasonable access to Gants Hill Station.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	None
Environmental matters	Noise and air quality along Eastern Avenue
Neighbouring uses	Storage unit adjoining the site to the east and small scale residential development immediately to the south.
Ownership	The site is identified as being in multiple ownership (3 titles), including partially owned by London Borough of Redbridge.
Existing uses (relocation?)	Some existing uses (such as the Council offices) may require relocation prior to redevelopment.
Viability constraints	Comprehensive redevelopment including the demolition of the 14 storey building on site could be complex and costly given proximity of neighbouring uses and Eastern Avenue. Re-use of existing built fabric may be preferable.
Timescale	The existing uses and recent planning permission for an alternative uses demonstrate the building remains in a viable use. The building is not currently being actively marketed, but the building offers potential for conversion as such this site is considered to be a medium term opportunity.
Other Matters	The site is prominent on Eastern Avenue and the existing tower is a landmark building. The building appears to be in active viable use for offices and a college.
Overall Conclusions	
Redevelopment of the site could potentially deliver up to 1,500 sq m (gross) of retail floorspace on the ground floor with frontage to Eastern Avenue. Residential use would be suitable on upper floors. The regular shape of the site may offer the opportunity for delivery of a foodstore of a scale in keeping with the district centre status of Gants Hill, however, the site is on the periphery of the centre. This site is assessed to be a medium term opportunity.	



# Site Assessment – Eastern Avenue Storage Buildings, Eastern Avenue, Gants Hill



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	GHOSB		
Site size/area	0.41 ha		
Location plan			
Existing land uses	Big Yellow Warehouse storage building (3 storey scale) and ancillary car parking. Large post mounted hoarding advertisement on the frontage to Eastern Road		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Low rise residential development to north beyond Eastern Avenue</li> <li>• Office/College to the west (up to 14 storey)</li> <li>• Drive thru fast food restaurant to east (single storey)</li> <li>• Residential to south (up to 4 storey)</li> </ul>		
Site photographs			
	Site looking west along Eastern Avenue	Site looking east along Eastern Avenue	

# Site Assessment – Eastern Avenue Storage Buildings, Eastern Avenue, Gants Hill



<b>Planning Policy Matters</b>	
Planning Policy Status	The site is identified in the Gants Hill AAP (2009) as an opportunity site. The site is identified as being suitable for mixed uses (including potential for a supermarket) on the ground floor with residential above. The AAP suggests that the site is a secondary retail area, suitable for development of up to 10 storeys in height on Eastern Avenue, with development stepping down to the rear to respect existing low rise development on Clarence Avenue.
Planning History	No recent planning history pertinent to this assessment.
Accessibility	<ul style="list-style-type: none"> <li>• Pedestrian and cycle access to the centre along Eastern Avenue.</li> <li>• Public transport corridor along Eastern Avenue.</li> <li>• Reasonable access to Gants Hill Station.</li> </ul>
<b>Potential Constraints to Redevelopment</b>	
Heritage matters	None
Environmental matters	<ul style="list-style-type: none"> <li>• Low rise residential properties immediately to the south of the site.</li> <li>• Noise and air quality along Eastern Avenue</li> </ul>
Neighbouring uses	Mixed town centre uses and residential.
Ownership	The site is identified as being in multiple ownership (3 titles).
Existing uses (relocation?)	Existing use would not need relocating.
Viability constraints	No obvious viability issues with bringing forward this site other than the presence of a viable business on the site.
Timescale	The existing building remains in a viable use. The building is not currently being actively marketed. On this basis the site is assessed to offer a long term opportunity.
Other Matters	The site is prominent on Eastern Avenue and offers the opportunity for a more comprehensive development with the adjoining Wentworth House if the sites can be brought together. The site already benefits from an existing vehicular access onto Eastern Avenue.
<b>Overall Conclusions</b>	
Redevelopment of the site could potentially deliver up to 2,000 sq m (gross) of retail floorspace with residential and or office uses above. Redevelopment could significantly enhance the frontage to Eastern Avenue. The site may offer the opportunity for delivery of a foodstore of a scale in keeping with the district centre status of Gants Hill. This site is assessed to be a long term opportunity due to existing viable uses on site.	



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	GHOSC		
Site size/area	0.17 ha		
Location plan	<p>The location plan shows Eastern Avenue at the top and Clarence Avenue at the bottom. The Commercial House is highlighted in blue. Other buildings include a Garage, a 4-storey residential building, and various residential units. Distances of 22.2m and 22.8m are marked along Eastern Avenue. A 'Shelter' is also indicated.</p>		
Existing land uses	<ul style="list-style-type: none"> <li>• Six storey building providing offices and college on upper floors with ground floor retail unit. Numerous telecommunications antennas located on roof, hoarding on building.</li> <li>• Recent residential development on the part of the site facing Clarence Avenue (4 storey).</li> </ul>		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Residential to north beyond Eastern Avenue</li> <li>• Drive thru fast food restaurant to west</li> <li>• Residential to south on Clarence Avenue</li> <li>• College building to east</li> </ul>		
Site photographs	<p>Site looking south across Eastern Avenue</p>	<p>Recent development on site facing Clarence Avenue</p>	



<b>Planning Policy Matters</b>	
Planning Policy Status	The site is identified in the Gants Hill AAP (2009) as an opportunity site. The site is identified as being suitable for mixed uses (including potential for a supermarket) on the ground floor with residential above. The AAP suggests that the site is a secondary retail area suitable for development of up-to 8 storeys in height on Eastern Avenue, with development of 3 storeys fronting Clarence Avenue. The AAP also seeks landscaped areas on the site and public realm improvements.
Planning History	Planning permission was granted for residential development on part of the site fronting Clarence Avenue, which has been implemented (see photo above)
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian and cycle access to the centre along Eastern Avenue or Clarence Avenue.</li> <li>• Public transport corridor along Eastern Avenue.</li> <li>• Good access to Gants Hill Station.</li> </ul>
<b>Potential Constraints to Redevelopment</b>	
Heritage matters	None
Environmental matters	<ul style="list-style-type: none"> <li>• Low rise residential properties immediately to the south and west on Clarence Avenue .</li> <li>• Noise and air quality along Eastern Avenue</li> </ul>
Neighbouring uses	Mixed town centre uses and residential.
Ownership	The site is identified as being in two ownerships.
Existing uses (relocation?)	There is no policy requirement to relocate the existing uses on site.
Viability constraints	No obvious viability issues with bringing forward this site.
Timescale	The existing building remains in a viable use. The building is not currently being actively marketed and as such is assessed to be a medium term opportunity.
Other Matters	The site is prominent on Eastern Avenue and offers the opportunity for a more comprehensive development with the adjoining site to the east, GHOSD (Montrose House) if the sites can be brought together. The site has already been partially developed for residential purposes in line with the aspirations of the AAP.
<b>Overall Conclusions</b>	
The site has been partially developed, redevelopment of the remainder of the site (approx 0.1 ha) could potentially deliver up to 800 sq m (gross) of retail floorspace with residential and or office uses above. The residual part of this development site is assessed to be a medium term opportunity due to existing viable uses on the site.	



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	GHOSD		
Site size/area	0.16ha		
Location plan			
Existing land uses	<ul style="list-style-type: none"> <li>• Six storey building in educational use</li> <li>• Car park to rear accessed of Clarence Avenue</li> </ul>		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Residential and retail uses to north beyond Eastern Avenue</li> <li>• Commercial House (office and education uses ) and residential to west</li> <li>• Residential to south on Clarence Avenue</li> <li>• Mixed use development to east currently under construction</li> </ul>		
Site photographs			
	Site looking south across Eastern Avenue	Site looking north from Clarence Avenue	





Planning Policy Matters	
Planning Policy Status	The site is identified in the Gants Hill AAP (2009) as an opportunity site. The site is identified as being suitable for mixed uses (including potential for a supermarket) on the ground floor with residential above. The AAP suggests that the site is a secondary retail area and that a development of up-to 8 storeys in height on Eastern Avenue may be appropriate, with development of 3 storeys fronting Clarence Avenue. The AAP also seeks landscaped areas on the site and public realm improvements.
Planning History	Planning permission was granted in 2009 for the change of use of the building to provide a D1 (Education and Training centre) and office use (ref: 1124/09). This planning permission appears to have been implemented.
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian and cycle access to the centre along Eastern Avenue or Clarence Avenue.</li> <li>• Public transport corridor along Eastern Avenue.</li> <li>• Good access to Gants Hill Station.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	None
Environmental matters	<ul style="list-style-type: none"> <li>• Low rise residential properties immediately to the south and west on Clarence Avenue.</li> <li>• Noise and air quality along Eastern Avenue</li> </ul>
Neighbouring uses	Mixed town centre uses and residential.
Ownership	The site is identified as being in multiple ownership, 8 separate titles.
Existing uses (relocation?)	Existing uses would not need relocating to redevelop this site.
Viability constraints	No obvious viability issues with bringing forward this site, although there is noted to be a significant change in levels across the site and a large number of registered titles (many likely to be leases).
Timescale	The existing building remains in a viable use. The building is not currently being actively marketed and as such is assessed to offer a medium term opportunity for redevelopment.
Other Matters	The site is prominent on Eastern Avenue and offers the opportunity for a more comprehensive development with the adjoining site to the east, GHOSC (Commercial House) if the sites can be brought together. The site immediately to the east is currently being developed for mixed use development, commercial on the ground floor and residential above in line with the aspirations of the AAP.
Overall Conclusions	
<p>The site is estimated to be able to deliver up to 1,000 sq m (gross) of retail floorspace with residential and or office uses above.</p> <p>The site is assessed to be a medium term opportunity due to existing viable use on site and the number of registered titles.</p>	



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	GHOSF		
Site size/area	0.62 ha		
Location plan			
Existing land uses	Mixed retail and commercial units on ground floors fronting roads. Club, small commercial businesses and garaging to rear. Commercial and residential uses above. Predominantly 2 or 3 storey development.		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Residential uses and surgery to west</li> <li>• Church, hall and residential to the north</li> <li>• Roundabout junction and station to the east</li> <li>• Commercial uses and residential development to the south on the opposite side of Eastern Avenue</li> </ul>		
Site photographs			
	Site looking west	Site looking north west along Cranbrook Road	

# Site Assessment – Woodford Avenue/Eastern Avenue Corner, Gants Hill



<b>Planning Policy Matters</b>	
Planning Policy Status	The site is identified in the Gants Hill AAP (2009) as an opportunity site, suitable for residential development with ground floor retail uses, parking and courtyard areas to the rear. The AAP suggest building heights be kept to 3 storeys with potential for an additional two storeys stepped back from the street frontage. The northern end of the site is also identified as having some potential for tall buildings. The AAP identifies the site as falling within a secondary retail area in the centre.
Planning History	No relevant planning history.
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian and cycle access to remainder of the centre using crossings and underpass.</li> <li>• Public transport corridor along Eastern Avenue and Woodford Avenue.</li> <li>• Good access to Gants Hill Station.</li> </ul>
<b>Potential Constraints to Redevelopment</b>	
Heritage matters	None
Environmental matters	<ul style="list-style-type: none"> <li>• Low rise residential properties immediately to the west.</li> <li>• Noise and air quality on busy road junction.</li> </ul>
Neighbouring uses	Mixed town centre uses and residential.
Ownership	The site is identified as being in multiple ownership, approximately 50 separate titles.
Existing uses (relocation?)	Existing uses would not need relocating.
Viability constraints	The large number of different land owners is seen as the key viability and deliverability issue with this site.
Timescale	The existing buildings in the main are in viable use, although some commercial properties are vacant and subject of current marketing. The uses generally make a positive contribution to the existing District Centre. Delivery of development is likely to be a medium term opportunity.
Other Matters	The site is prominent on the junction of Eastern Avenue and Cranbrook Road in the centre of Gants Hill.
<b>Overall Conclusions</b>	
<p>Redevelopment of the site could deliver environmental improvements and enhance the general visual character of the area. The site may offer some opportunity for a foodstore given its size, however this would not relate well to the remainder of the centre and would not be in line with the adopted AAP aspirations. Any net gain in retail floorspace through redevelopment is unlikely to be more than 1,000 sq m (gross). The site is assessed to be a medium term opportunity due to complexity of delivery. Given the large number of landowners it may well be difficult to deliver a comprehensive redevelopment on this site.</p>	



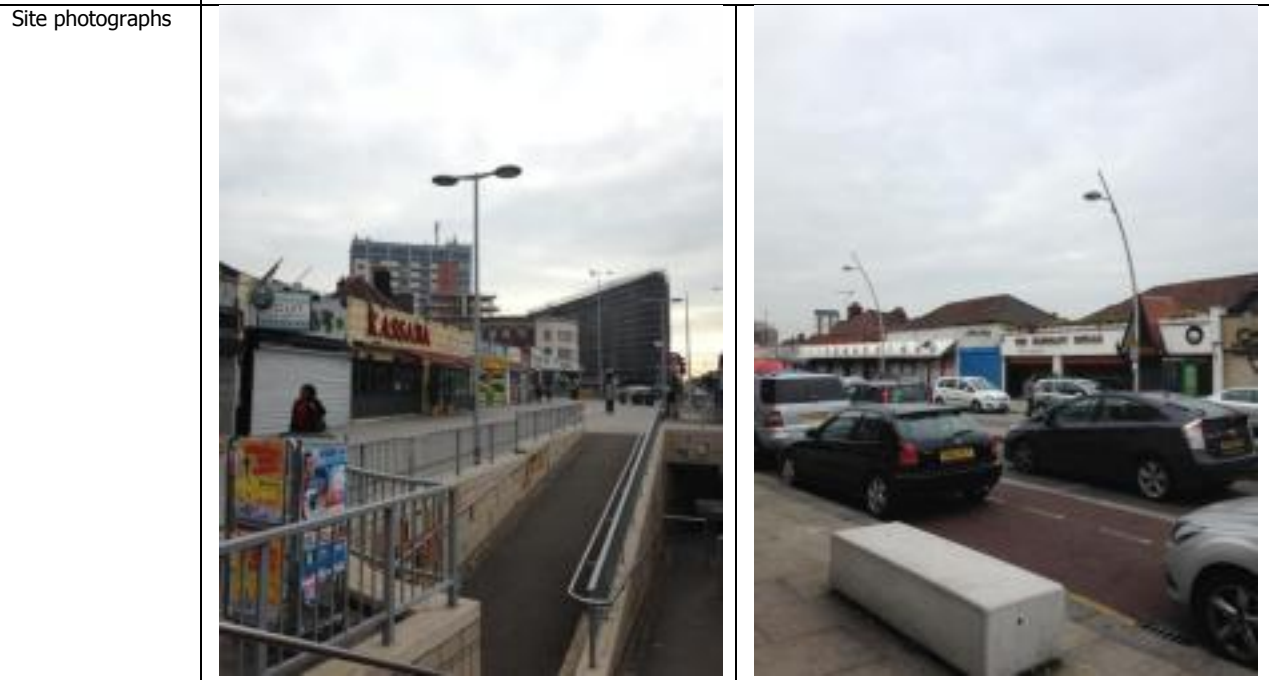
**Site Description**

Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	GHOSG		
Site size/area	0.34ha		



Existing land uses  
Mixed retail and commercial units including convenience outlets, comparison, restaurants and health and beauty on ground floors, car parking and servicing to rear. Commercial and residential uses on upper floors.

- Surrounding land uses
- Residential uses to north
  - Commercial and retail uses to south, east and west
  - Roundabout junction and Station to the south



Site looking south along Woodford Avenue

Site looking north west across Cranbrook Road

# Site Assessment – Woodford Avenue/Cranbrook Road North, Gants Hill



Planning Policy Matters	
Planning Policy Status	The site is identified in the Gants Hill AAP (2009) as an opportunity site, suitable for residential development with ground floor retail uses. The AAP suggest building heights be kept to 3 storeys with potential for an additional two storeys stepped back subject to assessment of impact on residential properties to the north. The AAP identifies the site as falling within the 'Key High Street Corridor'.
Planning History	No relevant planning history.
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian and cycle access to remainder of the centre using crossings and underpass.</li> <li>• Public transport corridor along Eastern Avenue, Cranbrook Road and Woodford Avenue.</li> <li>• Good access to Gants Hill Station.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	None
Environmental matters	<ul style="list-style-type: none"> <li>• Low rise residential properties immediately to the north on Gaysham Avenue .</li> <li>• Noise and air quality on busy road junction.</li> </ul>
Neighbouring uses	Mixed town centre uses and residential.
Ownership	The site is identified as being in multiple ownership, 13 separate titles.
Existing uses (relocation?)	Existing uses would not need relocating.
Viability constraints	The number of different land owners is seen as the key viability and deliverability issue with this site.
Timescale	The existing buildings in the main are in viable use, although a number of commercial properties were vacant and subject of marketing at the time of our site visit. Given complexity of delivery this site is assessed to be a long term opportunity.
Other Matters	The site is prominent on the junction of Eastern Avenue, Woodford Avenue and Cranbrook Road in the centre of Gants Hill. The area generally has been subject to regeneration recently and the development of the former garage site at 420 Eastern Avenue opposite for mixed use residential led development could be a catalyst for further development.
Overall Conclusions	
<p>Redevelopment of the site could deliver environmental and urban design improvements. The linear nature of the frontage to the streets and the need to retain access to the rear and respect amenity of existing residential properties results in it being concluded that redevelopment is unlikely to deliver any significant net gain in retail floorspace, potentially up-to 1,000 sq m (gross). Redevelopment would however offer the potential for delivery of modern high quality small scale retail units with residential above which would enhance the centre and be in a highly accessible location. The site does not lend itself to delivery of a foodstore, nor would this accord with the aspirations of the AAP. The site is assessed to be a long term opportunity due to complexity of delivery.</p>	





# Site Assessment – Corner of Wangey Road and Station Road, Chadwell Heath



<b>Planning Policy Matters</b>	
Planning Policy Status	The site is identified in the Crossrail Corridor AAP (2011) as an opportunity site. Retail, community and residential uses are the preferred land uses. Development up to 5 storeys is identified as being acceptable. The site is located within the Chadwell Heath District Centre (as illustrated in the AAP). The AAP identifies this site as critical to the regeneration of the centre.
Planning History	Planning permission (ref: 2173/14) was granted in September 2014 for a change of use of the ground floors to provide a nursery (Use Class D1).
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian and cycle access to the primary shopping area on the High Road (to the north).</li> <li>• Public transport corridor along High Road and Station Road.</li> <li>• Good access to Chadwell Heath Station.</li> <li>• Public car park opposite the site.</li> </ul>
<b>Potential Constraints to Redevelopment</b>	
Heritage matters	None
Environmental matters	Low rise residential properties immediately to the north of the site.
Neighbouring uses	Retail and residential uses immediately adjacent to the site. Police station also in close proximity.
Ownership	Site is identified as being in multiple ownership (4 titles).
Existing uses (relocation?)	Existing uses would not require relocation.
Viability constraints	No obvious viability issues with bringing forward this site.
Timescale	The existing uses and recent planning permission for an alternative use (albeit seemingly unimplemented) result in this site being assessed to be a medium term opportunity.
Other Matters	The site is prominent on the corner of Station Road and offers the opportunity for mixed use redevelopment which would benefit the centre and the character/appearance of the area.
<b>Overall Conclusions</b>	
<p>Redevelopment of the site given its shape and size could deliver up to 200 sq m (gross) of retail floorspace with residential above. Redevelopment should seek to provide active frontages to both streets and drive footfall between the remainder of the centre to the north and the station to the south. This site is assessed to be a medium term opportunity, but would provide only limited additional retail floorspace to meet future retail capacity needs of the Borough.</p>	



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	CCOS22		
Site size/area	0.15 ha		
Location plan			
Existing land uses	<ul style="list-style-type: none"> <li>• Car showroom and forecourt</li> </ul>		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Retail uses to the north</li> <li>• Vacant public house to west</li> <li>• Retail uses with residential above to east</li> <li>• Residential to south</li> </ul>		
Site photographs			
	Kia Showroom	Kia showroom on left hand side of photograph, showing relationship with site CCOS23 with vacant public house between.	



Planning Policy Matters	
Planning Policy Status	The site is identified in the Crossrail Corridor AAP (2011) as an opportunity site. Retail, healthcare and residential uses are the preferred land uses. Site located adjacent to Chadwell Heath District Centre
Planning History	No relevant planning history on the site. Adjacent public house is subject of a current planning application (1856/15) to redevelop the site to provide a retail unit on the ground floor with 12 no. flats above. A previous planning application for a retail unit and 20 no. flats was withdrawn in 2014.
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian and cycle access to the primary shopping area on High Road (to the east).</li> <li>• Public transport corridor along High Road adjacent to the site.</li> <li>• Public footpath adjoining the site provides access to residential area to the north.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	None
Environmental matters	Low rise residential properties immediately to the north and south of the site.
Neighbouring uses	Retail and residential uses immediately adjacent to the site. Adjacent vacant public house also influences the site. Four storey residential development adjoins the western boundary.
Ownership	Site is identified as being in a single ownership.
Existing uses (relocation?)	There is no planning policy requirement to seek to relocate the car sales unit as part of redevelopment of the site.
Viability constraints	No obvious viability issues with bringing forward this site.
Timescale	The current car sales business would need to vacate the site and as such this site is assessed to be a short term opportunity.
Other Matters	The site could potentially offer the opportunity to be redeveloped with the vacant public house to the west and a further opportunity site, CCOS23. The three sites together would provide the opportunity for a comprehensive redevelopment.
Overall Conclusions	
<p>It is estimated that there is the potential for delivery of up to 400sq m (gross) of retail floorspace on this site with residential or healthcare above. This is based on the site size and the planning application on the adjoining site. The current planning application on the adjoining site, if approved, should not prejudice delivery of this opportunity site but may restrict the quantum of development able to be delivered due to the need to protect the amenity of future occupiers of the proposed development. In this regard we note the current proposal on the adjoining site includes habitable windows directly facing the site at first and second floor levels. This site is assessed to be a short term opportunity, but if brought forward with the adjoining sites to the west may result in longer term delivery.</p>	



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	CCOS23		
Site size/area	0.12 ha		
Location plan			
Existing land uses	Car showroom and forecourt		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Retail uses to the north</li> <li>• Vacant public house to west</li> <li>• Retail uses with residential above to east</li> <li>• Residential to south</li> </ul>		
Site photographs			
	Kia Showroom	Kia showroom on right hand side of photograph, showing relationship with site CCOS22 with vacant public house between.	





Planning Policy Matters	
Planning Policy Status	The site is identified in the Crossrail Corridor AAP (2011) as an opportunity site. Retail and residential uses are the preferred land uses. Site located within Chadwell Heath District Centre
Planning History	No relevant planning history on the site Adjacent public house is subject of a current planning application (1856/15) to redevelop the site to provide a retail unit on the ground floor with 12 no. flats above. A previous application for retail unit and 20 no. flats was withdrawn in 2014.
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian and cycle access to the primary shopping area on High Road (to the east).</li> <li>• Public transport corridor along High Road adjacent to the site.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	None
Environmental matters	Low rise residential properties immediately to the north and south of the site.
Neighbouring uses	Retail and residential uses immediately adjacent to the site. Adjacent vacant public house also influences the site.
Ownership	Site is identified as being within two separate titles.
Existing uses (relocation?)	There is no policy requirement to relocate the existing car sales unit as part of the redevelopment of the site.
Viability constraints	No obvious viability issues with bringing forward this site.
Timescale	The current car sales business would need to vacate the site and as such this site is assessed to be a short term opportunity.
Other Matters	The site offers the potential opportunity to be redeveloped with the vacant public house to the west and a further opportunity site CCOS22. The three sites together would provide the opportunity for a comprehensive redevelopment.
Overall Conclusions	
It is estimated that there is the potential for delivery of up to 500 sq m (gross) of retail floorspace on this site providing active retail frontage with residential above. The current planning application on the adjoining site, if approved, should not prejudice delivery of this opportunity site but may hamper the quantum of development able to be delivered due to the need to protect the amenity of future occupiers of the proposed development. This site is assessed to be a short term opportunity, but if brought forward with the adjoining sites to the west may result in longer term delivery.	



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	GM07		
Site size/area	0.07ha		
Location plan			
Existing land uses	Retail /commercial ground floor units		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Rail corridor to the north of the site</li> <li>• Retail and commercial units with residential above to the east</li> <li>• Development site (mosque) to the west</li> </ul>		
Site photograph			
	Units fronting Goodmayes Road	Development to rear of site	



<b>Planning Policy Matters</b>	
Planning Policy Status	Site identified in the Crossrail Corridor Area Action Plan (2011) as a housing opportunity site. Site located within Goodmayes Local Centre
Planning History	None of relevance
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian/cycle links to centre.</li> <li>• Public transport corridor along Goodmayes Road then onto High Road.</li> <li>• Within 100m of Goodmayes Station.</li> </ul>
<b>Potential Constraints to Redevelopment</b>	
Heritage matters	None
Environmental matters	Site adjacent to rail corridor.
Neighbouring uses	Development being undertaken on land to the rear for a new mosque and Islamic centre.
Ownership	Site in multiple ownership (3 separate titles).
Existing uses (relocation?)	<ul style="list-style-type: none"> <li>• None of the existing uses would need to be relocated as part of the redevelopment of the site.</li> <li>• Redevelopment of the site would be unlikely to deliver any significant net gain in retail floorspace given the existing uses on site and limited site size.</li> </ul>
Viability constraints	Potential complexities of demolition in constrained environment and adjacent to rail corridor.
Timescale	Multiple ownership of site could hamper redevelopment, but site likely to offer a short term opportunity.
Other Matters	Redevelopment of the site with a mixed use development retail/commercial on ground floor with residential above (2 or 3 storeys), would offer the opportunity to make environmental enhancements to the centre and make a more efficient use of the land given the single storey nature of development currently on site.
<b>Overall Conclusions</b>	
<p>The site could make a small net contribution to meeting retail capacity needs in the Borough over the plan period, noting any redevelopment would result in the loss of the existing floorspace. The multiple ownership of properties and limited scope for significant increase in floorspace results in this site being assessed to have limited potential to meet retail needs in the Borough. Development of the site would however, offer the opportunity for significant improvements to the environmental quality of the immediate area and allow the introduction of a denser form of development in keeping with the general commercial character of this part of Goodmayes Road and in a highly accessible and sustainable location.</p>	



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	CCOS10		
Site size/area	1.04 ha		
Location plan			
Existing land uses	Homebase store and surface car park		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Rail corridor to south (residential beyond)</li> <li>• Retail to west</li> <li>• Car sales with residential above to north. Also a church and school.</li> <li>• Gurdwara (temple) immediately to the east</li> </ul>		
Site photographs			
	Homebase unit and frontage to High Road		

# Site Assessment – No.s 706-720 High Road (Homebase), Seven Kings



Planning Policy Matters	
Planning Policy Status	Site identified in the Crossrail Corridor Area Action Plan (Adopted September 2011) as an opportunity site. Site located within Seven Kings Local Centre (as shown in the AAP).
Planning History	None
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian/cycle links to centre via High Road.</li> <li>• Public transport corridor along High Road.</li> <li>• Equidistant between Goodmayes and Seven Kings Stations (approx 500m to each).</li> <li>• Car parking on site.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	<ul style="list-style-type: none"> <li>• The Preparatory School building opposite the site is identified as a locally listed building.</li> <li>• Adopted Proposals Map identifies potential for archaeology along High Road</li> </ul>
Environmental matters	<ul style="list-style-type: none"> <li>• Trees along the street frontage positively contribute to the streetscene.</li> <li>• Site being located between the road and rail line may need to address acoustic issues.</li> </ul>
Neighbouring uses	<ul style="list-style-type: none"> <li>• Proximity of adjacent buildings may restrict development notably the adjoining temple, which the Homebase unit 'wraps around'.</li> </ul>
Ownership	Site in multiple ownership (6 separate titles)
Existing uses (relocation?)	<ul style="list-style-type: none"> <li>• The Homebase unit was busy at the time of our assessment visits</li> <li>• A hand car wash business and mobile restaurant were also operational in the car park.</li> <li>• None of the existing uses would need to be relocated as part of the redevelopment of the site, but re-provision would ensure a continuity of retailers in the centre.</li> </ul>
Viability constraints	<ul style="list-style-type: none"> <li>• The incumbent occupier and numerous ownerships may result in a need for CPO to be pursued to deliver redevelopment of the site.</li> </ul>
Timescale	<ul style="list-style-type: none"> <li>• Potential archaeology on site may have some impact on cost and timing of delivery.</li> <li>• Multiple ownership of site could hamper redevelopment.</li> <li>• The 2011 AAP suggested development of the site in the period 2016-2021 (medium term opportunity).</li> </ul>
Other Matters	Redevelopment of the site with a mixed use development would offer the opportunity to make a more efficient use of the site to move away from the 'big box' format currently present which is out of character with the remainder of the centre. The site has the potential to positively contribute with adjoining land to the regeneration of the centre on the southern side of the High Road.
Overall Conclusions	
<p>The site is identified for redevelopment in the 2011 AAP. The site if redeveloped with smaller retail units is unlikely to make a significant net contribution to retail floorspace in the Borough given the consequential loss of the existing Homebase floorspace. High density or large scale development would need to take account of the generally lower rise development in the area and the locally listed building opposite. This site offers the potential with the land to the east to deliver a larger scale development in between the High Road and rail corridor to the south, positively contributing to the urban context of Seven Kings.</p>	





Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	CCOS11		
Site size/area	4.06ha		
Location plan			
Existing land uses	Tesco foodstore, petrol filling station and surface car park		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Public park to the north on opposite side of High Road</li> <li>• Retail park to the east</li> <li>• Retail premises with commercial and residential uses above along Goodmayes Road to the west</li> <li>• Goodmayes rail station and the rail corridor to the south (residential beyond)</li> </ul>		
Site photograph			
	Tesco store looking west		



Planning Policy Matters	
Planning Policy Status	<p>Site identified in the Crossrail Corridor Area Action Plan (2011) as an opportunity site. AAP identifies desire for a landmark building on the site, to improve links between the site and adjacent park and create a more active frontage to High Road. The AAP also identifies the opportunity for 'street trees' along High Road adjacent to this site.</p> <p>Site located within Goodmayes District Centre.</p>
Planning History	None of relevance
Accessibility	<ul style="list-style-type: none"> <li>• Pedestrian/cycle links to remainder of the centre, ramps and steps up to junction of High Road and Goodmayes Road</li> <li>• Public transport corridor along High Road.</li> <li>• Adjacent to Goodmayes Station.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	None
Environmental matters	<ul style="list-style-type: none"> <li>• Site adjacent to rail corridor and busy road junction.</li> <li>• Site formerly occupied by railway sidings, potential for contamination.</li> </ul>
Neighbouring uses	Retail use immediately to east and west.
Ownership	Site in multiple ownership (3 separate titles).
Existing uses (relocation?)	There is no requirement to relocate the foodstore as part of the redevelopment of the site, but it is noted that the foodstore is a key anchor of the centre and the site has scope for the foodstore to be retained in any redevelopment.
Viability constraints	Potential complexities of development adjacent to rail corridor.
Timescale	The presence of the foodstore on site may impact upon timescales for delivery of any redevelopment, there is no evidence of Tesco seeking to relocate or close this store at this time. Accordingly, the site is assessed to have potential in the medium term.
Other Matters	The site is currently subject to very low density development which fails to make the most efficient use of this highly accessible site.
Overall Conclusions	
<p>The site is identified for redevelopment in the 2011 AAP. The site offers a significant opportunity for comprehensive redevelopment and could incorporate the existing foodstore and car parking in a revised format whilst also including additional retail floorspace, residential units and other complementary development. In this regard it is possible that retail development could be provided over two floors for part of the site to provide an active frontage to High Road and maximise the floorspace on the site. The AAP aspiration for a landmark building up to 10 storeys in height offers considerable scope for redevelopment. The site has the potential to make a significant net contribution to meeting retail capacity in the Borough over the plan period, although this should be balanced with the status of the local centre in the retail hierarchy. It is assessed the site could deliver in excess of 2,500 sq m (gross) additional retail floorspace. Development of the site would also offer the opportunity for significant improvements to the environmental quality of the immediate area and facilitate better integration of the site in the centre through improved connectivity to the main streets. This is assessed to be a medium term opportunity site. It is also noted that a smaller net gain in retail floorspace could be achieved through an extension to the existing foodstore or through the addition of smaller scale units/concessions, this would be achievable in a short time frame.</p>	

# Site Assessment – Goodmayes Retail Park, High Road, Goodmayes



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	CCOS12		
Site size/area	2.74ha		
Location plan			
Existing land uses	Retail park and surface car park, strong tree and landscaping belt adjacent to High Road. Retail park noted to be fully let, retailers include Wickes, Currys/PC World, Carpetright, B&M, Harveys and a gym.		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Residential to the north and on opposite side of High Road, garage and workshop to the north</li> <li>• Public house and residential uses to the east</li> <li>• Tesco foodstore to the west.</li> <li>• Rail corridor to the south</li> </ul>		
Site photograph			
	Units on the retail park	View looking across access road towards retail park	

# Site Assessment – Goodmayes Retail Park, High Road, Goodmayes



Planning Policy Matters	
Planning Policy Status	<p>Site identified in the Crossrail Corridor Area Action Plan (2011) as an opportunity site. AAP identifies desire for any redevelopment to better respect the High Road and provide units fronting onto it. Desire also to ensure surveillance of the pedestrian route which runs along the eastern boundary of the site to improve public safety.</p> <p>Site located within Goodmayes Local Centre.</p>
Planning History	None of relevance
Accessibility	<ul style="list-style-type: none"> <li>The site has relatively poor pedestrian links to the remainder of the centre.</li> <li>Public transport corridor along High Road.</li> <li>Access to Goodmayes Station is also poor.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	None
Environmental matters	<ul style="list-style-type: none"> <li>Site adjacent to rail corridor and busy road.</li> <li>Site formerly occupied by railway sidings, potential contamination.</li> <li>Residential properties on High Road to the north of the site surrounded by the existing retail park development.</li> </ul>
Neighbouring uses	Retail use immediately to west and residential to north and east
Ownership	Site in multiple ownership (13 separate titles).
Existing uses (relocation?)	There is no requirement to relocate any existing occupiers as part of the redevelopment of the site, although the retail park performs a valuable function in the area and was noted to be fully let at the time of our visit.
Viability constraints	Potential complexities of development due to being adjacent to the rail corridor and possibility of the need for CPO to assist in site assembly.
Timescale	The presence of the multiple land owners and retailers on site may impact upon timescales for delivery of any redevelopment. On this basis the site is assessed to be a medium term opportunity.
Other Matters	The site is currently subject to low density development which fails to make the most efficient use of this accessible site. The site is relatively isolated from the remainder of the centre.
Overall Conclusions	
<p>The site offers an opportunity for comprehensive redevelopment and could incorporate existing retail and leisure uses. Re-provision of the retail floorspace with appropriate levels of car parking is unlikely to deliver any significant net gain in retail floorspace (potentially up-to 500 sq m gross), but would offer the opportunity for higher density development through the inclusion of residential development on upper floors. Development of the site would also offer the opportunity for improvements to the street scene and provide an active frontage to High Road. The site also offers limited potential for the extension of the existing retail units. Efforts should also be made to improve pedestrian linkages to the remainder of the centre.</p>	





Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	CCOS19		
Site size/area	0.13ha		
Location plan			
Existing land uses	Retail /commercial on ground floor with residential above		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Church to the north</li> <li>• Residential to east</li> <li>• Retail/commercial with residential above to south and west</li> </ul>		
Site photograph			
	Units fronting Goodmayes Road		





Planning Policy Matters	
Planning Policy Status	Site identified in the Crossrail Corridor Area Action Plan (2011) as an opportunity site. Site located within Goodmayes Local Centre
Planning History	None of relevance
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian/cycle links to centre.</li> <li>• Public transport corridor along Goodmayes Road then onto High Road.</li> <li>• Within 200m of Goodmayes Station.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	None
Environmental matters	None
Neighbouring uses	<ul style="list-style-type: none"> <li>• Proximity of adjacent residential buildings may restrict development potential.</li> <li>• Church building and trees located close to northern site boundary also.</li> </ul>
Ownership	Site in multiple ownership (10 separate titles), reflecting numerous retail/commercial units and flats above.
Existing uses (relocation?)	<ul style="list-style-type: none"> <li>• None of the existing uses would need to be relocated as part of the redevelopment of the site.</li> <li>• Redevelopment of the site would be unlikely to deliver any significant net gain in retail floorspace given the existing uses on site and limited site size.</li> </ul>
Viability constraints	No obvious viability issues.
Timescale	<ul style="list-style-type: none"> <li>• Multiple ownership of site could hamper redevelopment.</li> <li>• The 2011 AAP suggested development of the site in the period 2011-2016. There were at the time of our visit, signs of current investment being made on site with repairs being made to some of the buildings on site. As such, it seems likely this site offers a medium term opportunity.</li> </ul>
Other Matters	Redevelopment of the site with a mixed use development retail on ground floor with residential above (2 or 3 storeys), would offer the opportunity to make environmental enhancements to the centre.
Overall Conclusions	
The site could make a small net contribution to meeting retail capacity needs in the Borough over the plan period, noting any redevelopment would result in the loss of the existing retail/commercial floorspace. The multiple ownership of properties and limited scope for significant increase in floorspace results in this site being assessed to have limited potential. This site is assessed to be a medium term opportunity.	

# Site Assessment – Former Joker Public House, Cameron Road, Seven Kings



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	CCOS07		
Site size/area	0.08ha		
Location plan			
Site photographs			
	Site hoarded off and being developed.		
Overall Conclusions			
<p>Planning permission was granted in March 2014 for a 95 bedroom hotel and ancillary development. The public house has now been demolished and work on the approved hotel development has commenced on site. The site therefore has no potential to meet future retail capacity needs of the Borough.</p>			



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	SK02		
Site size/area	1.06 ha		
Location plan			
Existing land uses	<ul style="list-style-type: none"> <li>• Aldi Supermarket and car park</li> <li>• McDonalds restaurant including drive-thru</li> <li>• Esso petrol filling station, including kiosk and car wash</li> <li>• Tyre dealer, car workshop/sales</li> </ul>		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Rail corridor to south (residential beyond)</li> <li>• Retail (Homebase) to east</li> <li>• Retail with residential above to the north</li> <li>• Education to west</li> </ul>		
Site photographs			
	Aldi Supermarket and car park		



<b>Planning Policy Matters</b>	
Planning Policy Status	Site identified in the Crossrail Corridor Area Action Plan (Adopted September 2011) as an opportunity site. Site located within Seven Kings Local Centre (as shown on AAP Map 5.2). The site is identified as having potential for development of up to 10 stories in height.
Planning History	None of relevance
Accessibility	<ul style="list-style-type: none"> <li>• Pedestrian/cycle links to remainder of centre along High Road.</li> <li>• Public transport corridor along High Road.</li> <li>• Reasonable access to Seven Kings Station (approx 400m)</li> </ul>
<b>Potential Constraints to Redevelopment</b>	
Heritage matters	The site is located adjacent to the High Road, where the Adopted Proposals Map identifies potential for archaeology.
Environmental matters	<ul style="list-style-type: none"> <li>• The site being located between the road and rail line will need to address acoustic issues.</li> <li>• Potential for ground contamination given existing uses.</li> </ul>
Neighbouring uses	<ul style="list-style-type: none"> <li>• Generally town centre uses around the site with residential above.</li> <li>• Education use to the west</li> </ul>
Ownership	Site is in multiple ownership, in part owned by London Borough of Redbridge.
Existing uses (relocation?)	<ul style="list-style-type: none"> <li>• The existing businesses on site contribute positively to the diversity of retailers and services in the centre.</li> <li>• Aldi is one of the larger anchor stores in the centre and the main convenience offer.</li> </ul>
Viability constraints	<ul style="list-style-type: none"> <li>• The existing operational businesses on site may affect the viability of redeveloping this site.</li> <li>• Potential re-provision of car parking associated with retaining existing operators could add to the costs of developing the site.</li> </ul>
Timescale	<ul style="list-style-type: none"> <li>• Potential archaeology on site may have some impact on cost and timing of delivery.</li> <li>• The number and established nature of existing businesses on site are likely to hamper site assembly in the short term.</li> <li>• The 2011 AAP suggested redevelopment of the site in the period 2016-2021. The site is considered to offer a medium term opportunity.</li> </ul>
Other Matters	Redevelopment of the site with a mixed use development would provide a better balance to this linear centre and has the opportunity to improve the visual character of the area and provide a higher density development. Existing businesses on site provide a valuable source of local employment.
<b>Overall Conclusions</b>	
<p>The site could make a contribution to meeting retail capacity in the Borough over the plan period, but any net gain is likely to be limited given existing uses. Redevelopment could make a more efficient use of the site, potentially re-providing some of the incumbent occupiers but in a more appropriate urban form providing retail frontages to High Road, with residential units above. The AAP suggests that the site can accommodate tall buildings up to 10 storeys in height. The larger size of the site does offer the potential for part of the site to be developed if not all land owners can be encompassed into a more comprehensive development. In addition, parts of the site could potentially be developed with the neighbouring opportunity sites. The site is assessed to have the potential to deliver up-to 1,000 sq m (gross) of additional retail floorspace in the medium term.</p>	

# Site Assessment – Seven Kings Car Park & Lorry Park, High Road, Seven Kings



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	SK06		
Site size/area	0.62 ha		
Location plan			
Existing land uses	<ul style="list-style-type: none"> <li>• Pay and display surface car park (approx 170 spaces), includes cycle parking, interspersed with planting.</li> <li>• John Barker Centre at eastern end of site</li> <li>• Electricity substation</li> <li>• Billboards</li> <li>• Recycling facilities (roadside)</li> </ul>		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Rail corridor to south (residential beyond)</li> <li>• Commercial (including petrol filling station) to east</li> <li>• Public toilets immediately to west</li> <li>• Shops and commercial uses on opposite side of High Road, with residential uses above</li> <li>• Seven Kings Station to west</li> </ul>		
Site photographs			
	View showing John Barker buildings.	View looking east showing car park	



# Site Assessment – Seven Kings Car Park & Lorry Park, High Road, Seven Kings



Planning Policy Matters	
Planning Policy Status	Site identified in the Crossrail Corridor Area Action Plan (Adopted September 2011) as an opportunity site, with potential for a taller landmark building. Potential identified for mixed use including, commercial, housing, leisure, community, health community and education facilities. Potential also identified for some open space. Site located within Seven Kings Local Centre.
Planning History	None
Accessibility	<ul style="list-style-type: none"> <li>• Pedestrian/cycle links to centre via High Road.</li> <li>• Public transport corridor along High Road.</li> <li>• Good access to Seven Kings Station.</li> <li>• Car parking currently serves the centre and also the station.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	<ul style="list-style-type: none"> <li>• The station to the west is locally listed.</li> <li>• The site is located adjacent to the High Road, where the adopted proposals map identifies potential for archaeology.</li> </ul>
Environmental matters	<ul style="list-style-type: none"> <li>• Trees along the street frontage are considered to positively contribute to the street scene.</li> <li>• Site being located between the road and rail line may need to address any acoustic issues.</li> </ul>
Neighbouring uses	<ul style="list-style-type: none"> <li>• Petrol filling station adjacent to the site may have implications on contamination</li> <li>• Generally town centre uses around the site with residential above.</li> </ul>
Ownership	Site in the ownership of London Borough of Redbridge
Existing uses (relocation?)	<ul style="list-style-type: none"> <li>• The site is occupied by the John Barker educational referral unit which is in use and car parking (other car parking in the centre is provided on street at Aldi, McDonalds and Homebase to the west).</li> <li>• The educational use may need to be relocated or accommodated in the redevelopment of the site.</li> <li>• Consideration may also need to be given to the benefit of re-providing some car parking on site, to assist in the functioning of the centre.</li> </ul>
Viability constraints	<ul style="list-style-type: none"> <li>• The narrow and tapering nature of the site may complicate redevelopment.</li> <li>• Potential re-provision of car parking could add to the costs of developing the site.</li> </ul>
Timescale	<ul style="list-style-type: none"> <li>• Potential archaeology on site may impact on cost and timing of delivery.</li> <li>• Need to relocate the existing education use.</li> <li>• The 2011 AAP suggested redevelopment of the site in the period 2011-2016. Notwithstanding the site has not yet come forward, it is considered to offer a short term opportunity.</li> </ul>
Other Matters	Redevelopment of the site with a mixed use development would provide a better balance to this linear centre and has the opportunity to improve the visual character of the area as envisaged in the 2011 AAP. The site has the potential to positively contribute with adjoining land to the regeneration of the area.
Overall Conclusions	
<p>The site could make a good contribution to meeting retail capacity in the Borough over the plan period. Provision would we suggest be limited to ground floor, small scale units providing an active frontage to High Road. The sites accessible and sustainable location lends itself to a mixed use development, including residential, but should ensure the creation of an active frontage at street level. The 2011 AAP suggests that the site could potentially accommodate tall buildings (up to 10 stories). Such development would need to be sensitively accommodated given the predominately low rise development in the immediate area. As such the design of development on this site is likely to be a key consideration. Consideration should also be given to the potential for this site to be delivered in conjunction with the adjoining site. The site has the potential to deliver up-to 1,500 sq m (gross) retail floorspace in the short term.</p>	



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	HA06		
Site size/area	0.32ha		
Location plan			
Existing land uses	Hyneholt public house, car park and beer garden (2 storey building on site)		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Residential to the south and east</li> <li>• Retail to the north</li> <li>• Nursery to the west</li> </ul>		
Site photographs			
	View looking south showing public house	View looking north west across the car park of the public house	

# Site Assessment – Former Alfred’s Public House, Manford Way, Hainault



Planning Policy Matters	
Planning Policy Status	The site is identified as being in the Manford Way Local Centre. Identified in the 2008 'Development Sites with Housing Capacity DPD' as being a housing opportunity site.
Planning History	2004 planning permission for mixed use development on the site comprising ground floor retail/commercial units (480sq m) and residential above ref: 3641/04. This planning permission was not implemented and has lapsed.
Accessibility	<ul style="list-style-type: none"> <li>• Pedestrian/cycle links to remainder of local centre. Site noted to be on the opposite side of Manford Way to the primary retail area.</li> <li>• Reasonable access to buses which primarily operate along Manford Way and New North Road.</li> <li>• Poor access to rail network.</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	None
Environmental matters	Residential properties directly to the south of the site and operational nursery to the west.
Neighbouring uses	Retail uses to the north and limited community uses
Ownership	The site is in single ownership.
Existing uses (relocation?)	There is no requirement to relocate any existing occupiers as part of the redevelopment of the site.
Viability constraints	No obvious viability issues.
Timescale	Medium term opportunity.
Other Matters	The previous planning permission has established the principle and scale of redevelopment on the site.
Overall Conclusions	
<p>The site appears to be in viable use currently. The site has clear potential for redevelopment to deliver a net gain in retail floorspace. Its single ownership also makes it attractive for redevelopment. The site is relatively limited in size and is somewhat divorced from the remainder of the centre. On the basis of the previous planning permission the site may have potential for a retail development (possibly a small foodstore) with residential above. It is estimated that the site could deliver up to 1,500 sq m (gross) of additional retail floorspace, in a manner proportionate to the existing local centre in which it is located. Given the existing use on site delivery is assessed to be in the medium term.</p>	

# Site Assessment – 2-4 Charteris Road and Woodford Station, Woodford



Site Description			
Location	In-centre	Edge-of-centre	Out-of-centre
Site reference	MO01		
Site size/area	0.86 ha		
Location plan			
Existing land uses	Residential uses on corner of Charteris Road, car parking, landscaping and railway infrastructure.		
Surrounding land uses	<ul style="list-style-type: none"> <li>• Residential uses to south and west</li> <li>• Rail corridor and station to the east</li> <li>• Public park to the north west</li> <li>• Town centre uses to the north</li> </ul>		
Site photographs			
	Site looking north along Charteris Road	Looking south through the rail station car park	

# Site Assessment – 2-4 Charteris Road and Woodford Station, Woodford



Planning Policy Matters	
Planning Policy Status	Site identified in the adopted 2008 'Development Sites with Housing Capacity' DPD as a schedule 2 site. This is a site that does not benefit from an extant planning permission but may be suitable for residential development.
Planning History	Planning permission (ref. 0299/14) granted in March 2014 for change of use from existing ground, first and second floor offices (B1) to Dwellings (C3) for the building fronting Charteris Road directly to the north of the site. This planning permission has been implemented.
Accessibility	<ul style="list-style-type: none"> <li>• Direct pedestrian and cycle access to the local centre.</li> <li>• Public transport on Snakes Lane West, close to the site.</li> <li>• Excellent access to Woodford Station which adjoins the site</li> </ul>
Potential Constraints to Redevelopment	
Heritage matters	Northern part of the site is located within the Woodford Broadway Conservation Area
Environmental matters	<ul style="list-style-type: none"> <li>• Noise from rail corridor.</li> <li>• Loss of trees on site.</li> </ul>
Neighbouring uses	Mixed town centre uses and residential. Rail corridor and infrastructure.
Ownership	The site is identified as being in multiple ownership, 3 separate titles.
Existing uses (relocation?)	The site provides separate car parks serving the underground station and also the local centre. These are in different ownerships and as such are not physically linked.
Viability constraints	<ul style="list-style-type: none"> <li>• Re-provision of car parking which is the main off street parking serving the centre and which as such is assessed to be integral to the accessibility of the local centre, but provide a viability issue.</li> <li>• The narrow nature of the southern part of the site may make development of this part difficult given the proximity of rail corridor and also the need to move overhead rail infrastructure.</li> </ul>
Timescale	<ul style="list-style-type: none"> <li>• The site would appear to be available for development and is assessed to be a medium term opportunity.</li> </ul>
Other Matters	The site frontage of the site to Charteris Road is prominent in views on the approach to the Conservation Area.
Overall Conclusions	
<p>The site as car parking could be redeveloped, but provision of an adequate amount of parking to serve both the local centre and rail station may be a requirement of a redevelopment proposal. The linear nature of the southern part of the site and its isolation from the centre makes it unsuitable for retail development. Small scale retail development fronting Charteris Road with residential above may offer the ability to provide further floorspace, but it would lack visibility to the remainder of the local centre. Larger scale development would not necessarily be in keeping with the character or hierarchy of the local centre and may not be able to re-provide the necessary levels of car parking potentially required. The site is therefore assessed to have potential for delivering up to 1, 000 sq m (gross) additional retail floorspace to meet identified needs over the plan period in the medium term.</p>	