Local Development Framework

Core Strategy

Development Plan Document

March 2008
Planning policy is changing fast. The London Borough of Redbridge is working to a challenging timetable to prepare a new set of planning rules, known as the Local Development Framework.

The Local Development Framework is about how Redbridge looks and feels; it is about the future built, environmental, social and economic development of the Borough. As such, every citizen should take an interest in it.

The Core Strategy Document sets out our vision for sustainable and responsible development within Redbridge. Its goal is that Redbridge retains its unique character, while also allowing for continued growth and development. It is a visionary plan and the strategic policies proposed in the Core Strategy provide the basis for all the other Local Development Framework documents.

The Borough-Wide Primary Policies Submission Document, is an extension of the more general strategic policies of the Core Strategy. It provides a detailed and comprehensive set of planning rules, by which the Council will assess planning applications in the future. The policies’ aim is that all new development contributes positively to the social, economic and environmental well-being of the Borough.

The Development Sites with Housing Capacity Submission Document identifies sites (mostly outside town centres), which the Council believes are suitable for new housing. However, in order to preserve our green and open spaces and the character of the residential areas, most new housing will be provided in the town centres. Sites for these homes will be identified in Area Action Plans which are being prepared for a number of town centres.

The Development Opportunity Sites Document identifies sites for potential cultural, recreational and community facilities, as well as new transport improvements.

After extensive consultation with the local community and a close look at alternative approaches to policies and sites, these four documents were published in November 2005 as Preferred Options Reports.

Many local residents, community organisations and businesses provided comments on those reports and these have helped shape the final documents, which were submitted to the First Secretary of State in January 2007. A Planning Inspector was appointed to hold a public inquiry into each document, and the Core Strategy has now been declared sound.

Councillors and professional planning officers have made a huge effort to ensure that the proposed policies are based on sound evidence and are legally robust. I heartily thank all those involved for their input. The adoption of a modern, visionary Local Development Framework will help ensure that Redbridge remains a prosperous and attractive place to live for many years to come.

Councillor Keith Prince
Cabinet Member for Planning, Regeneration and Environment
LONDON BOROUGH OF REDBRIDGE
CORE STRATEGY DEVELOPMENT PLAN DOCUMENT
The Core Strategy Development Plan Document is one of a number of documents forming the Local Development Framework for the London Borough of Redbridge. It sets out the Council’s overall vision for the Borough, its understanding of the major planning issues and its strategy for dealing with them. It must take account of national planning policy guidance and be in general conformity with the London Plan. The strategic policies contained within the Core Strategy reflect the Council’s long-term vision and objectives for Redbridge and overarch the other Local Development Documents being prepared.

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Dokumenti i Planit të Zhvillimit mbre Strategjinë Kryesore

Dokumenti i Planit të Zhvillimit mbre Strategjinë Kryesore është njëri nga dokumentat që formon Strukturën e Planit të Zhvillimit Lokal për Bashkine e Redbridge-it. Ai përcakton visionin e Bashkisë, kuptimin e saj mbi problemet madhore të planifikimit dhe strategjisë e tij se si do te merret me ato. Ai duhet të marre parasysh Paramet dhe Udhëzimet e Planifikimit Kombëtar dhe të jetë ne përputhje me Planin e Londres. Paramet strategjike që perfshihen brenda Strategjisë Kryesore reflektojnë vizionin afatgjate të Keshillit dhe objektivat e tij për Redbridge-in dhe tejkaloiq të Zhvillimit Lokal qe jane duke u perqititur.

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GREEK

ΔΗΜΟΣ ΡΕΔΒΡΙΓΚ ΤΟΥ ΛΟΝΔΙΝΟΥ
ΕΓΓΡΑΦΟ ΣΧΕΔΙΟΥ ΑΝΑΠΤΥΞΗΣ ΒΑΣΙΚΗΣ ΣΤΡΑΤΗΓΙΚΗΣ

Το Εγγράφο Σχεδίου Ανάπτυξης Βασικής Στρατηγικής είναι ένα από διάφορα έγγραφα διαμόρφωσής του Τοπικού Πλαίσιο Ανάπτυξης για το Δήμο Redbridge του Λονδίνου. Καθορίζει το γενικό όραμα του Δημοτικού για το δήμο, την κατανόηση του των σημαντικότερων ζητημάτων προγραμματισμού και τη στρατηγική του για αυτά. Πρέπει να λάβει υπόψη του την εθνική πολιτική καθοδήγησης προγραμματισμού και να είναι σε γενική συμμόρφωση με το Σχέδιο του Λονδίνου. Οι στρατηγικές πολιτικές που περιλαμβάνονται στη Βασική Στρατηγική απαιτούνται το μικροπρόθεσμο όραμα και τους στόχους του Συμβουλίου για το Redbridge και επτείνονται στα άλλα Τοπικά Έγγραφα Ανάπτυξης που καταρτίζονται.

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CORE STRATEGY DEVELOPMENT PLAN DOCUMENT

This Strategic Development Plan Document is one of several documents that form the local strategy system in London, Redbridge Borough. It sets out the Council’s vision from the perspective of the Council, its understanding of common planning issues and its strategic approach. The Council must follow national planning principles, and its plans must conform to the London Plan. Strategic policy in this Local Plan reflects the Council’s long-term vision and goals for the Redbridge Borough, and is aligned with other Local Planning Documents.

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Podstawowa Strategia Planu Rozwoju jest jednym z licznych dokumentów tworzących Sieć Lokalnego Rozwoju dla londyńskiej gminy Redbridge (London Borough of Redbridge). Rada Miejska określiła w niej ogólną wizję gminy, główne kwestie planowania jej rozwoju oraz sposób w jaki wcielane są one w życie. Strategia rozwoju gminy musi być w zgodzie z wytycznymi krajowymi oraz pozostawać w harmonii z Planowaniem Miasta Londynu. Strategię zawarte w Planie Rozwoju odzwierciedlają długoterminowe wizje i obiektywy Rady Miejskiej dla gminy Redbridge oraz jej powiązania z innymi Dokumentami Rozwoju Lokalnego, które są w przygotowaniu.

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Punjabi

/core strategy development plan document

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SOMALI

GOBOLKA LONDON EE REDBRIDGE
DUKUMEENTIGA ISTARAATIYADA HORUMARINTA QORSHEYNTA EE UGU MUHIIMSAN
Dukumeentiyada Istaratijiyada Horumarinta Qorsheynta ee ugu Muhiimsan waxay ka mid tahay lafdhabarka (framework) dukumeentiyada Dowladda Hoose ee Gobolka London ee Redbridge. Waxay fasiraad aragtida guud ee Koonsolka ee Gobolka, aragtida koonsolka ee qorsheynta hawlahay iyo istaraatijiyada xallinta arrimaha. Waxaa waajib ah goorta qorsheynta in tiyihin la siyo tilmaamaha qaynunka qorsheynta qaarka isla markaana uu waafaqsoon yahay qorsheynta London. Istaratijiyada qaynunada ee Istaratijiyada ugu Muhiimsan ayaa fasiraad ka bixineysaa aragtida mustaqbalka fog ee Koonsolka iyo ujeeddooyinka Redbridge iyo ku muujinta Dukumeentiiga Horumarinta Xaafadda.

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SWAHILI

LONDON BOROUGH OF REDBRIDGE
NYARAKA ZA MAARIFA YA MAENDELEO YALIYOPANGWA
Nyaraka Za Maarifa Ya Maendeleo Yaliyopangwa ni mojawapo ya nyaraka za Mfumo wa Maendeleo ya Serikali za Mitaa ya jimbo la London Borough of Redbridge. Unaeleza msimamo wa ujumla wa Halimashauri wa Jimbo, na kuela masuala muhimu ya kufanya mipango na jinsi ya kuyajadili. Ni lazima iangalie miongozo na misimamo ifuatane na Utaratibu wa London. Sera za mikakati yaliyoandikwa katika Nyaraka za Maarifa yanafuatana na msimamo na madhumuni ya kudumu ya Redbridge na yanafanya tao juu ya Nyaraka za Maendeleo ya Serikali za mitaa yanayotayarishwa.

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TAMIL

நூற்றாண்டு மற்றும் காலம் செய்யும் உருவாக்கும் முறை

நூற்றாண்டு மற்றும் காலம் செய்யும் உருவாக்கும் முறையில் பார்வையாளர் (மனிதன்) நோய்களின் மற்றும் பரிசுகளின் குறிப்பிட்டிய நோய் மற்றும் பரிசுகளை ரோட்டிக்க வைத்து வல்லுணர்வு பயன்படுத்தி வருகிறது. மனிதர்கள் மற்றும் இலங்கையில் போர்ச்சுவார்ட் வருமத்தில் வாழ்ந்து வரும் மனிதர்கள் விளையாடும் கூட்டுத்தொழில் கூட்டுத்தொழிலின் அடிப்படையில் வைத்து வல்லுணர்வு மற்றும் மக்களின் முன்னேற்றம் உண்டாக்க வேண்டும். போர்ச்சுவார்ட் வருமத்தில் வாழ்ந்து வரும் மனிதர்கள் விளையாடும் கூட்டுத்தொழில் கூட்டுத்தொழிலின் அடிப்படையில் வைத்து வல்லுணர்வு மற்றும் மக்களின் முன்னேற்றம் உண்டாக்க வேண்டும்.

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LONDON BOROUGH OF REDBRIDGE

ETÔ TO ŞE KOKÓ JÙ LÓRÍ ÌWÉ ÀŞĘ ÈTÒ ÌDÀGBÀSÓKÈ


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1.1 Purpose of the Core Strategy

1.1.1 This Core Strategy Development Plan Document sets out the long term Spatial Vision and Objectives for Redbridge and the Strategic Policies required to deliver that Vision over at least the next 10 years. It also sets out broad locations for delivering housing and other strategic development needs such as employment, retail, leisure, community, essential public services and transport development. In preparing the Core Strategy, national and regional issues were taken into account, as well as the strategies of all organisations (including the Council’s Corporate Aims and Vision) where there were implications for the development and use of land (e.g. the Community Strategy and Local Implementation Plan).

1.1.2 The Core Strategy has been prepared by the Council under the terms of the Planning and Compulsory Purchase Act 2004 in partnership with the local community and key stakeholders with an interest in Redbridge. An appraisal of the sustainability of the policies proposed in this Development Plan Document was also carried out and that report is available separately.

1.1.3 Planning policy guidance contains criteria against which all Development Plan Documents are assessed to ensure they are sound. Appendix A sets out the nine tests of soundness identified in Planning Policy Statement 12 (Local Development Frameworks) along with an explanation as to how they are met in the Core Strategy Development Plan Document.

1.2 Background

1.2.1 Work on the Core Strategy commenced in early 2005 with widespread community and stakeholder consultation. This culminated in November 2005 with the publication of the Core Strategy Preferred Options Report and accompanying Sustainability Appraisal, which examined alternative approaches to various policies and identified the Council’s preferred options.

1.2.2 Some 153 responses were received to the Preferred Options Report and these led to a number of revisions which helped to refine the Submission document. A full summary of the responses received and how the Council dealt with them, is available in the Consultation Statement which is published separately.

1.2.3 The revised document was submitted to the Secretary of State in January 2008. Some 94 responses were received to the Submission document and these were considered independently by a Planning Inspector appointed by the Secretary of State. The document was subsequently found sound by the Planning Inspector in February 2008, subject to a number of binding recommendations.

1.2.4 In preparing the Core Strategy, the Council also drew on an extensive evidence base including a number of studies such as the Housing Requirements Study, Retail and Leisure Study, Urban Capacity Studies and a Borough Profile setting out the economic, social and environmental state of Redbridge.

1.3 Relationship to Other Local Development Documents

1.3.1 As set out in the Council’s Local Development Scheme, the Core Strategy Development Plan Document is one of a number of documents, (collectively known as the Local Development Framework) which the Council is committed to producing. The Local Development Scheme
explains in detail the relationship between the Core Strategy and the other documents being prepared. This is reproduced at Appendix B.

1.3.2 The Core Strategy develops the Council’s overall vision and planning objectives for the Borough. These take account of national planning policy and are in general conformity with the Spatial Development Strategy for London. The strategic policies contained within the Core Strategy Development Plan Document reflect the Council’s long-term vision and objectives for Redbridge. They overarch the Council’s other Local Development Documents. Documents prepared include:

- Borough Wide Primary Policies Development Plan Document which translates the strategic policies of the Core Strategy into more detailed policies. These detailed policies are in turn applied to the assessment of planning applications. The Borough Wide Primary Policies Development Plan Document is therefore the practical expression of the Core Strategy for the purposes of development control.
- Development Sites with Housing Capacity Development Plan Document identifies sites considered to be suitable for housing and mixed-use development. In some town centres, additional housing sites will also be identified through Area Action Plans.
- Development Opportunity Sites Development Plan Document identifies sites for development (other than housing and mixed-use) for a variety of uses, including transport network improvements, cultural and recreational facilities and community uses.
- Proposals Map Development Plan Document illustrates on a map base, the geographical extent of all policies and proposals identified in the various Local Development Documents.

1.3.3 A Development Plan Document dealing with waste is also being produced jointly with the London Boroughs of Barking and Dagenham, Havering and Newham. The Local Development Scheme schedules adoption of this document for 2010.

1.3.4 Area Action Plans for Ilford Town Centre and Gants Hill Town Centre are scheduled for adoption in 2008/2009. They are intended to provide a detailed policy framework for these localities and to identify sites for particular uses within them.

1.3.5 Appendix B also lists the Supplementary Planning Documents being produced. These documents do not set new policy, but give a more detailed explanation and elaboration of some of the policies contained in the Development Plan Documents. A number of Supplementary Planning Documents are referred to within the Core Strategy policies.

1.4 Structure of the Development Plan Document

1.4.1 This Development Plan Document is structured as follows:

- Chapter 1 (this Chapter) sets out the purpose of the Development Plan Document. It summarises how the document has been prepared, and its relationship with other Local Development Documents.
- Chapter 2 establishes the policy context within which the Development Plan Document has been prepared.
- Chapter 3 identifies the Spatial Vision and overall objectives of the Core Strategy.
- Chapter 4 sets out strategic policies to reflect the objectives. Whilst the strategic policies are relevant for development control purposes, more detailed development control policies are included in the Borough Wide Primary Policies Development Plan Document (which in turn reflects the overarching Spatial Vision and policies in the Core Strategy).
- Chapter 5 provides details of processes for monitoring this Development Plan Document.
- Appendix A explains how the Development Plan Document conforms with the test of soundness criteria.
• Appendix B illustrates the Redbridge Local Development Framework and the relationship between each of the Local Development Documents.
• Appendix C lists the national Planning Policy Guidance Notes and Planning Policy Statements.
• Appendix D lists the Government's core output indicators (as published in October 2005).
• Appendix E sets out the Housing Trajectory.
• Appendix F provides a Glossary of Terms.
Chapter 2: Policy Context

2.1 Background

2.1.1 To ensure that the Spatial Vision, Objectives and Policies in the Core Strategy are sound, it is necessary to take into account the European, national, regional and local policy context. This Chapter examines the over-arching policy context of the Core Strategy.

2.2 European Context for the Development Plan Document

2.2.1 Sustainable development is a cornerstone of policy and means that development required to meet the physical, social and economic needs of the present should not prejudice environmental, social and economic conditions in the future. This position was reaffirmed at the World Summit on Sustainable Development (2002) and should be the basis of any new policy formulation.

2.2.2 The United Kingdom has signed up to the European Spatial Declaration on Sustainable Development (1999) to promote a consistent approach to land-use development in the European Union, through:

• The development of more balanced metropolitan areas based upon a “polycentric region”, formed by a strong network of urban centres and the close integration of town and country;
• Improved transport links and parity of access to knowledge and opportunities;
• The wise management of the natural and cultural heritage, and water resources.

2.3 National Policy Context for the Development Plan Document

2.3.1 Sustainable Development

To achieve sustainability, “The UK Government Sustainable Development Strategy” (2005) identifies five guiding principles:

• Living within environmental limits;
• Ensuring a strong, healthy and just society;
• Achieving a sustainable economy;
• Promoting good governance; and
• Using sound science responsibly.

2.3.2 “Sustainable Communities in London – Building for the Future” (ODPM, February 2003) is part of a national programme of action setting out how the government intends to achieve sustainable communities for all. It identifies four growth areas in the South-East with capacity to accommodate more homes (Thames Gateway, Milton Keynes-South Midlands, Ashford and London-Stansted-Cambridge-Peterborough Corridor).

2.3.3 Within the London-Stansted-Cambridge-Peterborough Corridor (which includes the London Borough of Redbridge) it is estimated that there is capacity for some 500,000 homes over the period to 2031. The London Borough of Redbridge is also on the edge of the Thames Gateway, where the Government is planning for an estimated 200,000 new homes.

2.3.4 Planning Policy Statements

The Government has also issued a series of policy documents to guide planning decisions. These Planning Policy Guidance (PPG) notes are now being replaced by Planning Policy
Statements (PPS) to meet the requirements of the new planning legislation. They underpin Local Development Framework policy and in summary, seek to:

**Support and promote sustainable development by:**
- Mitigating the effects of climate change;
- Protecting the Green Belt from inappropriate development;
- Promoting urban renewal and regeneration in preference to further urban expansion;
- Maintaining the vitality and viability of town centres;
- Locating new development where it is linked to sustainable transport; and
- Effecting the strategic management and development of the transport network.

**Encourage social, environmental and economic regeneration by:**
- Identifying development opportunities to meet the needs of the area (for housing, retail and business development);
- Ensuring provision of community facilities (e.g. schools, doctors’ surgeries, etc);
- Establishing a framework for open space provision and the development of sports and recreational facilities; and
- Safeguarding mineral deposits for future extraction.

**Maintain and enhance the quality of the natural heritage and built environment, including:**
- Habitats and species of national and international significance;
- Landscapes of international, national and regional importance;
- The historic environment, including archaeology;
- Woodland and forest resources; and
- River catchments, including areas liable to flooding.

2.3.5 A full list of Planning Policy Guidance notes and Planning Policy Statements (current at time of publication) may be found at Appendix C. Appropriate account has been taken of all this Government policy in formulating the Council’s Local Development Framework, including this Core Strategy.

**2.4 Regional Policy Context for the Development Plan Document**

2.4.1 Section 24 of the Act requires that Local Development Documents must be in “general conformity” with the Spatial Development Strategy for London. This document is prepared by the Mayor of London and is generally referred to as the “London Plan”. It provides the regional context for the planning of all London Boroughs, including Redbridge.

2.4.2 The current London Plan (consolidated with Alterations since 2004) was published in February 2008 and includes key objectives to:
1. Accommodate London’s growth within its boundaries without encroaching on open spaces.
2. Make London a better city for people to live in.
3. Make London a more prosperous city with strong and diverse economic growth.
4. Promote social inclusion and tackle deprivation and discrimination.
5. Improve London’s accessibility.
6. Make London a more attractive, well-designed and green city.

2.4.3 The London Plan was subject to “Early” Alterations, which took effect in December 2006. These set a housing target of 9,050 new dwellings for Redbridge in the period 2007/08 to 2016/17. They also introduced new policies for the management of London’s waste. Local Development Frameworks should have due regard to these policies and to the Mayor of London’s Municipal Waste Management Strategy. To that end, the London Borough of
Redbridge, is working with the London Boroughs of Havering, Newham and Barking and Dagenham to produce a joint Waste Development Plan Document.

2.4.4 The London Plan includes 204 separate policies grouped under a number of chapter headings. These policies cover a very wide range of planning issues. However, the underlying concern of the London Plan is providing sustainable housing, jobs and transport for the predicted increase in the capital’s population by 800,000 people in the period to 2016.

2.4.5 The London Plan seeks to accommodate the major part of this growth in the North East London sub-region. It links this to the wider regeneration efforts planned for the Thames Gateway London Partnership and London-Stansted-Cambridge-Peterborough growth corridors and to the regeneration of Stratford and the Lower Lea Valley associated with the 2012 Olympics.

2.4.6 The London Borough of Redbridge forms part of the North East London sub-region and will be subject (to some extent) to all these influences. Flowing from this, London Plan policies with direct, strategic implications for this Core Strategy are:

- Policy 2A.2 Opportunity Areas and associated Map 2A.1 identifies Ilford as an Opportunity Area with significant capacity to accommodate new housing and employment growth so as to contribute to the Mayor’s overall strategy for London.
- Policy 2A.7 Areas for Regeneration and associated Map 2A.2 identify south Ilford as an area of disadvantage and seek the development of policies and actions to promote its regeneration.
- Policy 2A.8 Town Centres highlights the strategic importance of town centres in London’s growth and development. The policy refers to Map 3D.1 which shows the hierarchy of town centres across London. Ilford is shown as a Metropolitan Centre and a number of District Centres (Wanstead, South Woodford, Barkingside and Gants Hill) are also identified within the Borough. The policy sets out a number of matters to which policy relating to these town centres should have regard.
- Policies 2A.10 Strategic Industrial Locations and 3B.4 Industrial Locations and associated Annex 2 identify Southend Road Business Area and Hainault Business Park as Strategic Industrial Locations and set out planning considerations which should apply to them.
- Policy 3A.2 Borough Housing Targets and associated Table 3A.1 sets a minimum target of 9,050 new houses in Redbridge in the period 2007/08 to 2016/17 and states that Boroughs should review sites and monitor approvals and completions to identify new sources of housing supply.
- Policy 3C.1 Integrating Transport and Development deals with the promotion of public transport to reduce reliance of the car and Map 3C.1 shows major rail transport schemes and development opportunities in London. The Crossrail 1 scheme is shown passing through the Borough and Ilford station.
- Policy 3C.12 New Cross-London Links with an Enhanced London Rail Network also deals with planned public transport improvements and states that Borough policies should identify opportunities for intensified development and regeneration that the new public transport schemes will support.
- Policy 5C.3 Opportunity Areas in East London says that the Mayor will work with partners to draw up planning frameworks for the Opportunity Areas and that developments in them will be expected to maximise residential and non-residential densities and contain mixed uses. Substantial planning obligations are also expected to arise. Associated Table 5C.1 provides an indicative estimate that Ilford can accommodate 6,000 new homes in the period from 2001 to 2016.

2.4.7 In September 2006, draft further alterations to the London Plan were published. Alterations proposed included placing increased emphasis on mitigating climate change, accommodating the housing targets, providing increased levels of affordable housing,
amending the sub-regional boundaries and setting waste apportionment for each London Borough.

2.4.8 In summary, the requirements of the London Plan with which the Council’s Local Development Documents (including this Core Strategy) should generally conform are:
- Overall planning must link Redbridge to the wider regeneration goals for East London and the Thames Gateway London Partnership and London-Stansted-Cambridge-Peterborough growth corridors.
- The Borough’s network of town centres should be identified and their key role in fostering sustainable development should be promoted.
- The role of Ilford as a Metropolitan Town Centre and Opportunity Area should be acknowledged and policies should aim to optimise housing-led regeneration efforts in the town centre.
- A minimum supply of new housing in accordance with the London Plan target.
- Southend Road Business Area and Hainault Business Park should be protected as Strategic Industrial Locations.
- Policies should positively embrace improvements to the public transport system to promote sustainable development and minimise reliance on the private car. (This is based on an expectation that the Mayor will use his powers to deliver major network improvements such as the East London Transit and Crossrail).
- Policies should actively seek to address areas of disadvantage within the Borough.

2.4.9 To be justified, a major policy departure from these requirements should be based on sound evidence.

2.5 Local Initiatives and Strategies

2.5.1 There are many local initiatives and strategies which have influenced the Core Strategy. The most important of these are set out below.

2.5.2 Council’s Vision
In November 2004, the Council adopted a new Vision, “Our ambition is for Redbridge to be a better place to live”, which reflects the wide range of Council responsibilities and is based on the premise of accountable local government. In pursuit of this Vision, the Council also adopted six key aims:
- Redbridge: A safer place to live.
- Redbridge: A cleaner, greener place to live.
- Redbridge: A better place to learn.
- Redbridge: A better place for care.
- Redbridge: A better place for business.
- Redbridge: A better place to live together.

2.5.3 Community Strategy
“Making a Difference in Redbridge – A Community Strategy” aims to improve the quality of life for all of the people living in Redbridge over the period to 2013. It facilitates a collaborative approach between the Council and key service providers to ensure that each is working towards complementary goals, reflecting local community priorities. It is based on five Ambitions:

**Ambition 1: To make Redbridge safer**
By increasing personal safety and reducing violent crime; creating safer streets and neighbourhoods; and working with young people.

**Ambition 2: To promote a positive attitude to the environment and have a cleaner, greener Redbridge**
By protecting the environment; enhancing green open spaces; minimising waste; and providing effective public transport and reducing traffic congestion.

**Ambition 3: To improve peoples’ health, care and well-being**
By delivering quality modern services to everyone, when and where they are needed; being healthy; giving children a healthy start to life; and promoting a culture of “feel good, feel better!”

**Ambition 4: To give people the skills and opportunities to make the most of their lives**
By providing quality education and chances for young people and adults; raising awareness that education and training are important in improving quality of life; overcoming barriers to taking part in learning and training; and promoting a culture of “feel good, feel better!”

**Ambition 5: To develop and support the Redbridge economy**
By fostering partnerships and enterprise; building on what we have; improving the image of Redbridge; maximising peoples’ potential; and providing suitable homes.

4.5.4 The Community Strategy is currently being updated, with a new Sustainable Community Strategy anticipated to be adopted mid-2008. It is understood that this strategy will retain the same ‘ambitions’ as outlined above.

2.5.5 To enlarge upon and implement the Community Strategy, detailed Action Plans have been prepared for each of the key ambitions.

2.5.6 **Progressive Ilford**
In February 2002 the Council published “Progressive Ilford”, which outlines a 30 year programme for the regeneration of the town centre, including construction of residential units to house between 11,000 and 13,000 additional people. An “Ilford Town Centre Area Action Plan” is anticipated to be adopted mid-2008 and will provide a detailed planning framework to guide regeneration.
Chapter 3: Spatial Vision and Objectives

3.1 Key Planning Issues and Challenges

3.1.1 Having examined the evidence base, considered the overarching policy context, and taken account of the views of the community and stakeholders, the Council has identified a number of distinctive key planning issues and challenges facing Redbridge. The Local Development Framework seeks to address these issues and challenges.

3.1.2 Climate Change
Climate change is one of the most significant issues confronting the global community, and this is reflected in its increasing prominence on government agendas. There is a substantial body of scientific evidence that concludes that human activity is changing the Earth’s climate; the evidence suggests that such changes will potentially have profound impacts upon the residents, businesses and environment of Redbridge. The contribution of the built environment to climate change is substantial and spatial planning is one of the many elements required for a successful response.

3.1.3 The Borough’s spatial planning response will need to be cross-cutting, ranging from the location of land uses so as to reduce the need for travel, promoting alternatives to the use of carbon-intensive private motor vehicles and designing buildings so as to reduce energy demand. The provision of renewable energy sources will also play an important role in reducing the Borough’s contribution to climate change.

3.1.4 Even with an effective response to mitigating climate change, impacts however still will be felt within the Borough. Such impacts will include increased frequency and severity of flooding (including from rising sea levels), increased temperatures and changes in biodiversity. The Borough will need to appropriately adapt to such impacts in order to reduce its vulnerability.

3.1.5 Housing and Population Growth
As a result of national and regional housing policy and natural population growth, Redbridge must seek to provide significant numbers of new homes. Finding sites for these homes is a major challenge, given the need to protect open spaces and the character of existing residential areas (see below).

3.1.6 The majority of the existing housing stock currently comprises family sized dwellings and the Redbridge Housing Requirements Study has found there is an overall substantial shortage of one and two bedroom units. A mismatch between household and dwelling size results in a large proportion of larger dwellings being occupied by small households, whilst there is a demographic need for more smaller dwellings. However, the social housing need is for larger family homes.

3.1.7 Infrastructure Provision
Feedback during the consultation process suggests that many existing residents are concerned that excessive population growth will overburden education, health, transport, water supply and other social and physical infrastructure services. Major investment is required to support planned growth, but given the Council’s fiscal position it is unreasonable to transfer all the costs of providing infrastructure for future residents and businesses onto existing residents and businesses. Consequently, the Council must fully exploit opportunities to require new development to fund the infrastructure which supports it and ensure that the infrastructure is delivered as it is needed.

3.1.8 Improving Transport
The Borough has developed around a series of major transport corridors:
• A north-south corridor to the west of the Borough linking a series of former villages between Epping Forest and the River Roding.
• An east-west corridor developed along the original Roman Road and the main railway line in the south of the Borough. This provided the stimulus for extensive growth of this part of the Borough at the turn of the last century focussed upon the centres of Ilford, Seven Kings, Goodmayes and Chadwell Heath.
• An east-west (London-East Anglia) arterial route which stimulated major inter-war suburban development in the central area of the Borough.
• The north-south A406 (North Circular/M11 Corridor) through a corridor of Metropolitan Green Belt which separates the communities of Wanstead/Woodford from Ilford.
• More recently, the London Underground Central Line has improved connections throughout the central and northern parts of the Borough, especially to Barkingside and Hainault.

3.1.9 All these transport corridors are suffering (to some extent) from congestion and over-crowding. The provision of Crossrail and new public transport schemes such as East London Transit Link proposed by the Mayor of London, will help, but are unlikely to eliminate congestion as population continues to grow. Consequently, in addition to supporting these initiatives, the Borough must find ways to reduce the need to travel, especially by car.

3.1.10 **Green Belt and Open Spaces**
One third of the Borough lies within the Green Belt and over 646ha of managed parkland, particularly in the A406/M11 corridor, the north-east quadrant of the Borough where the Green Belt meets rural Essex and remnants of Epping Forest land in the south-west of the Borough. The River Roding bisects the Borough as an important ecological corridor and linear green space, forming part of the East London Green Grid. Public consultation has disclosed that such open areas are highly valued by residents and make a major contribution to the quality of life in Redbridge. Consequently, the Council needs to ensure that these areas are protected from inappropriate development and that planned growth does not undermine the community’s open space assets.

3.1.11 **Diversity and Inequality**
While the Borough is generally prosperous, the evidence base points to significant inequalities in terms of affluence, housing stock, education, health and unemployment. These inequalities strongly impact on minority ethnic groups, which make up almost 40% of the population and are concentrated in the Borough’s south where the wards of Loxford and Clementswood are designated in the London Plan as areas for regeneration. However, inequalities exist elsewhere in the Borough, with poor health outcomes in Hainault being of note. It is important that planning for the Borough recognises this diversity and allows for areas of disadvantage to be tackled.

3.1.12 **Commercial Centres**
The Borough has a well-established network of town centres located along the transport corridors and which provide commercial and community services to local residents. In some cases, these centres play a wider role. This is especially so for Ilford, which is recognised as a Metropolitan Centre and Opportunity Area in the London Plan, but is subject to commercial competition from other town centres within and beyond London’s borders. To maintain Ilford’s Metropolitan Centre role, it is important to plan for a major increase in residential population and new retailing and leisure services. Other town centres (notably Gants Hill) have been in commercial decline for some years and ways must be found to promote a suitable mix of uses which will help regenerate them.

3.1.13 **Local Employment**
Redbridge has a relatively small local employment base with a high level of out-commuting to
workplaces (especially in central London). Reflecting London-wide trends, manufacturing employment has been in decline and this is likely to continue. There is significant out-dated and vacant office accommodation (especially in Ilford and Gants Hill) and the projected office rental market in the short to medium term is unlikely to stimulate its renovation or replacement. The London Plan projects little employment growth in Redbridge and continues to stress central London as the main location for the strong business and financial services sector. Opportunities for new local employment growth do exist in retailing and leisure services and these need to be exploited.

3.1.14 **2012 Olympics**
Redbridge is well located to capitalise on opportunities afforded by the 2012 Olympics through initiatives such as the Eastway Cycle Circuit and the proposed Major Leisure Project at Cricklefields. It is important that the policy framework is supportive of these and other Olympics-related development. In the long-term, the growth of Stratford City associated with the Olympics, may pose a new commercial challenge to the Borough.

3.1.15 **Crime**
Perceptions of crime in the Borough remain high and fear of crime and the safety of the public realm are issues which are consistently raised in the public consultation process. While recognising that the causes of crime are complex and society-wide, local planning must do everything it can to address this issue.

3.1.16 **Residential Character and Built Form**
Redbridge is an outer London suburban Borough and public consultation responses demonstrate that residents are very concerned that the character of their neighbourhoods is preserved. It is important that planning for the Borough recognises the special character of residential areas. While some change will always occur, the Council must find ways to accommodate new development without introducing excessive densities or permitting building designs which fail to respect the character of these areas.

3.2 **Spatial Vision**

3.2.1 In responding to these local issues and challenges, together with European, national and regional planning policy, as well as local initiatives and strategies (see previous chapter), the Spatial Vision sets out the Council’s distinctive overall approach to managing change in the Borough. It is not intended to detail every issue of significance or to be directly relevant to the assessment of planning applications. Rather, it provides a sense of the direction in which the Council would like to take the Borough in the long term and sets the context for deriving more detailed objectives and policies within the Local Development Framework. Some of the main features of the Spatial Vision are illustrated on the Key Map.

**Spatial Vision for Redbridge**

Over the next 10 years and beyond, all agencies will work to ensure that Redbridge will become a better place in which to live and its ambitions are realised. Communities will be strengthened and the good quality of life of residents further improved, while opportunities are grasped to participate in the social, environmental and economic regeneration of east London.

The Borough will exhibit a sustainable pattern of development which minimises its contribution and vulnerability to climate change. Carbon Dioxide emissions will be reduced by locating development so as to decrease the need to travel, promoting
alternatives to the use of private motor vehicles and by designing buildings to reduce energy demand. Renewable energy will play a growing role in meeting that demand. The pattern of development and the built form of Redbridge will reflect best practice approaches to reducing the Borough’s vulnerability to climate change.

Ilford Town Centre will strengthen its role as a prosperous Metropolitan Centre, providing the full range of commercial and retailing facilities to Borough residents, as well as becoming a leading location for businesses in London. A major increase in residential population will occur in Ilford and some other town centres and careful attention will be paid to match this with delivery of physical and social infrastructure and improved transport and access.

The economic viability of the smaller district and local centres will be promoted to provide for the immediate needs of the local population. Focussed planning and regeneration efforts will be applied to some of these centres.

Transport links will improve the Borough’s connection with the rest of London and the South East of England. Public transport and provision for pedestrians and cyclists will be improved to provide alternatives to the use of the private car. Traffic congestion will be minimised and jobs and housing provided in close proximity to transport nodes to reduce dependence on private motor vehicles and improve air quality.

New housing will be provided to meet the needs of a growing local population and to replace existing accommodation of unacceptable quality. New health, education and other community facilities and services will also be provided in appropriate locations to keep pace with this growth and demographic change and to address existing poorly serviced areas. A concerted effort will be made to combat litter and to create a clean public realm.

All social and ethnic groups will participate in the prosperous economy and barriers to people’s participation in economic and social life generally will be reduced by increasing the stock of affordable housing, improving transport links and providing better access for disabled people to public spaces and places.

Initiatives such as the Redbridge Safer Communities Partnership and the Youth Offending Team will be supported and relationships with the Police Service strengthened to reduce crime and help Redbridge become a safer place.

The Green Belt and other areas of open space will be maintained and the Borough’s natural environment will be protected and improved. New buildings will demonstrate a high quality of design and existing historic buildings and areas of architectural distinction will be protected. The quality of residential areas will be maintained and where appropriate, enhanced.
3.3 **Strategic Objectives**

3.3.1 In order to achieve the spatial vision of the Core Strategy, the following Strategic Objectives have been identified to guide the future planning of the Borough. Although the Strategic Objectives are numbered from 1 to 9, this does not imply a ranking of importance.

**Strategic Objective 1: Managed Change**

To achieve strong, sustainable communities where growth is focussed on a clear hierarchy of town centres, consistent with the character of those centres.

**Strategic Objective 2: Green Environment**

To provide for the long-term protection and improvement of the quality of the Borough’s natural environment (including the Green Belt) in order to promote its appreciation by residents and visitors, its biodiversity and the health of its air, soil and water.

**Strategic Objective 3: High Quality Design**

To protect and enhance places of special character and ensure that new buildings and structures and the spaces around them achieve a high quality and standard of sustainable design, and do not adversely impact on the amenity of neighbouring residents or the appearance of the public realm.

**Strategic Objective 4: Safe and Healthy Places**

To ensure that new buildings and the spaces around them are designed and serviced such that they are clean and all people can move safely and comfortably in and around them, at all times of the day and night.

**Strategic Objective 5: Jobs and Prosperity**

To create a strong, efficient economy, delivering growing numbers of jobs and a diverse range of commercial and retailing facilities which can be easily accessed by residents and visitors.

**Strategic Objective 6: Ease of Access**

To promote more effective use of private and public transport, cycling and walking in order to promote business investment and reduce commuting times, congestion and greenhouse gas emissions and improve access for all to services, facilities and jobs.
Strategic Objective 7: Housing for All

To provide sufficient numbers and range of house types and sizes to meet the diverse housing needs of the Borough’s population. These homes should be sustainably constructed and located to optimise access to public transport, jobs and services.

Strategic Objective 8: A Vibrant Culture

To provide a wide range of leisure, open space, sports and recreational facilities in locations accessible to all residents of the Borough.

Strategic Objective 9: A Supportive Community

To ensure good quality education, health and other community support facilities are available and accessible to all residents of the Borough.
Chapter 4: Strategic Policies

4.1 Introduction

4.1.1 To achieve the Strategic Objectives and implement the Spatial Vision of the Core Strategy, all new development must comply with the following Strategic Policies (to the extent they are relevant).

4.1.2 As with the proposed Strategic Objectives, the numbering of the proposed Strategic Policies from 1 to 12, does not imply a ranking of their importance. Sustainable development and the Council's Spatial Vision for the Borough will be achieved by development that optimises the achievement of all the Strategic Policies, considered as a whole.

4.2 Overall Growth

**Strategic Policy 1: Overall Growth**

Growth will be harnessed to help achieve the Council's vision, by focussing new development upon the hierarchy of town centres as follows:

(a) The Metropolitan Centre of Ilford will be the primary area of growth within Redbridge, accommodating a range of new development including housing, retail, office and other commercial, cultural, health, leisure and community facilities. New development will be expected to improve and enhance the public realm.

(b) In the District Centres of Barkingside, Gants Hill, South Woodford and Wanstead some new development will be permitted including housing, retail, office and other commercial, culture, health, leisure and community facilities. New development will be expected to improve and enhance the public realm.

(c) The Local Centres of Woodford Broadway/Snakes Lane, Woodford Bridge, Manford Way, Seven Kings, Goodmayes, Ilford Lane and Newbury Park will provide a local level of retailing, community facilities and social meeting places.

In addition, higher density mixed-use development will be permitted in appropriate locations near to public transport nodes.

Development will not be permitted in areas subject to natural hazards such as flooding and geotechnical instability, unless exceptional circumstances exist and appropriate mitigation is proposed.

4.2.1 Justification

The population of London and south east England is growing strongly. The Government has ambitious growth targets for new housing in the Thames Gateway London Partnership area and in the London-Stansted-Cambridge-Peterborough Growth Corridor. The Mayor of London wishes to focus new housing and regeneration efforts in the East London sub-region of which Redbridge forms a part. The London Plan identifies Ilford as a Metropolitan Centre and an Opportunity Area for housing-led regeneration.

4.2.2 The London Plan sets a target of 9,050 new homes for Redbridge in the period from 2007/08 to 2016/17. However, unplanned growth could lead to a degradation in the quality of the existing residential areas, add pressure to build on green spaces and exceed the capacity of existing health, education and other social and physical infrastructure to serve the community.
4.2.3 To provide a balanced approach to change, Strategic Policy 1 aims to channel most new
development into the hierarchy of town centres with Ilford Metropolitan Centre
accommodating the bulk of new growth. District Centres will also accommodate some new
growth, where this can be achieved without compromising their character. Local Centres are
not expected to be subject to large scale change. The rest of the Borough will also
accommodate additional housing development, particularly on vacant, disused or under-
utilised sites; such development will need to respond to local distinctiveness and overall
character of the neighbourhoods.

4.2.4 The ranges for housing distribution set out in Strategic Policy 7 identify the hierarchy of town
centres for growth, whilst avoiding the inflexibility of precise targets.

4.2.5 The additional provision for higher densities in appropriate locations near public transport
nodes optimises access to the transport network and encourages new development in the
most sustainable locations. The approach should help deliver sustainable development,
consistent with the objectives of PPS1.

4.2.6 This is a logical reinforcement of the existing pattern of development. It allows for the
continued protection of the Green Belt (in accord with PPG2) and other open spaces and
protects the character and amenity of the existing residential areas. However, it will
simultaneously allow for significant growth and promote the economic and social vitality of
the town centres, consistent with PPS6 Planning for Town Centres.

4.2.7 In keeping with the Core Strategy’s aim of sustainable development new building and uses in
flood risk areas will be carefully controlled in accordance with the approach set out in PPS25.
To further refine the identification of flood risk areas, the Council proposes to prepare a
Strategic Flood Risk Assessment for the Borough to meet the requirements of PPS25.

4.3 Green Environment

Strategic Policy 2: Green Environment

Nature conservation, protection and enhancement of open space and mitigation of
climate change will be achieved by:
(a) Maintaining the existing Green Belt and Metropolitan Open Land boundaries shown
on the Proposals Map where there will be a general presumption against
inappropriate development, and by protecting other open spaces.
(b) Not normally granting planning permission where development on land within or
outside a Site of Special Scientific Interest will have an adverse effect on the site
either individually or in combination with other developments.
(c) Not permitting development on sites of Metropolitan, Borough or Local Importance
as shown on the Proposals Map, unless it can be demonstrated that such
development will not adversely affect the nature conservation values of the site.
(d) Implementing the objectives of any Biodiversity Action Plan prepared for the
Borough.
(e) Enhancing and protecting the natural character of the Borough’s waterways and
their riparian areas in conjunction with the Blue Ribbon Network.
(f) Protecting the floodplain and reducing and managing fluvial, tidal, surface water
and all other forms of flood risk.
(g) Minimising the release of pollutants (including CO₂) and other contaminants
(including silt and sediment) into the Borough’s air, waterways and soil.
(h) Protecting and where feasible extending habitat throughout the Borough and to
areas beyond, by maintaining existing trees, native vegetation and open space and
providing new areas of such vegetation (to include by linking existing fragmented
areas) for the benefit of wildlife.

(i) Providing well-managed public access to sites of nature conservation importance and enhancement of public enjoyment of these sites through interpretive facilities and educational programmes.

(j) Using Tree Preservation Orders to safeguard significant trees, groups of trees and woodland areas.

Supplementary Planning Documents on Nature Conservation and Trees and Landscaping set out further guidance relevant to the green environment.

4.3.1 Justification
The Council wishes to protect the Borough’s open spaces to promote nature conservation and provide pleasant recreational areas for residents and visitors. These are complementary aims. It also wishes to contribute to national and international efforts to combat pollution and reduce greenhouse gas production.

4.3.2 In Redbridge this has been achieved by directing growth to a hierarchy of centres through Strategic Policies 1 and 4, and by a thorough study of housing land to support Strategic Policy 7. As a result it is possible to retain the existing Green Belt boundary.

4.3.3 However, it is also important to protect the green environment more generally. The policy does this. It also recognises the value of the River Roding and its adjacent open areas, calls up the Biodiversity Action Plan for Redbridge, provides for the protection of existing trees and promotes the creation of new areas of habitat where this is feasible. In accordance with the guidance in PPG9, development which would have an adverse effect on an SSSI will only be permitted where its benefits clearly outweigh the impact it would have on the features of the site which make it of special scientific interest.

4.4 Built Environment

Strategic Policy 3: Built Environment

The Council will ensure that the Borough’s built environment will be of a high quality that serves the long-term needs of all residents by:

(a) Preserving or enhancing the character or appearance of conservation areas.

(b) Preserving the architectural or historic interest of Listed Buildings and their settings.

(c) Protecting, enhancing and preserving sites of archaeological interest and their settings.

(d) Requiring all new buildings to be designed to a high standard and to be in accordance with principles of sustainable construction to minimise energy use and the production of greenhouse gases.

(e) Requiring spaces around buildings to be well-landscaped, safe, healthy and accessible to all.

(f) Requiring all new development to respect the amenity of adjoining properties and the locality generally.

(g) Promoting water conservation and re-use and improving the water quality through sustainable drainage systems and control surface runoff.

4.4.1 Justification
The design of buildings is a key quality-of-life issue, that determines how well people access and enjoy the urban environment. It is also one important means of delivering sustainable development, which is a cornerstone of Government policy as set out in PPS1. The Council wishes to promote excellent design in all facets of building work.
4.4.2 To achieve this, Strategic Policy 3 will be supported by policies and detailed guidance in other DPDs and SPDs. Well-designed places also permit good access for the disabled and minimise opportunities for crime. The policy gives these issues strategic importance and will help fulfil the objectives of PPG15 Planning and the Historic Environment.

4.4.3 The Council is determined that all new development in the Borough should be designed with sustainability in mind. For this reason, the policy requires new buildings to employ sustainable construction techniques to minimise energy use and greenhouse gas production. The Council’s Supplementary Planning Guidance Sustainable Design and Construction gives further advice.

4.5 Retail

Strategic Policy 4: Retail

1. Retail provision in the hierarchy of centres identified in Strategic Policy 1 will be achieved by:
   (a) Granting planning permission for an additional 23,000 sq.m core retail floor space in Ilford Town Centre;
   (b) Permitting some new floorspace and protecting the viability and vitality of District and Local Centres; and by
   (c) Allowing for a range of service and retailing facilities sufficient to serve the local needs of residential areas.

2. Outside the Metropolitan, District and Local Centres planning permission for major new retail development will only be granted if it can be demonstrated that:
   (a) There is a need and the sequential approach as advocated by Government guidance has been appropriately applied.
   (b) There is not an adverse impact on the vitality and viability of any nearby centre.

3. Where proposals may adversely affect nearby centres, conditions will be imposed to control:
   (a) The range of goods sold and services within any proposed unit.
   (b) Hours of operation.
   (c) Any sub division or merger of proposed unit(s).

4.5.1 Justification
Nurturing a strong economy to create employment and provide people with the goods and services they need is a critical concern of the Core Strategy. Strategic Policy 4 seeks to promote new investment in the town centres to deliver good economic outcomes, consistent with the overall approach to growth of Strategic Policy 1 and PPS6 Planning for Town Centres.

4.5.2 The modern economy is characterised by rapid change with new and often unexpected areas of commercial opportunity opening up, while some traditional areas lose their competitive advantage. The policy aims to allow change of use where this will help the Borough adapt to changing commercial circumstances. Commercial activities include but are not limited to cafes, restaurants, taxi/private car hire, financial and professional services, offices, cultural and leisure and some industrial.
4.5.3 The hierarchy of centres to which new development will be directed is set out in Strategic Policy 1. For retail development this policy directs major new development to Ilford Town Centre where the need for this amount of additional new retail floorspace has been identified in a Retail and Leisure Study (February 2006) commissioned by the Council and is provided for in the Ilford Town Centre Area Action Plan. The figure of “core” floorspace includes both shopping and associated uses, such as restaurants and cafés.

4.5.4 The policy will also protect the defined district and local centres. There is no floorspace figure provided at strategic level, although other DPDs are proposed which, among other things, are likely to identify development opportunities.

4.5.5 Outside the main town centres there are some existing retailing areas, with the more significant ones identified as Key Retail Parades on the Proposals Map. In these areas, small-scale retail and service uses to meet day-to-day needs of local communities or deficiencies in local provision will be permitted.

4.5.6 Whilst major retailing development is to be directed in this way, the policy also sets out the way in which applications will be considered for major proposals outside the defined areas. The approach reflects Government guidance.

4.6 Employment

<table>
<thead>
<tr>
<th>Strategic Policy 5: Employment</th>
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<tbody>
<tr>
<td>Employment provision will be achieved by:</td>
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<tr>
<td>(a) Consolidating most commercial activities within the hierarchy of town centres and around public transport nodes as provided for in Strategic Policy 1.</td>
</tr>
<tr>
<td>(b) Protecting and managing designated Strategic Industrial Locations at Hainault Business Park and Southend Road.</td>
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<tr>
<td>(c) Safeguarding Business Areas while allowing for mixed-use schemes involving residential and community uses. Business Areas include:</td>
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<tr>
<td>(i) Chadwell Heath Business Park</td>
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<td>(ii) Forest Road</td>
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<td>(iii) Hainault Works</td>
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<td>(iv) New North Road</td>
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<td>(v) Newton Industrial Estate</td>
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<td>(vi) Raven Road</td>
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<td>(d) Securing important mineral deposits for long-term extraction to supply the needs of the construction industry and provide jobs.</td>
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</tbody>
</table>

4.6.1 Justification

Nurturing a strong economy to create employment and provide people with the goods and services they need is a critical concern of the Core Strategy. Strategic Policy 5 seeks to promote new investment in the town centres to deliver good economic outcomes, consistent with the overall approach to growth of Strategic Policy 1 and PPS6 Planning for Town Centres.

4.6.2 The modern economy is characterised by rapid change with new and often unexpected areas of commercial opportunity opening up, while some traditional areas lose their competitive advantage. The policy aims to allow change of use where this will help the Borough adapt to changing commercial circumstances. Commercial activities include but are not limited to cafes, restaurants, taxi /private car hire, financial and professional services, offices, cultural and leisure and some industrial.
4.6.3 A significant amount of employment in the Borough occurs in business areas outside the town centres. The London Plan seeks the protection of those business areas which it has designated as Strategic Industrial Locations and the policy does this by protecting and managing Hainault Business Park and Southend Road.

4.6.4 Elsewhere, the performance of the Borough’s business activity is patchy. Some are doing well, while others are suffering from significant levels of vacancy. The policy aims to protect all such business areas for employment activity, but allows for the possibility of residential and commercial uses on mixed schemes, to improve the overall viability of these locations. This is generally consistent with the approach of PPG4 Industrial, Commercial Development and Small Firms.
4.7 Movement and Transport

Strategic Policy 6: Movement and Transport

A transport network that supports a prosperous economy and socially cohesive community, reduces car dependence, encourages sustainable transport, improves air quality and reduces greenhouse gas contributions to climate change will be achieved through:

(a) Reducing the need to travel, by locating new development including housing, retail, commercial, cultural, health, leisure and community facilities within the hierarchy of town centres and other locations in accordance with Strategic Policy 1.

(b) Promoting walking, cycling and use of public transport by:
   (i) Locating new development within close proximity to public transport nodes.
   (ii) Integrating road, rail, bus, cycling and pedestrian links in accordance with the Local Implementation Plan prepared for the Borough, and the Strategic Road Network, i.e. Trunk Road and motorway Network.
   (iii) Providing sheltered interchange facilities between different modes of transport.
   (iv) Requiring secure, accessible and sheltered cycle parking in new developments.

(c) Further reducing the need to travel and providing an efficient and effective transport network by:
   (i) Protecting the existing transport network and facilitating enhancements.
   (ii) Ensuring a clear hierarchy of roads that calms traffic in residential areas.
   (iii) Integrating with the Strategic Road Network (i.e. Trunk Road and Motorway Network).
   (iv) Assessing the impact of development proposals on the transport network and requiring the preparation of Green Travel Plans on all major developments.
   (v) Requiring new developments to provide safe and functional off-street car parking spaces and adequate access to such parking areas from the public highway.

4.7.1 Justification

Transport is crucial to virtually all facets of business, personal and social life. While seeking to reduce the impact of private cars on the environment (including by reducing greenhouse gas emissions through encouragement of alternative means of travel), Strategic Policy 6 acknowledges the continuing importance of improving both private and public transport, as well as cycling and walking opportunities. The policy is consistent with the thrust of national policy (especially PPG13 Transport) and the London Plan.

4.7.2 Transport network enhancements will be facilitated through subsequent Development Plan Documents such as the Development Opportunities Sites DPD, Ilford Town Centre Area Action Plan and Gants Hill Area Action Plan. A number of Key Projects are identified in these documents, including an interchange facility completed in Ilford Town Centre, Crossrail (Phases 1 and 2), East London Transit Link and Ilford Hill transport improvements.

4.7.3 The use of Green Travel Plans and Transport Assessments is an important way of reducing the need to travel by car and promoting walking, cycling and public transport as viable and sustainable alternatives.
4.8 Housing

**Strategic Policy 7: Housing**

A minimum of 9,050 quality dwellings shall be delivered to meet the varying requirements of all residents of the Borough between 2007/08 and 2016/17 by:

(a) Locating these new dwellings in accordance with the hierarchy set out in Strategic Policy 1 as follows: 35% to 50% within Ilford Metropolitan Centre, 15% to 25% in the District and Local Centres; and a further 25% to 35% throughout the rest of the borough.

(b) Providing a mix of dwelling types (including lifetime homes) and sizes to provide real housing choice, with an emphasis on provision of smaller dwellings. Innovative housing solutions are encouraged e.g. housing in conjunction with supermarkets and retail parks.

(c) Promoting higher densities close to public transport nodes and in town centres in appropriate locations.

(d) Bringing empty homes back into use and provision of new dwellings through the conversion of larger units in accessible locations where this will not detract from the amenity of the locality.

(e) Identifying (in further Development Plan Documents) appropriate sites for additional housing with particular emphasis on delivering housing in the areas of greatest need and on brownfield sites.

(f) Ensuring that new dwellings achieve a high level of amenity for their occupants, provide reasonable areas of private open space and are not subject to unacceptable levels of noise.

4.8.1 **Justification**

Strategic Policy 7 reflects Strategic Policy 1 and is consistent with national policy both in the distribution of housing and in promoting higher housing densities in the town centres and close to public transport nodes. This will maximise the efficiency of land use, provide shelter close to other facilities and services and promote sustainable development.

4.8.2 Table 2 in Appendix E shows that, with the sites identified by the Council for housing, together with consideration of sites currently under construction and a limited provision for windfalls 8533 dwellings can be provided in the 10 years to 2016/17 against the target of 9050. However, as the table below shows provision varies within that period and the target can be met for the first 5 years.

<table>
<thead>
<tr>
<th></th>
<th>Core Strategy</th>
<th>The London Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>with windfalls</td>
<td>units on identified sites</td>
</tr>
<tr>
<td><strong>5 years</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2007/08-2011/12</td>
<td>4526</td>
<td>4126</td>
</tr>
<tr>
<td><strong>10 years</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2007/08-2016/17</td>
<td>7787</td>
<td>7387</td>
</tr>
<tr>
<td></td>
<td>4525</td>
<td>9050</td>
</tr>
</tbody>
</table>

During the first 5 years both the Council and the GLA will have carried out Strategic Housing Land Availability Assessments which are likely to lead to a different target in the London Plan. In these circumstances, the Council will:

- review this aspect of the Core Strategy within 5 years; and
- meet the new target in the London Plan in accordance with paragraph 2.10 of PPS12.

4.8.3 The policy also highlights the varying types of housing required by the Borough’s residents. There are currently too few smaller dwellings to keep pace with the reduced average size of
households. It is expected that most new smaller dwellings will be delivered in the town centres, while the existing residential areas will provide for the needs of most larger family and shared households.

4.8.4 ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites sets out the planning process for identifying needs and providing sites for gypsies and travellers, and in response the GLA has commissioned a London-wide study. When the results of that study are known, and if the need for a site or sites is established within the Borough, the criteria in Policy H4 of the Borough Wide Primary Policies will be used to identify sites, or to assess proposals for them.

4.9 Affordable Housing

Strategic Policy 8: Affordable Housing

1. The Council has a strategic borough-wide target that between 2007 and 2017 50% of new housing from all sources should be affordable.

2. As part of this target, an element of affordable housing will be sought to meet local needs on all suitable housing developments capable of accommodating 10 or more dwellings or residential sites of 0.5ha or more irrespective of the number of dwellings.

3. On these sites the Council will negotiate to achieve an affordable housing provision of 50% across the range of housing on the site having regard to:
   (a) the size of the site;
   (b) the economics of providing affordable housing;
   (c) the extent to which the provision of affordable housing would prejudice other planning objectives to be met from the development of the site;
   (d) the extent of affordable housing provision from other sources; and
   (e) the need for 60% provision to be social housing and 40% intermediate.

4. The housing provided under this policy should always be available to meet affordable housing needs. To ensure that this is so, where a registered social landlord is not involved the Council will either impose appropriate planning conditions or seek to negotiate a planning obligation.

4.9.1 Justification

Policy 3A.9 of the London Plan sets out the Mayor’s strategic target for affordable housing of 50% of provision to be affordable. The Council’s own study\(^1\) shows a need for 4995 affordable homes in the next 5 years, so the Council has adopted that Plan’s strategic target for Redbridge. The study also shows a need for tenure split of 60% social and 40% intermediate, and so the Council has adopted it as a provision reflecting local circumstances more closely than the Londonwide proportion in the London Plan.

4.10 Culture and Recreation

\(^1\) Redbridge Housing Needs & Requirements Study, Opinion Research Services January 2006
Strategic Policy 9: Culture and Recreation

The cultural life of the Borough will be enhanced for residents and visitors by:
(a) Protecting open space, including allotments.
(b) Ensuring open space and related facilities are provided where appropriate, in new developments.
(c) Developing quality, accessible open space along the River Roding.
(d) Safeguarding the existing viable cultural, leisure, recreational and sporting facilities and supporting proposals for new and improved facilities.
(f) Capitalising on opportunities to supply new sporting and associated facilities in the Borough to support the 2012 Olympics.
(g) Modernising existing cultural facilities and sporting assets.
(h) Improving access to open space by public transport, cycle and on foot, especially in areas of open space deficiency.
(i) Providing cultural and sporting facilities and open space for schools and other institutions which can be shared with the community.

4.10.1 Justification
Physical activity and social and intellectual stimulation are vital ingredients of a healthy lifestyle. This requires that people have access to facilities such as libraries and theatres and the opportunity to play sport and enjoy walking in open spaces. It also requires that such facilities must be accessible to people in all parts of the Borough. Strategic Policy 9 aims to promote these outcomes and is consistent with the objectives of PPG17 Planning for Open Space, Sport and Recreation.

4.10.2 While the Council directly provides many cultural and recreational facilities, the planning process can secure land for such facilities and use planning conditions and Section 106 agreements (in appropriate circumstances) to require private developers to provide the facilities themselves.

4.10.3 Such facilities can be very expensive and have high land demands. Consequently, the policy promotes the shared use of facilities between schools and institutions and other parts of the community. This will allow for them to be provided more cost-effectively.

4.11 Community Facilities

Strategic Policy 10: Community Facilities

Effective social and community support services shall be made available throughout the Borough by:
(a) Protecting and enhancing existing facilities and providing new facilities where needed.
(b) Ensuring that large developments generating additional demand, only occur where adequate provision of schools, health, police and emergency and other support services can be made for new and existing communities. In particular, the anticipated growth of housing in Ilford Town Centre requires careful planning and co-ordinated support service delivery to keep pace with population growth.

4.11.1 Justification
Virtually all people require community support facilities at some stage in their lives. A good education and the ability to access quality medical and health services is critical to our success as individuals and as a society. Sometimes these facilities are provided directly by the Council and other branches of government. However, the planning process can secure land for such
facilities and use planning conditions and Section 106 obligations (in appropriate circumstances) to require private developers to provide the facilities themselves.

4.11.2 This policy highlights issues of equality of access, as well as providing for the protection and improvement of existing services. It draws attention to the need to deliver new support services to match the planned population growth throughout the Borough, in particular in Ilford Town Centre, and by having regard to the strategies of providing organisations, such as Redbridge PCT’s Estate Strategy. This is consistent with the aims of sustainable development as set out in PPS1.

4.12 Waste Management

**Strategic Policy 11: Waste**

The Council is committed to helping the delivery of national targets for recycling and composting by minimising the production of waste, increasing recycling and composting, and achieving substantial reductions in the use of landfill.

A Waste Development Plan Document will be prepared in partnership with the London Boroughs of Barking & Dagenham, Havering and Newham which will identify:
(a) the amount of waste to be managed across the four Boroughs up to 2020;
(b) sufficient land within Redbridge to manage the relevant waste apportionment at Borough level;
(c) the range and type of facilities necessary; and
(d) locations for new waste management facilities including designated business areas and the expansion of existing licensed waste management facilities.

4.12.1 Justification

The Council is committed to help the delivery of national targets for recycling and composting. Current targets seek to achieve the following recycling or composting levels:

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2015</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal Waste</td>
<td>40%</td>
<td>45%</td>
<td>50%</td>
</tr>
<tr>
<td>Commercial &amp; Industrial</td>
<td>-</td>
<td></td>
<td>70%</td>
</tr>
<tr>
<td>Construction &amp; Demolition</td>
<td>-</td>
<td></td>
<td>95%</td>
</tr>
</tbody>
</table>

4.12.2 In planning for population growth, attention must be paid to the need to manage additional waste. A Joint Waste Development Plan Document is being prepared in partnership with the London Boroughs of Barking and Dagenham, Havering and Newham. Its purpose is to set out planning policies for sustainable waste management, ensuring adequate provision of waste management facilities (including for disposal) in appropriate locations for municipal, commercial and industrial, construction and demolition and hazardous waste across the four boroughs.

4.12.3 The Joint Waste Development Plan Document will be based on robust evidence which will show how the Borough will meet any regional waste apportionment set out in Further Alterations to the London Plan. It will identify the range and type of facilities necessary to manage this waste and suitable locations for them.

4.12.4 Technologies for waste management include recycling, composting, mechanical biological treatment, anaerobic digestion and gasification/pyrolysis and where appropriate, the co-location of these facilities to form resource recovery parks will be supported. In line with PPS10 and the London Plan, appropriate locations for new waste management facilities across
the four boroughs include designated business areas and expansion of existing licensed waste management facilities. This joint plan-making approach is commended by Government.

4.12.5 Until the Joint Waste Plan is in place, existing waste management facilities will be protected. Policy 4A.23 of the London Plan sets out criteria for new sites for waste management and they will be applied in identifying sites in the Joint Waste Plan and in dealing with any applications for unallocated sites.

4.12.6 In identifying new sites in the Borough the Joint Waste Plan will also be guided by Policy 4A.27 of the London Plan which identifies Strategic Industrial locations, including Southend Road Business Area as suitable locations.

4.13 Planning Obligations

<table>
<thead>
<tr>
<th>Strategic Policy 12: Planning Obligations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developers will be required to make appropriate contributions to offset the cost of providing new physical and social infrastructure required as a result of their proposals either by way of financial contributions, or direct provision of such infrastructure within larger developments. In accordance with the Planning Obligations Strategy Supplementary Planning Document, Section 106 obligations or planning conditions will be used to secure this. Growth will be phased and monitored to allow infrastructure to be put in place ahead of development.</td>
</tr>
</tbody>
</table>

4.13.1 Justification
The policy accords a high strategic priority to securing contributions from developers towards new physical and social infrastructure and to phasing development to match infrastructure delivery. This may take the form of direct provision of such infrastructure in larger developments, or through the use of Section 106 Agreements and planning conditions. This will help ensure that growth does not lead to deterioration in the quality of services and the urban environment.
Chapter 5: Delivering the Development Plan Document

5.1 Monitoring

5.1.1 A key requirement of the Planning and Compulsory Purchase Act 2004 is for Planning Authorities to produce Annual Monitoring Reports (AMR). The London Borough of Redbridge submitted its first Annual Monitoring Report to the Secretary of State in December 2005 (based on the monitoring year 1 April 2004 to 31 March 2005) and now does so on an annual basis.

5.1.2 The AMR monitors in detail policies in each of the Council’s DPDs and sets out how they relate to the Development Plan Objectives as well as their relationship with the relevant Community Strategy Ambition and Local Area Agreement Block, with performance measures and targets for delivery.

5.1.3 In this Chapter the key strategic targets from all those set out in the AMR are identified and they must be met if the Core Strategy is to be implemented. Where monitoring identifies serious or sustained failure to meet these targets the Council will take management measures to correct any problems.

5.1.4 Reflecting the partnership approach, such management actions will be discussed and carried out jointly with the relevant stakeholders. In particular, in the case of failure to deliver new housing in accordance with the housing trajectory, key management actions may include:

(i) identifying further sites suitable for new housing through additional Strategic Housing Land Availability Assessments;
(ii) bringing forward housing sites through Area Action Plans and Site Planning Briefs;
(iii) actively marketing housing sites (including Council-owned land) to the development industry;
(iv) using Compulsory Purchase Orders to assemble key sites where other delivery mechanisms have failed;
(v) action to secure timely provision of infrastructure;
(vi) revising development control policy or the Core Strategy itself; and
(vii) working with the Greater London Authority on any future London Housing Capacity Study.

Key Strategic Targets

<table>
<thead>
<tr>
<th>Focusing growth in Ilford Town Centre in accordance with the hierarchy in Strategic Policy 1:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Linked strategic policy topic:</strong></td>
<td>Retail, employment, transport</td>
</tr>
<tr>
<td><strong>Target:</strong></td>
<td>Ilford Town Centre as the primary area for growth</td>
</tr>
</tbody>
</table>
| **Indicators** | • 23000 sq m core retail space by 2017  
• 35%-50% housing within the Town Centre  
• Extent of new office and commercial development in Ilford Town Centre |
| **Monitoring** | Annually through the AMR |
| **Implementation** | • LB Redbridge through the Ilford Town Centre Area Action Plan  
• The development industry |
### Avoiding development on areas of flood risk in accordance with Strategic Policy 1:

<table>
<thead>
<tr>
<th>Linked strategic policy topic:</th>
<th>Open space, nature conservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target:</td>
<td>No development on areas of flood risk which would be contrary to the approach in PPS25</td>
</tr>
<tr>
<td>Indicators</td>
<td>Planning applications for such development; number refused, number permitted</td>
</tr>
<tr>
<td>Monitoring</td>
<td>Annually through the AMR</td>
</tr>
<tr>
<td>Implementation</td>
<td>LB Redbridge as local planning authority, in consultation with the Environment Agency.</td>
</tr>
</tbody>
</table>

### Protecting Green Belt, open spaces and areas of nature conservation interest in Strategic Policy 2:

<table>
<thead>
<tr>
<th>Linked strategic policy topic:</th>
<th>Overall growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target:</td>
<td>No loss of Green Belt, Metropolitan Open Land, other protected open spaces or sites with nature conservation interest.</td>
</tr>
<tr>
<td>Indicators</td>
<td>Planning applications for such development; number refused, number permitted</td>
</tr>
<tr>
<td>Monitoring</td>
<td>Annually through the AMR</td>
</tr>
<tr>
<td>Implementation</td>
<td>LB Redbridge as local planning authority</td>
</tr>
</tbody>
</table>

### Achieving the housing provision in accordance with Strategic Policy 7:

<table>
<thead>
<tr>
<th>Linked strategic policy topic:</th>
<th>Overall growth, built environment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target:</td>
<td>9050 dwellings between 2007/08 – 2016/17</td>
</tr>
<tr>
<td>Indicators</td>
<td>Annual provision against housing trajectory</td>
</tr>
<tr>
<td>Monitoring</td>
<td>Annually through the AMR</td>
</tr>
</tbody>
</table>
| Implementation               | • LB Redbridge as local planning authority  
|                              | • The development industry |

### Achieving the affordable housing provision in accordance with Strategic Policy 8:

| Target:                      | • 50% of housing from all sources to be affordable  
|                              | • 60% social and 40% intermediate |
| Indicators                   | Provision through (i) RSLs and (ii) the grant of planning permission |
| Monitoring                   | Annually through the AMR |
| Implementation               | • LB Redbridge as local planning authority  
|                              | • RSLs  
|                              | • The development industry |
Meeting recycling and composting targets in accordance with Strategic Policy 11:

<table>
<thead>
<tr>
<th>Target within Core Strategy period:</th>
<th>2010</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal Waste</td>
<td>40%</td>
<td>45%</td>
</tr>
</tbody>
</table>

Indicators

% of municipal waste recycled and composted.

Monitoring

Annually through the AMR and Joint Waste DPD

Implementation

LB Redbridge

5.3 Delivery Organisations

5.3.1 It is anticipated that a number of organisations will work in partnership to deliver each of the Strategic Objectives flowing from the Spatial Vision. The Schedule below outlines the delivery organisation for each Objective and the actions required. All of the organisations listed below have contributed to preparation of the Development Plan Document and the actions required stem from Strategies and Plans they already have in place. All bodies therefore recognise their contribution to achieving delivery of the Development Plan Objectives and the constituent Policies and Proposals.

5.3.2 As implementation of the Development Plan progresses, it is anticipated that more delivery organisations will become involved. The Schedule below is therefore expected to expand and contract as implementation is completed throughout the Plan period.

<table>
<thead>
<tr>
<th>Objective</th>
<th>Principle Delivery Organisation(s)</th>
<th>Actions Required</th>
</tr>
</thead>
</table>
| SO1; SO2; SO3; SO4; SO5; SO6; SO7; SO8; SO9 | LBR Planning & Regeneration Service | • In assessing planning applications for new development, ensure focus of growth remains on Metropolitan, District and Local Centres and comply with other relevant Local Development Framework policies.  
• Through development control powers.  
• Seek planning obligations across developments appropriately and consistently to ensure funding is available for supporting infrastructure (Planning Obligations Supplementary Planning Document, adopted June 2006).  
• Prepare Joint Waste DPD with London Boroughs of Barking & Dagenham, Havering and Newham.  
• Implement Trees and Landscaping Supplementary Planning Document (adopted June 2006)  
• Implement Nature Conservation Supplementary Planning Document (adopted June 2006)  
• Implement Urban Design SPG (2004)  
• Streetscape and Urban Design Guide produced.  
• Implement Redbridge Biodiversity Action Plan.  
• Implement Air Quality Action Plan (2006)  
• Access Officer to ensure building accessibility |
<table>
<thead>
<tr>
<th>SO1; SO5; SO6; SO7</th>
<th>LBR Planning &amp; Regeneration Service / LBR Property Service</th>
<th>• Assemble sites for development and promote / facilitate opportunities.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO2; SO8</td>
<td>LBR Strategic Services</td>
<td>• Develop the Roding Valley open space corridor.</td>
</tr>
<tr>
<td>SO6</td>
<td>LBR Engineering and Building Service</td>
<td>• Through implementation of LIP.</td>
</tr>
<tr>
<td>SO7</td>
<td>LBR Housing Service / RSLs</td>
<td>• Work in partnership to provide housing for all.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Private Sector Housing Strategy</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• East London Housing Strategy</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Redbridge Key Worker Strategy</td>
</tr>
<tr>
<td>SO8</td>
<td>LBR Leisure Service</td>
<td>• Manage existing and plan new cultural and recreational assets in accordance with the Cultural Strategy (2004).</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Eastway Cycleway</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Deliver leisure complex</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Public access to Claybury Park open space.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Implement forthcoming Allotment Strategy.</td>
</tr>
<tr>
<td>SO8; SO9</td>
<td>LBR Education Service</td>
<td>• Deliver sporting and leisure facilities in schools in such a way that their use can be shared with the wider community.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Deliver new educational facilities in accordance with the School Organisation Plan 2004-2009.</td>
</tr>
<tr>
<td>SO7</td>
<td>Housing Corporation</td>
<td>• Fund new affordable housing and regulate housing associations.</td>
</tr>
<tr>
<td>SO1; SO3; SO4; SO5; SO7</td>
<td>Development industry.</td>
<td>• Bring forward proposals for new development which comply with LDF policies and implement.</td>
</tr>
<tr>
<td>SO7</td>
<td>Land Owners</td>
<td>• Make land available for development.</td>
</tr>
<tr>
<td>SO1; SO5; SO7</td>
<td>Thames Water</td>
<td>• Ensure any necessary infrastructure upgrades take place to support level of growth envisaged. Note: Draft Ilford Town Centre Area Action provides more detail of quantum and location of planned growth in that location.</td>
</tr>
<tr>
<td>SO1; SO7</td>
<td>London Electricity</td>
<td>• Upgrade of electricity infrastructure as per Annex 2 of East London Sub-Regional Development Framework.</td>
</tr>
<tr>
<td>SO1</td>
<td>LBR Education Service</td>
<td>• Deliver new educational facilities in accordance with School Organisation Plan 2004-2009.</td>
</tr>
<tr>
<td>SO1; SO9</td>
<td>PCT</td>
<td>• Deliver new health facilities in accordance with PCT Estates Strategy 2005-2010.</td>
</tr>
<tr>
<td>SO1; SO7</td>
<td>Greater London Authority</td>
<td>• Co-ordinate land use and transport development policy through the Mayor’s Transport Strategy.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Publish the first Water Action Framework for London, and continue to have discussions with the electricity, gas and telecommunications companies.</td>
</tr>
<tr>
<td>SO5; SO6</td>
<td>GLA / TfL</td>
<td>• Ensure public transport in place to town centres and areas of employment.</td>
</tr>
<tr>
<td>Code</td>
<td>Authority</td>
<td>Responsibilities</td>
</tr>
<tr>
<td>------</td>
<td>----------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>SO6</td>
<td>Cross Rail Authority</td>
<td>Deliver ELT (Phases 1 &amp; 2) in accordance with the Mayor’s Transport Strategy (2001)</td>
</tr>
<tr>
<td>SO4</td>
<td>Metropolitan Police Service</td>
<td>Advise on major development schemes and whether ‘Secure by Design’ is being achieved.</td>
</tr>
</tbody>
</table>
Appendix A: Self-Assessment Test of Soundness

<table>
<thead>
<tr>
<th><strong>Procedural tests</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>The Development Plan Document has been prepared in accordance with the Local Development Scheme. The Core Strategy Development Plan Document is identified in the LDS. Its preparation has been generally in accordance with the milestones in the Local Development Scheme timetable. The Core Strategy sets out the vision and strategic objectives for the Borough and includes a range of strategic policies which provide the basis for the policies and site allocations contained in all other DPDs and SPDs. A key diagram (Chapter 3) showing the spatial arrangements of key resources across the Borough is also provided.</td>
</tr>
<tr>
<td>2.</td>
<td>The Development Plan Document has been prepared in compliance with the Statement of Community Involvement (SCI), or with the minimum requirements set out in the regulations where no SCI exists. Work on this document has included widespread stakeholder and community consultation in compliance with the Statement of Community Involvement. Consultation arrangements for this Development Plan Document are outlined in section 1.2 of Chapter 1, and the accompanying Consultation Statement.</td>
</tr>
<tr>
<td>3.</td>
<td>The plan and its policies have been subjected to Sustainability Appraisal. SA report is published separately and includes appraisal of policy options and fully developed policies.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Conformity tests</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>4.</td>
<td>It is a spatial plan consistent with national planning policy and in general conformity with the Regional Spatial Strategy for the region or the Spatial Development Strategy (SDS) if in London, and it has properly had regard to any other relevant plans, policies and strategies relating to the area or to adjoining areas. Core Strategy provides a small number of generic policies which provide the overall, long-term planning framework for the Borough. Each policy has been developed only after consideration of the wider international, national and local policy context (including the Community Strategy) and of views and comments received from the public and stakeholders, as well as statutory consultation bodies. SA has been carried out. It is also founded on a substantial evidence base (including Housing Requirements Study, Retail and Leisure Study, Capacity Studies and Borough Profile). Chapter 2 shows how this Development Plan Document conforms with national and regional policy as well as local initiatives and strategies. Core Strategy Policy 6 specifically deals with transport infrastructure, while Policy 12 deals with infrastructure generally and takes account of representations from Thames Water (see Consultation Statement). The plan as a whole is cognisant of major transport infrastructure improvements proposed by the Mayor of London. Representation from GOL expressed general satisfaction in relation to the Core Strategy Preferred Options Report.</td>
</tr>
</tbody>
</table>
The housing target of 9,050 new dwellings is in full conformity with the London Plan target for Redbridge. The reasons and justification for the new housing target are discussed at section 4.8.2 and Appendix E of the Core Strategy. Community Strategy is considered at section 2.5.3 of Core Strategy, and feeds directly into development of the Spatial Vision for the Borough. The ambitions of the Community Strategy are therefore a key element of the Objectives and Policies. No adverse comments have been received from the Redbridge Strategic Partnership.

5. It has had regard to the authority’s Community Strategy. Community Strategy is considered at section 2.5.3 of Core Strategy and feeds directly into development of the Spatial Vision for the Borough. The ambitions of the Community Strategy are therefore a key element of the Objectives and Policies. No adverse comments have been received from the Redbridge Strategic Partnership.

6. The strategies/policies/allocations in the plan are coherent and consistent within and between Development Plan Documents prepared by the authority and by neighbouring authorities, where cross boundary issues are relevant.

<table>
<thead>
<tr>
<th>Coherence, consistency and effectiveness tests</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>There is a strong correspondence between the 9 strategic objectives (Chapter 3) and the 12 strategic policies (Chapter 4). The matters contained in objectives 3 (High Quality Design) and 4 (Safe and Healthy Places) have been reflected jointly in strategic policy 3 (Built Environment). Policy objectives are clear, succinct and deal with discrete sets of issues. There are no obvious inconsistencies.</td>
<td>Section 1.3 and Appendix B explain how the Core Strategy relates to other plans in the LDF. Cross boundary issues arise in relation to the Council’s Waste DPD, which is being produced jointly with London Boroughs of Barking and Dagenham, Newham and Havering. Significant cross boundary issues do not arise in relation to the Core Strategy, although the Borough’s relationship with the wider east London sub-region is recognised.</td>
</tr>
</tbody>
</table>

As per the requirements of 2.9 and 2.10 of PPS 12 the Core Strategy contains a spatial vision and strategic objectives, spatial strategy/core policies and a
monitoring framework. It sets out the broad locations for housing, retail, employment, leisure, community, essential public services and transport development. These are illustrated on a key map. It also deals extensively with and seeks to implement the spatial strategy of the London Plan.

| 7. | The strategies/policies/allocations represent the most appropriate in all the circumstances, having considered the relevant alternatives, and they are founded on a robust and credible evidence base. | Core Strategy Preferred Options Report clearly set out alternative policy options and discussed the Council’s reasons for selecting preferred options. This included the presentation of relevant evidence (including the Borough Profile). The Sustainability Appraisal of that report dealt explicitly with each policy option. The justification for each policy in the Core Strategy document also provides an evidence-based case, by referring to the requirements of national and regional planning policy as relevant. The result is a locally distinct planning approach for the Borough, founded on local realities, but in step with regional and national policy directions. |
| 8. | There are clear mechanisms for implementation and monitoring. | Chapter 5 sets out targets and milestones relating to the delivery of policies and provides details of monitoring arrangements and indicates implementing bodies for each policy. All implementing bodies have been involved as Internal and External Stakeholders throughout preparation of the Plan and consulted on policies/proposals. Also, the strategies and plans of implementing bodies have been taken into account in the formulation of policies and proposals.

The Council now produces an Annual Monitoring Report, details of which are outlined in Chapter 5 of this document. |
| 9. | It is reasonably flexible to enable it to deal with changing circumstances. | There are only 12 Strategic Policies which establish the long-term planning aspirations for the Borough. Because they deal with general issues and outcomes and are not overly prescriptive, they should allow the Local Development Framework to respond flexibly to changing circumstances. The frequency of use and effectiveness of the policies will be monitored as part of the Annual Monitoring Report. |
Appendix B: Local Development Framework for Redbridge
Development Plan Documents (DPDs)

Core Strategy

Waste Strategy

Development Sites with Housing Capacity
Borough Wide Policies
Development Opportunity Sites
Proposals Map
Ilford Town Centre Area Action Plan
Gants Hill Town Centre Area Action Plan
Roman Road Corridor Area Action Plan
Minerals Development Plan Document

Supplementary Planning Documents (SPDs)

Borough Wide

Percent for Art
Trees & Landscaping
Planning Obligations
Nature Conservation
Affordable Housing

Area Based

Wanstead Village Conservation Area Enhancement Scheme
Wanstead Park Conservation Area Enhancement Scheme
Woodford Green Conservation Area Enhancement Scheme

Statement of Community Involvement

Background Research Studies
Community Strategy
London Plan (SDS) National Policy (PPS)

Strategic Environmental Assessment

Annual Monitoring Report
### Planning Policy Statements

<table>
<thead>
<tr>
<th>Planning Policy Statements</th>
<th>Planning Policy Guidance</th>
</tr>
</thead>
<tbody>
<tr>
<td>PPS 1: Delivering Sustainable Development (February 2005)</td>
<td>PPG 1: General Policy &amp; Principles (February 1997)</td>
</tr>
<tr>
<td>PPS 1: Planning and Climate Change – Supplement to PPS1 (December 2007)</td>
<td>PPG 2: Green Belts (January 1995)</td>
</tr>
<tr>
<td>PPS 6: Sustainable Development in Rural Areas (August 2004)</td>
<td>PPG 6: Town Centres and Retail Development (June 1996)</td>
</tr>
<tr>
<td>PPS 8: Planning for Sustainable Waste Management (July 2005)</td>
<td>PPG 8: Telecommunications (August 2001)</td>
</tr>
<tr>
<td>PPS 10: Local Development Frameworks (September 2004)</td>
<td>PPG 10: Planning and Waste Management (February 1997)</td>
</tr>
<tr>
<td>PPS 11: Regional Planning (October 2000)</td>
<td>PPG 11: Development Plans (December 1999)</td>
</tr>
<tr>
<td>PPG 14: Development on Unstable Land (April 1990)</td>
<td>PPG 15: Planning and the Historic Environment (September 1994)</td>
</tr>
<tr>
<td>PPG 16: Archaeology and Planning (November 1990)</td>
<td>PPG 17: Planning for Open Space, Sport and Recreation (July 2002)</td>
</tr>
<tr>
<td>PPG 22: Renewable Energy (February 1993)</td>
<td>PPG 23: Planning and Pollution Control (July 1994)</td>
</tr>
<tr>
<td>PPG 24: Planning and Noise (September 1994)</td>
<td>PPG 25: Development and Flood Risk (July 2001)</td>
</tr>
<tr>
<td>PPS 25: Development and Flood Risk (December 2006)</td>
<td></td>
</tr>
</tbody>
</table>
**Appendix D: Local Development Framework Core Output Indicators**

### Business Development

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a</td>
<td>Amount of floorspace developed for employment by type.</td>
</tr>
<tr>
<td>1b</td>
<td>Amount of floorspace developed for employment by type, in employment or regeneration areas.</td>
</tr>
<tr>
<td>1c</td>
<td>Amount of floorspace by employment type, which is on previously developed land.</td>
</tr>
<tr>
<td>1d</td>
<td>Employment land available by type.</td>
</tr>
<tr>
<td>1e</td>
<td>Losses of employment land in (i) development/regeneration areas and (ii) local authority area.</td>
</tr>
<tr>
<td>1f</td>
<td>Amount of employment land lost to residential development.</td>
</tr>
</tbody>
</table>

### Housing

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2a</td>
<td>Housing trajectory showing:</td>
</tr>
<tr>
<td></td>
<td>(i) Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;</td>
</tr>
<tr>
<td></td>
<td>(ii) Net additional dwellings for the current year;</td>
</tr>
<tr>
<td></td>
<td>(iii) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;</td>
</tr>
<tr>
<td></td>
<td>(iv) The annual net additional dwelling requirement; and</td>
</tr>
<tr>
<td></td>
<td>(v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to the previous year’s performances.</td>
</tr>
<tr>
<td>2b</td>
<td>Percentage of new and converted dwellings on previously developed land.</td>
</tr>
<tr>
<td>2c</td>
<td>Percentage of new dwellings completed at:</td>
</tr>
<tr>
<td></td>
<td>(i) Less than 30 dwellings per hectare;</td>
</tr>
<tr>
<td></td>
<td>(ii) Between 30 and 50 dwellings per hectare; and</td>
</tr>
<tr>
<td></td>
<td>(iii) Above 50 dwellings per hectare.</td>
</tr>
<tr>
<td>2d</td>
<td>Affordable housing completions.</td>
</tr>
</tbody>
</table>

### Transport

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3a</td>
<td>Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.</td>
</tr>
<tr>
<td>3b</td>
<td>Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).</td>
</tr>
</tbody>
</table>

### Local Services

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4a</td>
<td>Amount of completed retail, office and leisure development.</td>
</tr>
<tr>
<td>4b</td>
<td>Amount of completed retail, office and leisure development in town centres.</td>
</tr>
<tr>
<td>4c</td>
<td>Amount of eligible open spaces managed to Green Flag Award standard.</td>
</tr>
</tbody>
</table>

### Minerals

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5a</td>
<td>Production of primary land won aggregates.</td>
</tr>
<tr>
<td>5b</td>
<td>Production of secondary/recycled aggregates.</td>
</tr>
</tbody>
</table>

### Waste

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>6a</td>
<td>Capacity of new waste management facilities by type.</td>
</tr>
<tr>
<td>6b</td>
<td>Amount of municipal waste arising, and managed by management type, and the</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td></td>
<td>percentage each management type represents of the waste managed.</td>
</tr>
</tbody>
</table>

**Flood Protection and Water Quality**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.</td>
</tr>
</tbody>
</table>

**Biodiversity**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Change in areas and populations of biodiversity importance, including:</td>
</tr>
<tr>
<td></td>
<td>(i) Change in priority habitats and species (by type); and</td>
</tr>
<tr>
<td></td>
<td>(ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.</td>
</tr>
</tbody>
</table>

**Renewable Energy**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Renewable energy capacity installed by type.</td>
</tr>
</tbody>
</table>
Appendix E: Housing Trajectory

Housing Trajectory and Construction Rates

The London Plan sets out the housing provision targets for Greater London Boroughs. The current target for Redbridge is to supply 9,050 new homes between 2007/08 and 2016/17. The target is based on the London Housing Capacity Study undertaken during 2004. This was a desk-top assessment which relied on a series of London-wide assumptions about the capacity of potential sites to accommodate housing development and their probability of actually being developed for housing purposes. The list of sites considered by the Mayor has not been made available for public scrutiny.

Table 1 below compares the historic rate of housing construction with the rate that would be required to meet the London Plan target.

<table>
<thead>
<tr>
<th>London Borough of Redbridge Housing Trajectory</th>
<th>Projected Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Historic Trend</strong></td>
<td><strong>Projected completions</strong></td>
</tr>
<tr>
<td>January 1997 to March 2006 (9 years)</td>
<td>2007/08 to 2016/17 based on continuation of past trends.</td>
</tr>
<tr>
<td>5,422 (602 units/year)</td>
<td>6,020 (602 units/year)</td>
</tr>
<tr>
<td><strong>Shortfall/Excess Against London Plan Target</strong></td>
<td><strong>3,030 (shortfall)</strong></td>
</tr>
</tbody>
</table>

The above figures demonstrate that achieving the proposed London Plan target would require a 50% increase in the rate of housing construction achieved in the period since 1997. It would also rely on implementing housing schemes on 100% of the identified sites.

London Plan Targets and Available Sites

Sites for new housing are likely to become available from three sources:

- Area Action Plans prepared to guide the development of individual town centres. The Council is currently preparing such plans for Ilford and Gants Hill. The Ilford Town Centre Area Action Plan has been submitted and is anticipated to be adopted mid-2008. It considered a reliable guide to available sites in that location.
- Sites identified through the Development Sites with Housing Capacity Development Plan Document. These include sites with existing planning permissions, but where construction has not yet commenced, and additional sites without planning permission, but which the Council has identified as being suitable for new housing. These sites have been selected to avoid building on Green Belt and open space land within the Borough and to promote the development of sustainable communities. Some of these sites are in or near Ilford Town Centre and have already been considered in relation to the Area Action Plan above. The potential capacity of sites without planning permission is based on density ranges set out in Policy BD3 of the Borough Wide Primary Policies.
- “Windfall sites” which are generally small unallocated sites that come forward for development. Planning Policy Guidance Note 3 states that local authorities should make specific allowances for windfall sites in development plans by examining past trends. In Redbridge, these sites historically provide for about 80 dwellings per year.
Table 3 below shows the total housing capacity of all these sites in comparison to the London Plan targets.

Table 2

<table>
<thead>
<tr>
<th>London Borough of Redbridge Housing Trajectory Identified Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing capacity of sites identified in Submission Development Sites with Housing Capacity Development Plan Document:</td>
</tr>
<tr>
<td>Schedule 1 - Number of units granted planning permission</td>
</tr>
<tr>
<td>Schedule 2 – Potential number of units based on Policy BDG3 Density ranges.3</td>
</tr>
<tr>
<td>Housing capacity of additional sites identified in draft Ilford Town Centre Area Action Plan Development Plan Document4</td>
</tr>
<tr>
<td>Estimated housing capacity of sites to be identified in Gants Hill Town Centre Area Action Plan.5</td>
</tr>
<tr>
<td>Allowance for housing capacity of windfall sites to 2017. (Windfall sites are generally small sites that come forward on an unpredictable basis).</td>
</tr>
<tr>
<td><strong>Total</strong> (dwellings for which sites have been identified).</td>
</tr>
<tr>
<td><strong>Performance against London Plan target (9,050).</strong></td>
</tr>
</tbody>
</table>

The above figures confirm that the Borough appears to be short of the number of sites required to meet the London Plan target. There are a further 570 units currently under construction and which should be completed after April 2007. However, this past “carry over” needs to be balanced against an (as yet unknown) number of units which will be approved towards the end of the current planning period, but not constructed until after 2017.

There are significant uncertainties involved in the above figures:

- Housing proposals may not come forward for all the identified sites and some proposals which do come forward may not be approved because of conflict with other Development Plan Document policies.
- Proposed new targets are very ambitious in terms of annual completions required (905 new homes per annum), when compared with recent completion rates (i.e. since 1997, some 602 completions have been achieved per annum on average). Uptake of identified sites will be heavily influenced by the fluctuating strength of the housing market.
- Housing proposals which are approved towards the end of the planning timeframe, will not actually be constructed until after 2017 and thus not count towards the target.
- Figures given for Gants Hill are estimates only.
- The windfall sites allowance is an estimate based on past performance only.

3 This figure excludes sites located in Gants Hill District Centre as they will be included within the Gants Hill Town Centre Action Plan.
4 Although the Ilford Town Centre Area Action Plan identifies an additional total housing capacity of approximately 4500 units, it anticipates the phased development of only 3,300 of these units in the period up to 2016.
5 Identified in the Council’s Local Development Scheme for adoption in June and December 2008 respectively.
Nevertheless, the figures are the best currently available and the Housing Trajectory figures are also considered to be more reliable than those derived from the London Housing Capacity Study because:

- They are more recent.
- They are based on individual site appraisals. In the case of Ilford (the main focus of housing growth), site capacities are calculated with regard to building heights identified in the Ilford Town Centre Area Action Plan. This level of detail was not available at the time the London Housing Capacity Study was undertaken.
- The sites have been subject to sustainability appraisal. The London Housing Capacity Study was not informed by a sustainability appraisal of individual sites.
### Appendix F: Glossary of Terms

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing</td>
<td>Housing which is available to people whose income is insufficient to enable them to afford adequate housing locally on the open market. Such housing will be classified as either Social Housing or Intermediate Housing, which meet the affordability and access criteria as set out in the London Plan. This includes such schemes as Housing Association homes for rent, shared ownership and key worker housing.</td>
</tr>
<tr>
<td>Aggregates</td>
<td>The mineral materials, such as sand or stone, used in making cement and concrete.</td>
</tr>
<tr>
<td>Amenity</td>
<td>A factor or set of factors which make a positive contribution to the overall character of the area, for example trees, levels of road traffic etc.</td>
</tr>
<tr>
<td>Anaerobic Digestion</td>
<td>The biological decomposition of organic material in the absence of oxygen. Material is placed in to an enclosed vessel and in controlled conditions the waste breaks down.</td>
</tr>
<tr>
<td>Archaeological Priority Zones</td>
<td>An area that is known to be of archaeological importance because of past finds, excavations or historical evidence.</td>
</tr>
<tr>
<td>Biodiversity</td>
<td>The total variety of lifeforms (including animal and plant species) in a particular area.</td>
</tr>
<tr>
<td>Biodiversity Action Plan (BAP)</td>
<td>A framework for achieving the conservation of biodiversity based on the targeting of resources towards priority habitats and species.</td>
</tr>
<tr>
<td>Blue Ribbon Network</td>
<td>The name given in the London Plan to the network of London's waterways and the land alongside them.</td>
</tr>
<tr>
<td>Borough Profile</td>
<td>A document published annually by the London Borough of Redbridge Planning Service and containing an extensive collection of evidence about the social, economic and environmental state of the Borough.</td>
</tr>
<tr>
<td>Borough-Wide Primary Policies Development Plan Document</td>
<td>Document that contains the main policies to be considered in the determination of planning applications across the Borough.</td>
</tr>
<tr>
<td>Brownfield (land/sites)</td>
<td>Refers to a site (land or premises) that has previously been used or developed and is not currently in full use. It may be vacant, derelict or contaminated.</td>
</tr>
<tr>
<td>Business Partnerships</td>
<td>Partnerships between local businesses and the council.</td>
</tr>
<tr>
<td>CLG</td>
<td>Communities and Local Government (previously the Office of the Deputy Prime Minister)</td>
</tr>
<tr>
<td>Composting</td>
<td>The biological decomposition of organic material by micro-</td>
</tr>
</tbody>
</table>
organisms under controlled, aerobic conditions.

<table>
<thead>
<tr>
<th><strong>Conservation Area</strong></th>
<th>An area of special architectural or historic interest, designated under the Planning (Listed Buildings &amp; Conservation Areas) Act 1991, whose character and appearance is desirable to preserve and enhance.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Conservation Area Enhancement Schemes</strong></td>
<td>Proposals for enhancement of conservation areas after a detailed character assessment has been undertaken.</td>
</tr>
<tr>
<td><strong>Consultation Statement</strong></td>
<td>A summary of comments received in response to public consultation and setting out how the Council proposes to respond to those comments.</td>
</tr>
<tr>
<td><strong>Convenience Goods</strong></td>
<td>Goods for every day needs such as food.</td>
</tr>
<tr>
<td><strong>Conversion</strong></td>
<td>The sub-division of residential properties into self-contained flats.</td>
</tr>
<tr>
<td><strong>Core Strategy</strong></td>
<td>Development Plan Document that sets out the long-term spatial vision, objectives and strategic policies for the local planning authority area.</td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td>A measure of the amount of residential accommodation on any given site. It can be measured by calculating the number of habitable rooms per hectare, or by calculating the number of dwellings per hectare. In either case, the net site area is the appropriate unit of measurement.</td>
</tr>
<tr>
<td><strong>Development Plan Documents</strong></td>
<td>Statutory plans which are scrutinised by a Planning Inspector at an examination. They have the same status as existing Unitary Development Plans and local plans.</td>
</tr>
<tr>
<td><strong>District Centre</strong></td>
<td>Medium sized shopping and commercial centre providing for more than a local catchment. Some non-retail employment is normally located in these centres.</td>
</tr>
<tr>
<td><strong>Environmental Assessment:</strong></td>
<td>Generically, a method or procedure for predicting the effects on the environment of a proposal, either for an individual project or a higher-level “strategy” (a policy, plan or programme), with the aim of taking account of these effects in decision-making.</td>
</tr>
<tr>
<td><strong>Gasification</strong></td>
<td>The process whereby carbon based wastes are heated in the presence of air or steam to produce fuel-rich gases. The technology is based on the reforming process used to produce town gas from oil.</td>
</tr>
<tr>
<td><strong>Greater London Authority</strong></td>
<td>The Greater London Authority (GLA) is the body responsible for strategic citywide government for London, and consists of the Mayor of London and the London Assembly.</td>
</tr>
</tbody>
</table>
**Green Belt**
Designated area of countryside ‘belting’ a settlement, which is protected from most forms of development.

**Housing Association**
An independent organisation providing homes for people to rent or buy through low-cost schemes, funded by the Housing Corporation.

**Housing Trajectory**
Sets out the past and anticipated supply of housing over the life-span of a development plan document and assesses any future shortfall or surplus of housing by comparing this to planned build rates. The trajectory reflects discussions with stakeholders and demonstrates how the plan will deliver the policies relating to housing provision.

**Indicator**
A variable selected to measure progress towards achieving an objective over time.

**Key Retail Parade**
A row of retail shops selling largely convenience goods.

**Land Use Classes**

- **Class A1** Shops (including retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners)
- **Class A2** Financial and Professional Services
- **Class A3** Restaurants and cafés
- **Class A4** Drinking establishments (i.e. public houses, bars etc)
- **Class A5** Hot Food Takeaways
- **Class B1** Business
- **Class B2** General Industry
- **Class B8** Storage and Distribution
- **Class C1** Hotels
- **Class C2** Residential Institutions
- **Class C3** Dwelling Houses
- **Class D1** Non-Residential Institutions
- **Class D2** Assembly and Leisure

**Lifetime Homes**
A term used to describe homes which meet or can easily be adapted to meet, the changing needs of people over time.

**Local Centre**
Small number of shops serving local needs.

---

*For complete details of the use classes, consult the Town and Country Planning Use Classes (Amendment) Order 2005.*
<table>
<thead>
<tr>
<th><strong>Local Development Documents</strong></th>
<th>Individual planning documents comprising of Statutory Development Plan Documents and non-statutory Supplementary Planning Documents.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Local Development Framework (LDF)</strong></td>
<td>A portfolio of Local Development Documents that forms the Development Plan for a Local Authority.</td>
</tr>
<tr>
<td><strong>Local Development Scheme (LDS)</strong></td>
<td>Document that sets out the Local Planning Authority’s intentions for the Local Development Framework. It is a 3-year project plan that sets out all the Local Development Documents that will be produced and includes a timetable for their preparation.</td>
</tr>
<tr>
<td><strong>Local Implementation Plan</strong></td>
<td>Outlines how the Council will implement the aims and objectives of the London regional strategy for transport.</td>
</tr>
<tr>
<td><strong>Local List</strong></td>
<td>List of buildings of special architectural or historic merit in the London Borough of Redbridge, but which are not included in the Statutory List.</td>
</tr>
<tr>
<td><strong>London Bus Priority Network</strong></td>
<td>The London Bus Priority Network consists of about 540 miles of routes which are key to improving the reliability, travel times and convenience of bus services.</td>
</tr>
<tr>
<td><strong>London Plan</strong></td>
<td>Spatial Development Strategy prepared by the Greater London Authority for the strategic planning of the Greater London Area.</td>
</tr>
<tr>
<td><strong>London-Stansted-Cambridge-Peterborough Corridor</strong></td>
<td>An area of land with high development potential that stretches between London, Stansted, Cambridge and Peterborough.</td>
</tr>
<tr>
<td><strong>Major Developed Sites</strong></td>
<td>Significantly developed sites within the Green Belt. These sites have a special designation that permits limited development providing it contributes to the environmental improvement of the Green Belt.</td>
</tr>
<tr>
<td><strong>Major Development</strong></td>
<td>For dwellings, a major development is one where the number of dwellings to be constructed is 10 or more. Where the number of dwellings to be constructed is not given in the application, a site area of 0.5 hectares or more should be used as the definition of a major development. For all other uses a major development is one where the floorspace to be built is 1000sq.m or more, or where the site area is 1 hectare or more.</td>
</tr>
<tr>
<td><strong>Mechanical Biological Treatment (MBT)</strong></td>
<td>A generic term for mechanical sorting separation technologies used in conjunction with biological treatment processes, such as composting.</td>
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<tr>
<td><strong>Metropolitan Centre</strong></td>
<td>A major shopping and commercial centre with a catchment far</td>
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</table>
larger than a single Borough, with good public transport links to a wide variety of destinations. The centre will also be a major employment location and will normally include entertainment and service facilities.

**Metropolitan Open Land**
Areas of predominantly open land within the built up area with significance beyond one borough.

**Minerals Planning Guidance (MPG)**
Prepared by the Government as advice to minerals authorities and the minerals industry.

**Mitigation Measure**
A measure designed to avoid, reduce or offset significant adverse effects of a plan or policy.

**Mixed Use Developments**
A project that combines different land uses, such as residential space above a commercial establishment.

**Nature Conservation Strategy**
Outlines the Council’s Strategy to protect Sites of Special Scientific Interest, Sites of Metropolitan Importance, Sites of Borough Importance and Sites of Local Importance.

**North East London Sub-Region**
One of the sub-regions that has been established by the London Plan (February 2008 – Consolidated with Alterations since 2004). The North East Sub-Region currently covers seven boroughs including Redbridge, City of London, Tower Hamlets, Newham, Waltham Forest, Barking & Dagenham, and Havering.

**Objective**
A statement of what is intended, specifying the desired direction of change.

**ODPM**
See CLG.

**Opportunity Area**
Areas identified in the London Plan as capable of providing substantial numbers of new jobs and homes.

**Owner Occupied Property**
Where the property is either bought outright or with a mortgage and then lived in by the owner.

**Parks and Gardens of Special Historic Interest**
Parks and Gardens as listed in the Register.

**Planning Policy Guidance**
National planning policies that local planning authorities need to take into account when drawing up development plans and other documents and making decisions on planning applications. Currently being replaced by Planning Policy Statements.

**Planning Policy Statements**
A new system of national planning policies that local planning authorities need to take into account when drawing up development plans and other documents and making decisions on planning applications.

**Private Rental**
Renting from a private landlord, not from a Housing Association or Council.
<p>| <strong>Proposals Map Development Plan Document</strong> | Illustrates on a map base the geographical extent of all policies and proposals identified in the various Local Development Documents. |
|<strong>Public Transport Node</strong> | A Public Transport Node is a location or other defined area where two or more different modes of public transport converge, therefore allowing interchange between these modes. Public transport nodes are most commonly found in and around town centres. A common example would be a railway station with direct connections to a local bus service. |
|<strong>Pyrolisis</strong> | During pyrolisis organic waste is heated in the absence of air to produce a mixture of gaseous and liquid fuels and a solid, inert residue (mainly carbon). |
|<strong>Recycling</strong> | Involves the processing of wastes, into either the same product or a different one. |
|<strong>Redbridge Strategic Partnership</strong> | A partnership that brings together agencies across the borough to work together to improve the well being of everyone who lives and works in Redbridge through the Community Strategy. |
|<strong>Registered Social Landlord</strong> | Landlords of social housing that are registered with the Housing Corporation. Most are housing associations but they also include trusts, co-operatives and companies. |
|<strong>Residential Precinct</strong> | An area of the Borough thought to be worthy of conservation but not satisfying the stricter legal tests applied to a conservation area. |
|<strong>Riparian Buffer</strong> | Protected area bordering a waterway. |
|<strong>Section 106 Agreements</strong> | These agreements confer planning obligations on persons with an interest in land in order to achieve the implementation of relevant policies by Section 106 of the Town and Country Planning Act 1990. |
|<strong>Sequential Approach</strong> | Exhausting all available town centre locations, followed by edge of centre locations for certain types of development, before more remote sites are considered. |
|<strong>Sites of Borough Importance</strong> | Nature conservation sites which, from a London-wide point of view as assessed by the London Ecology Unit, do not have an importance beyond the Borough. Important because of their aesthetic appeal and provision of public access, as well as for their intrinsic ecological worth. |
|<strong>Sites of Local</strong> | Nature conservation sites, which do not have an importance |
| <strong>Importance</strong> | beyond the locality. Important because of their aesthetic appeal and provision of public access, as well as for their intrinsic ecological worth. |
| <strong>Sites of Metropolitan Importance</strong> | Nature conservation sites which, from a London-wide point of view as assessed by the London Ecology Unit, are important for the Capital as a whole. These sites can be important because of their aesthetic appeal and provision of public access, as well as for their intrinsic ecological worth. |
| <strong>Sites of Nature Conservation Importance (SNCI)</strong> | Locally important sites of nature conservation adopted by local authorities for planning purposes. |
| <strong>Site of Special Scientific Interest (SSSI)</strong> | An area which English Nature has designated as being of outstanding value for its flora, fauna or geology under the Wildlife and Countryside Act 1981. |
| <strong>Social Rented Housing</strong> | Housing which is provided to rent at below market rates for households in need by Local Authorities or Registered Social Landlords (RSLs). |
| <strong>Spatial Development Strategy</strong> | See “London Plan”. |
| <strong>Spatial Vision</strong> | A statement of long term shared goals for the spatial structure of an area. |
| <strong>Statement of Community Involvement</strong> | A Local Development Document that sets out how and when stakeholders will be involved in development plan preparation and consulted on planning applications. It is a statutory document subject to an inspector’s examination. |
| <strong>Statutory List</strong> | List of buildings declared under the Planning (Listed Buildings and Conservation Areas) Act 1990, with special architectural or historic merit and worthy of protection. |
| <strong>Strategic Environmental Assessment (SEA):</strong> | Term used in the European Union to describe environmental assessment as applied to policies, plans and programmes. |
| <strong>Supplementary Planning Documents</strong> | Supplementary Planning Documents provide further explanation or elaboration of policies contained in Development Plan Documents. Supplementary Planning Documents may take the form of design guides, area development briefs, master plan or issue-based documents. |
| <strong>Sustainability Appraisal (SA):</strong> | An assessment that considers social, environmental and economic effects of a plan or policy and which fully incorporates the requirements of the SEA Directive. |
| <strong>Sustainable Development</strong> | Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. |</p>
<table>
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<tr>
<th><strong>Tenure</strong></th>
<th>Describes the type of ownership of a property e.g. privately rented, social rented, freehold etc.</th>
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<tr>
<td><strong>Thames Gateway</strong></td>
<td>Major growth area stretching from Tower Bridge through east London and out to the Thames estuary.</td>
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<tr>
<td><strong>Tree Preservation Orders</strong></td>
<td>A mechanism for securing the preservation of single trees or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.</td>
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<tr>
<td><strong>Unitary Development Plan</strong></td>
<td>A borough-wide statutory development plan, which Councils are required to prepare under the Town and Country Planning Act 1990. They are now being superseded by Local Development Frameworks.</td>
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