Local Development Framework

Development Opportunity Sites

Development Plan Document

May 2008
Foreword

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 Development Plan 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 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 Development Plan 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.

This Development Opportunity Sites Development Plan 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 examination into each document, and the Development Opportunity Sites Development Plan Document has now been declared sound.

Councillors and professional planning officers have made a huge effort to ensure that the 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 Peter Goody
Cabinet Member for Planning, Regeneration and Environment
London Borough of Redbridge
Development Opportunity Sites Development Plan Document

The Development Opportunity Sites 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 sites within the Borough that may be suitable for development, with the exception of housing development and mixed-use development.

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GEMEINDE DES BEZIRKS REDBRIDGE/LONDON

DOKUMENT BEZÜGLICH DER PLANUNG ÖRTLICHER ENTWICKLUNG FÜR BAUGEBIET GEEIGNET ZUR ENTWICKLUNG
(DEVELOPMENT OPPORTUNITY SITES DEVELOPMENT PLAN DOCUMENT)

Das „Dokument bezüglich der Planung örtlicher Entwicklung für Baugebiet geeignet zur Entwicklung“ ist eines aus einer Anzahl von Dokumenten, das den "Rahmen Örtlicher Entwicklung“ der Gemeinde Redbridge in London bilden. Es bestimmt Baugebiet innerhalb des Bezirkes, welches möglicherweise für die örtliche Entwicklung geeignet ist, aber nicht für Wohnungsbau und Mischgebiete, sowohl für Wohnungsbau als auch gewerbliche Bebauung bestimmtes Baugebiet (Mixed-use Developments), bestimmt ist.

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LONDON BOROUGH OF REDBRIDGE

DEVELOPMENT OPPORTUNITY SITES DEVELOPMENT PLAN DOCUMENT

The London Borough of Redbridge is a place with great potential for development. New opportunities arise as we continue to develop and improve our services. We encourage all interested parties to explore these opportunities and contribute to the growth and success of our community.

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LONDON BOROUGH OF REDBRIDGE
IWE ETO ÒNA IDAGBASOKE AYE ILE

İwé Ètò Ònà Ìdàgbásòké Ìyé Ilé jé ókan ninu awọn iwé ti yo di Ètò Ìdàgbásòké Agbègbè fun Agbègbè Redbridge ti ilu London. Iwe yi s'älaye awgn ìyé ti a le ṣe le dàra fun idàgbásòké si ni Agbègbè Redbridge, yátò sì ìgbérú ìlè gbogbogbọ ati àmúgbọ̀rọ ìlè àjúmọlọ.

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Chapter 1: Introduction

1.1 Purpose of the Document

1.1.1 The purpose of this document is to identify sites with potential for non-housing development. The Development Plan Document shares the Core Strategy Spatial Vision and associated Strategic Objectives and Strategic Policies.

1.1.2 The document has been produced 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 development sites was carried out in conjunction with preparation of the Development Plan Document and that Sustainability Appraisal report is available separately.

1.1.3 To ensure that all documents are sound, planning policy guidance sets out criteria against which all Development Plan Documents will be assessed. Appendix A sets out the nine tests of soundness identified in PPS12 along with an explanation as to how they are met in the Development Opportunity Sites Development Plan Document.

1.2 Background

1.2.1 Work on the document commenced in early 2005 with widespread community and stakeholder consultation. This culminated in November 2005 with the publication of the Development Opportunity Sites Preferred Options Report and accompanying Sustainability Appraisal that set out an initial list of the Council’s preferred development opportunity site options.

1.2.2 Some 22 responses were received to the Preferred Options Report and these led to a number of revisions that have helped to refine this document. A full summary of the responses received and how the Council dealt with them, is available in an accompanying Consultation Statement to this Development Plan Document.

1.2.3 The revised document was submitted to the Secretary of State in January 2008. Some 38 representations 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 March 2008, subject to binding recommendations.

1.2.4 In preparing the Development Opportunity Sites Development Plan Document, 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 Borough Profile setting out the economic, social and environmental state of Redbridge. The evidence base accompanies the Development Plan Document.

1.3 Relationship to Other Local Development Documents

1.3.1 As set out in the Council’s Local Development Scheme, the Development Opportunity Sites 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 Development Opportunity Sites Development Plan Document and the other Development Documents being prepared. This is reproduced at Appendix B.
1.3.2 Other Documents include:

- The Core Strategy and Borough Wide Primary Policies Development Plan Documents which provide the overall policy framework for the planning of the Borough over the next ten years and beyond. These include policies that set out the requirements for new transport infrastructure, cultural facilities and community facilities as well as a number of generic policies relating to aspects such as the environment and building design.
- The 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.
- The Proposals Map 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 in 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 identify sites favoured for particular uses within them.

1.3.5 Appendix B also includes a number of Supplementary Planning Documents that the Council is producing. 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.

1.4 Structure of the Development Plan Document

1.4.1 In terms of the structure of this Development Plan Document:

- Chapter 1 (this Chapter) sets out the purpose of the Development Plan Document, a summary of how the Document has been prepared and its relationship with other Local Development Documents.
- Chapter 2 establishes the policy context (along with Appendix C) within which the Development Plan Document has been prepared and confirms the Spatial Vision of the Document (along with Appendix D).
- Chapter 3 provides an explanation on the site selection process and categorises each site by the type of development proposed.
- Chapter 4 provides details on processes for monitoring this Development Plan Document.
- Appendix A sets out how the Development Plan Document conforms with test of soundness criteria.
- Appendix B sets out the Redbridge Local Development Framework in a diagram illustrating the relationship between each of the Local Development Documents.
- Appendix D includes the Core Strategy Spatial Vision.
- Appendix E provides a Glossary of Terms.
Chapter 2: Policy Context and Spatial Vision

2.1 Introduction

2.1.1 The Core Strategy Development Plan Document sets out the overall Spatial Vision and Objectives of the Redbridge Local Development Framework. The Development Opportunity Sites Development Plan Document and the proposal sites identified within it, have been prepared within the context of relevant policy influences and local matters outlined below, as well as seeking to advance the Spatial Vision (see Appendix D).

2.2 National Policy Context for the Development Plan Document

2.2.1 Planning for the Borough must take account of the Government’s overall approach to planning and 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.

2.2.2 ‘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 (Thames Gateway, Milton Keynes-South Midlands, Ashford and London-Stansted-Cambridge-Peterborough Corridor) with capacity to accommodate more homes.

2.2.3 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.

2.2.4 Planning Policy Statements

The Government has also issued a series of policy documents to guide planning decisions. These Planning Policy Guidance (PPG) notes, which are now being replaced by Planning Policy Statements (PPS) to meet the requirements of new planning legislation, 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.

2.2.5 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 the Development Opportunity Sites Development Plan Document.

2.3 Regional Policy Context for the Development Plan Document

2.3.1 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.

2.3.2 The London Plan was first adopted in February 2004 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.

2.3.3 The London Plan was subject to ‘Early’ Alterations, which took effect in December 2006. These set a new housing target for Redbridge in the period 2007/08 to 2016/17. They also introduced new policies for the management of London’s waste.

2.3.4 In February 2008, further alterations to the London Plan were published. Alterations include placing increased emphasis on mitigating climate change, accommodating the housing targets and providing increased levels of affordable housing, amending the sub-regional boundaries and setting waste apportionment for each London Borough.

2.3.5 The London Plan (consolidated with alterations since 2004) includes over 200 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.

2.3.6 The London Plan seeks to accommodate the major part of this growth in the North East and South East London sub-regions. 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.

2.3.7 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 Development Opportunity Sites Development Plan Document are:
Policy 3A.18 (Protection and enhancement of social infrastructure and community facilities) states that existing demand for community facilities should be assessed with adequate provision being made by planning frameworks for provision of this.

Policy 3A.20 – 23 refer to health objectives with the goal of aiming to co-ordinate policies from the health sector and boroughs.

Policy 3A.25 (higher and further education) states that the needs of the education sector are addressed in borough wide policies in terms of the location, forecasting of educational needs, accessibility and maintaining standards educational standards.

Policy 3B.4 (industrial locations) states that boroughs should promote and manage ‘Strategic Industrial Locations through policies such as identifying appropriate sites, taking account of accessibility to workforce, public transport and movement of freight, but also to release surplus land for other uses where this would be more efficient.

Policies 3C.1 – 3C.22 refer to transportation policies within London including projects such as Crossrail, Thames Gateway Bridge and sustainable planning for new transportation developments.

Policy 3D.6 (The Olympic and Paralympic Games and sports facilities) states that the Mayor will work with strategic partners to promote and develop London’s sporting facilities with borough’s ensuring that good transport links, accessibility to the wider community, provision for areas of deficiencies and multiple use of facilities is provided.

In summary, the requirements of the London Plan with which the Council’s Development Opportunity Sites Development Plan Document should generally comply with, 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.

- Planning is carried out with community stakeholders seeking to enhance existing facilities with easy access for all.

- That sporting facilities are accessible to all, including the disabled and are enhanced and efficient use is made of the land being used by both the public and private sector.

- That transportation hubs are upgraded to improve integration with other modes of public transportation.

- That educational needs are addressed to meet expanding school rolls and improve facilities.

- Planning is carried out with the health sector to target those areas in need of improved facilities and access to health care.

- That areas of employment are enhanced and the land is used efficiently.

To be justified, a major policy departure from these requirements should be based on sound evidence.
2.4 Local Initiatives and Strategies

2.4.1 There are many local initiatives and strategies which have influenced the Development Opportunity Sites Development Plan Document. The most important of these are set out below.

2.4.2 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.

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

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

2.4.5 Progressive Ilford
In February 2002 the Council published ‘Progressive Ilford’, which sets out 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, improvement and downgrading of the roads in Ilford Hill and upgrading of Ilford Station as part of the proposed Crossrail proposal. The Ilford Town Centre Area Action Plan provides a detailed planning framework to guide regeneration in the town centre.

2.5 Summary

2.5.1 In summary, to reflect the Spatial Vision, national and regional planning policy as well as local initiatives and strategies, this Development Plan Document should:

• Link Redbridge to the wider regeneration goals for North-East London and the Thames Gateway London Partnership and London-Stansted-Cambridge-Peterborough growth corridors.
• Identify sites for development where community and cultural facilities can be upgraded, transportation hubs enhanced and business sites utilised.
• Recognise that Area Action Plans will identify a number of sites for community, commercial and cultural needs.
• Identify Development Opportunity Sites within the District Centres where Area Action Plans are not currently proposed.
• Identify Development Opportunity Sites at sustainable locations.
Chapter 3: Development Opportunity Sites

3.1 Background

3.1.1 This Development Opportunity Sites Development Plan Document identifies sites within the London Borough of Redbridge that the Council considers to be suitable for development (other than housing). This includes both sites for which planning permission has been granted, but where construction has not yet commenced, and sites for which planning permission has not yet been granted. The latter includes sites mainly outside the town centres where the Council is aware that there is an intention to develop and it would be acceptable in principle.

3.2 Development Opportunity Sites Proposal Sites

3.2.1 To ensure conformity with the London Plan and reflect the Spatial Vision, Strategic Objectives and Strategic Policies in the Core Strategy, a number of sites considered in principle to be suitable for development have been identified:

- **TR1 Schedule lists** opportunities for enhancement on the transportation network or land currently used for transportation purposes.
- **B1 Schedule lists** opportunities for mixed use, potentially involving research and development uses.
- **CR1 Schedule lists** opportunities for new and improved cultural and recreational facilities.
- **C1 Schedule lists** opportunities for new and improved community facilities.

3.2.2 The sites included in Chapter 3 are considered to be appropriate in principle for development over the Plan period for at least one of the following reasons:

- The site was identified in the Unitary Development Plan (adopted November 2003) and there is considered to be a realistic prospect of development.
- An approved development brief is in place.
- The site was identified in a draft Area Action Plan prepared to supplement the Unitary Development Plan.
- Promotes an opportunity in the Metropolitan Centre (although major opportunities will in the main be identified through the Ilford Area Action Plan).
- Promotes an opportunity in a District Centre.
- Good public transport connections exist.
- Infrastructure is in place or could be readily provided.
- Development would not conflict with surrounding land uses.

3.2.3 In turn, a number of sites were rejected for inclusion in the lists on the basis that:

- There is not a realistic prospect of the site coming forward for development during the Plan period.
- It was considered important to retain the existing use.
- It was a small site and would only provide a minor development opportunity.
- Development would conflict with other policies (e.g. policies dealing with the Green Belt, flood plain, Sites of Nature Conservation Importance and Strategic Industrial Locations).

3.2.4 It is unrealistic to expect that development proposals will come forward for all the identified proposed sites. In addition, the inclusion of a site in the list does not automatically mean that a development proposal will be approved, because any proposal will need to comply with a range of other policies found in the Local Development Framework.
3.2.5 Proposal TR1 – Network Improvements - summary
Five sites are included within the network improvement category, the majority of which are a direct consequence of the proposed Crossrail scheme. These sites are:

TR1.1 – Ilford Station – proposed Crossrail Station
TR1.2 – Ilford Hill – proposed new bus stopping arrangements
TR1.3 – Seven Kings Station – proposed station improvements
TR1.4 – Goodmayes Station – proposed station improvements
TR1.5 – Chadwell Heath Station – proposed station improvements

3.2.5 Proposal B1 – Business Opportunities - summary
One site is included within the business opportunities category where new business uses will be appropriate. This is:

B1 – Grove Farm – mixed use

3.2.6 Proposal CR1 – New and Improved Culture & Recreation Facilities - summary
Nine sites are included within the culture and recreation facilities category, which are either new proposals or an improvement of existing facilities. These sites are:

CR1.1 – Ilford Baths – proposed new leisure facility
CR1.2 – Fullwell Cross Swimming Pool – proposed improvements
CR1.3 – Ashton Playing Fields – proposed improvements
CR1.4 – River Roding – proposed enhancements
CR1.5 – PLA Sports Ground – proposed new leisure facility
CR1.6 – Gants Hill Library – proposed improvements
CR1.7 – Woodford Town Football Club – proposed new recreation facility
CR1.8 – Cricklefields Athletics Sports Ground – proposed new leisure facility
CR1.9 – Car Park adjacent to 24 Primrose Road – proposed new recreation facility

3.2.7 Proposal C1 – New and Improved Community Facilities - summary
Twelve sites are included within the community facilities category, which are either new proposals or an improvement of existing facilities. These sites are:

C1.1 – Plough Public House – new health centre
C1.2 – Ilford Baths – proposed new primary school
C1.3 – Valentines Mansion – proposed enhancement
C1.4 – Allotments, South Park Drive – proposed new primary school
C1.5 – Woodford Town Football Club – proposed new community facility
C1.6 – Community Advice Centre – Proposed enhancement
C1.7 – Scout Hall – proposed new facilities
C1.8 – Ray Lodge Primary School – proposed new facilities
C1.9 – Redbridge Junior & Infants School – proposed new facilities
C1.10 – Clore Tikva School – Proposed new facilities
C1.11 – Chadwell Heath Foundation School – proposed new facilities
C1.12 – Valentines High School – proposed new facilities
Schedule TR1

3.3 **TR1.1 – Ilford Station**

3.3.1 **Address:**
Ilford Station, Cranbrook Road, Ilford

3.3.2 **Proposal:**
Provision of new station building as part of the Crossrail project, accessible from Cranbrook Road, York Place and Ilford Hill. The station building will be located to the west of the original station building and will consist of a public concourse area, main ticket hall and associated staff accommodation and operations rooms. This will create an open station with multiple access points. In conjunction with the station, provision is also to be made for buses, and a public square provided.

3.3.3 **Implementing body:**
Contractor on behalf of Cross London Rail Links Limited, and in consultation with Redbridge Council.

3.3.4 **Timescale:**
Work on the rail station is expected to last for around 18 months and could begin in 2009. It is anticipated that construction will be complete by 2015. Work on the bus station and public square is anticipated over the same time frame.

3.3.5 **Relevant policies:**
E2 – Nature Conservation
E4 – Archaeological Remains
E5 – Flooding and Water Quality
T1 – Sustainable Transport
T2 – Public Transport
T3 – Walking and Cycling
T4 – Enhancing the Transportation Network
T6 – Service and Delivery Vehicles
R1 – Sustainable Centres
BD1 – All Development

3.3.6 **Environmental considerations:**
The site is within Flood Zone 1. A Flood Risk Assessment may need to be undertaken in the event of future development on the site. There is potential for archaeological remains to be present on the site.

3.3.7 **Other comments:**
In order to limit disruption, the existing station building would need to remain in place until the new station building is complete.

The Council supports development of a new interchange at Ilford Station, which could include better links to the Exchange Shopping Centre and new bus stopping arrangements. The Crossrail Station would be the centrepiece of any new interchange.
3.4 TR1.2 – Ilford Hill

3.4.1 Address:
Ilford Hill, Ilford

3.4.2 Proposal:
The Council has commissioned a traffic model of Ilford Town Centre, which has been used to formulate various scenarios for improved vehicle movement and future bus stopping arrangements.

3.4.3 Implementing body:

3.4.4 Timescale:
Between 2009 and 2015.

3.4.5 Relevant policies:
E5 – Flooding and Water Quality
T1 – Sustainable Transport
T2 – Public Transport
T3 – Walking and Cycling
T4 – Enhancing the Transportation Network
R1 – Sustainable Centres
BD1 – All Development

3.4.6 Environmental considerations:
Part of this site is within Flood Zone 1. A Flood Risk Assessment may need to be undertaken in the event of future development on this site.

3.4.7 Other comments:
As bus patronage within the Borough continues to rise, the Council expects that new bus stopping arrangements that make the most efficient use of the space available will be needed in the future. A number of other options for bus stopping arrangements have also been considered and no firm decision on the option to be taken forward has yet been made.

Phase 1a of the East London Transit scheme will also terminate at Ilford Hill. Further phases of the scheme may see the service extended north of Ilford in the future, in which case the existing bus stopping arrangements will be reviewed accordingly.
3.5 **TR1.3 – Seven Kings Station**

3.5.1 **Address:**
Seven Kings Station, High Road, Seven Kings

3.5.2 **Proposal:**
As part of the Crossrail project, platform works and track realignments will be carried out at Seven Kings Station. Improvements will also be made to the existing station building, which is locally listed.

3.5.3 **Implementing body:**
Contractors on behalf of Cross London Rail Links Limited in consultation with Redbridge Council.

3.5.4 **Timescale:**
Between 2009 and 2015.

3.5.5 **Relevant policies:**
E2 – Nature Conservation
E4 – Archaeological Remains
E3 – Conservation of the Built Heritage
E5 – Flooding and Water Quality
T1 – Sustainable Transport
T4 – Enhancing the Transportation Network
R1 – Sustainable Centres
BD1 – All Development

3.5.6 **Environmental considerations:**
The site is located within the floodplain and although the area is not prone to flooding, a Flood Risk Assessment will need to be undertaken in the event of future development on this site.

3.5.7 **Other comments:**
The station is locally listed and there may be archaeological remains present beneath and around the station. These matters will need to be taken into account before and during the proposed construction works.

The work site for the scheduled works will be located to the north-east of the existing station within the grounds of the Canon Palmer Catholic School. The Council will work with the school, the contractor and Cross London Rail Links Limited in order to ensure that any disruption as a result of the works is kept to a minimum.

Overall, it is expected that the construction works will take approximately five months to complete.
3.6 TR1.4 – Goodmayes Station

3.6.1 Address:
Goodmayes Station, High Road, Goodmayes

3.6.2 Proposal:
As part of the Crossrail project, platform works will be carried out at Goodmayes Station and the currently disused freight loop running between Goodmayes and Chadwell Heath will be reinstated. Improvements will also be made to the existing station building including access for the disabled.

3.6.3 Implementing body:
Contractor on behalf of Cross London Rail Links Limited in consultation with Redbridge Council.

3.6.4 Timescale:
Between 2009 and 2015.

3.6.5 Relevant policies:
E2 – Nature Conservation  
E5 – Flooding and Water Quality  
T1 – Sustainable Transport  
T4 – Enhancing the Transportation Network  
R1 – Sustainable Centres  
BD1 – All Development

3.6.6 Environmental considerations:
The site is within Flood Zone 1. A Flood Risk Assessment may need to be undertaken in the event of future development on this site.

3.6.7 Other comments:
A number of properties located adjacent to the freight loop are likely to qualify for noise insulation and this will be provided by the contractor. The worksite access will temporarily take some private parking away from adjacent properties (around 10 spaces).

Overall, the construction works are expected to take five months to complete. The peak construction period is expected to last for a period of approximately a month.
### 3.7 TR1.5 – Chadwell Heath Station

#### 3.7.1 Address:
Chadwell Heath Station, Station Road, Chadwell Heath

#### 3.7.2 Proposal:
As part of the Crossrail project, platform works will be carried out at Chadwell Heath Station and the currently disused freight loop running between Goodmayes and Chadwell Heath will be reinstated. Improvements will also be made to the existing station building.

#### 3.7.3 Implementing body:
Contractor on behalf of Cross London Rail Links Limited in consultation with Redbridge Council.

#### 3.7.4 Timescale:
Between 2008 and 2012.

#### 3.7.5 Relevant policies:
E2 – Nature Conservation  
E4 – Archaeological Remains  
E5 – Flooding and Water Quality  
T1 – Sustainable Transport  
T4 – Enhancing the Transportation Network  
R1 – Sustainable Centres  
BD1 – All Development

#### 3.7.6 Environmental considerations:
There may be archaeological remains present in the area around the station. This will need to be taken into account before and during the proposed construction works. The site is located within Flood Zone 1. A Flood Risk Assessment may need to be undertaken in the event of future development on this site.

#### 3.7.7 Other comments:
A number of properties located adjacent to the freight loop are likely to qualify for noise insulation and this will be provided by the contractor. The worksite servicing activities on the site will be located within an existing car park off Valence Avenue.

Station Road provides the boundary between the London Borough of Redbridge and the London Borough of Barking & Dagenham. The station building is located within the Redbridge boundary.

Overall, the construction works are expected to take five months to complete. The peak construction period is expected to last for a period of approximately two months.
### Schedule B1

<table>
<thead>
<tr>
<th>3.8</th>
<th>B1.1 – Grove Farm</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.8.1</td>
<td><strong>Address:</strong></td>
</tr>
<tr>
<td></td>
<td>Grove Farm, part of Chadwell Heath Business Area, Chadwell Heath</td>
</tr>
<tr>
<td>3.8.2</td>
<td><strong>Site area:</strong></td>
</tr>
<tr>
<td></td>
<td>1.43 ha (1,4300 sq m).</td>
</tr>
<tr>
<td>3.8.3</td>
<td><strong>Proposal:</strong></td>
</tr>
<tr>
<td></td>
<td>The site has been identified as being suitable for light industrial (B1), research and development uses. A mixed-use scheme including residential, appropriate community facilities, non-food bulky goods retail in addition to small to medium size light industrial units may be appropriate.</td>
</tr>
<tr>
<td>3.8.4</td>
<td><strong>Implementing body:</strong></td>
</tr>
<tr>
<td></td>
<td>Private developer.</td>
</tr>
<tr>
<td>3.8.5</td>
<td><strong>Timescale:</strong></td>
</tr>
<tr>
<td></td>
<td>Between 2007 and 2011.</td>
</tr>
<tr>
<td>3.8.6</td>
<td><strong>Relevant policies:</strong></td>
</tr>
<tr>
<td></td>
<td>T1 – Sustainable Transport</td>
</tr>
<tr>
<td></td>
<td>T5 – Car Parking</td>
</tr>
<tr>
<td></td>
<td>T6 – Service and Delivery Vehicles</td>
</tr>
<tr>
<td></td>
<td>R2 – New Shopping Development</td>
</tr>
<tr>
<td></td>
<td>B1 – Promoting Employment</td>
</tr>
<tr>
<td></td>
<td>BD1 – All Development</td>
</tr>
<tr>
<td>3.8.7</td>
<td><strong>Other comments:</strong></td>
</tr>
<tr>
<td></td>
<td>The site is within the boundary of Chadwell Heath Business Area.</td>
</tr>
</tbody>
</table>
## Schedule CR1

### 3.9 CR1.1 – Ilford Baths

#### 3.9.1 Address:
Ilford Baths, Ilford High Road, Ilford

#### 3.9.2 Site area:
0.37 ha (3,700 sq.m.) approx.

#### 3.9.3 Proposal:
A swimming pool is currently located on the site, however this facility is now in need of redevelopment. There is a possibility that a new leisure facility could be developed on the site, which includes a swimming pool, and makes better use of the land available. The new facility would house a range of facilities.

#### 3.9.4 Implementing body:
Private developer in consultation with Redbridge Council.

#### 3.9.5 Timescale:
Between 2006 and 2010.

#### 3.9.6 Relevant policies:
- E5 – Flooding and Water Quality
- T1 – Sustainable Transport
- C1 – Existing Community Facilities
- C2 – Access to Community Facilities
- CR3 – Sport, Leisure and Cultural Facilities
- BD1 – All Development

#### 3.9.7 Environmental considerations:
Site is in Flood Zone 1. A Flood Risk Assessment may need to be undertaken in the event of future development on this site.

#### 3.9.8 Other comments:
A leisure centre is consistent with the London East Sub Regional Development Framework (May 2006).
3.10 CR1.2 – Fullwell Cross Swimming Pool

3.10.1 Address:
Fullwell Cross Swimming Pool, High Street, Barkingside

3.10.2 Proposal:
A swimming pool is currently located on the site. There is potential for a number of improvements to be made to the existing facility, including the addition of a day crèche and fitness suite, in order to improve the service it offers to its users.

3.10.3 Implementing body:
Private developer on behalf of Redbridge Council.

3.10.4 Timescale:
Between 2007 and 2010.

3.10.5 Relevant policies:
E5 – Flooding and Water Quality
T1 – Sustainable Transport
R1 – Sustainable Centres
CR3 – Sport, Leisure and Cultural Facilities
C1 – Existing Community Facilities
C2 – Access to Community Facilities
BD1 – All Development

3.10.6 Environmental considerations:
Site is in Flood Zone 1. A Flood Risk Assessment may need to be undertaken in the event of future development on this site.

3.10.7 Other comments:
The swimming pool adjoins Fullwell Cross Library, and together the two facilities provide a valuable community resource. Any development would need to take the needs of the users of both facilities into account, and any disruption caused by construction works should be minimised wherever possible.

Ample car parking is available within a short distance of the site and public transport access to the area is good. There is unlikely to be a need for the provision of additional car parking.

The existing facility is well used by a number of schools within the Borough and is operated by Parkwood Leisure Services on behalf of the Council.
3.11 **CR1.3 – Ashton Playing Fields**

3.11.1 **Address:**
Ashton Playing Fields, Waltham Road, Woodford Bridge

3.11.2 **Proposal:**
An athletics club is currently located on the site (Woodford Green Athletics Club). A need has been identified for additional spectator seating and the widening of the existing running track. There is also potential for the development of a new sports hall on the site.

3.11.3 **Implementing body:**
Private developer on behalf of Redbridge Leisure Services in consultation with Redbridge Planning and Regeneration Service.

3.11.4 **Timescale:**
Between 2006 and 2009.

3.11.5 **Relevant policies:**
E1 – Green Belt and Metropolitan Open Land  
E4 – Archaeological Remains  
E5 – Flooding and Water Quality  
T1 – Sustainable Transport  
CR3 – Sport, Leisure and Cultural Facilities  
BD1 – All Development

3.11.6 **Environmental considerations:**
The site is located within the Green Belt and, as a result, any proposals for new development will need to satisfy strict criteria before being approved. Development will not be permitted if it is considered to be inappropriate and harmful to the purposes of the Green Belt, in line with Policy E1.

The site is also within an Archaeological Priority Zone and applications for development involving significant groundwork should be accompanied by an archaeological evaluation.

Furthermore, the site is within Flood Zone 3 and is prone to flooding. As a result, the siting of any new development would need careful consideration and a Flood Risk Assessment would also be required.

3.11.7 **Other comments:**
A planning application for the widening and re-surfacing of the running track was submitted in February 2006 but withdrawn shortly afterwards.
**3.12 CR1.4 – The River Roding**

3.12.1 **Address:**
River Roding, running through Ilford and up through Woodford Bridge

3.12.2 **Proposal:**
Enhancements to the riverside environment, including the development of the proposed Roding Valley Way foot and cycle paths.

3.12.3 **Implementing body:**
Private developer on behalf of Redbridge Leisure Service in consultation with Redbridge Planning & Regeneration Service.

3.12.4 **Timescale:**
Between 2006 and 2009.

3.12.5 **Relevant policies:**
- E1 – Green Belt and Metropolitan Open Land
- E2 – Nature Conservation
- E4 – Archaeological Remains
- E5 – Flooding and Water Quality
- T3 – Walking and Cycling
- T4 – Enhancing the Transportation Network
- CR3 – Sport, Leisure and Cultural Facilities
- BD1 – All Development

3.12.6 **Environmental considerations:**
The river runs through areas of Green Belt, Metropolitan Open Land, Sites of Nature Conservation Importance and sites where archaeological remains are a possibility. Any proposals will need to show due consideration to the relevant environmental planning policies relating to the area adjacent to the river.

Proposals would also need to take into account the fact that the river is liable to flood from time to time. Development within the riverside environment should be designed so as not to increase the risk of flooding.

3.12.7 **Other comments:**
A number of sources may be used to fund the River Roding Way project. In addition to Policy T3, the Council’s Walking and Cycling strategies provide further support for the provision of new foot and cycle paths within the Borough.

Proposals are also being considered for a Roding Valley Park running parallel to the river in Ilford. Proposals for the riverside environment are also identified within the Environment Agency’s North London River Restoration Strategy.
3.13 **CR1.5 – Former Port of London Authority Sports Ground**

3.13.1 **Address:**
Former Port of London Authority Sports Ground, The Drive, Cranbrook

3.13.2 **Site area:**
10.9 ha (10,900 sq.m.) approx.

3.13.3 **Proposal:**
As well as a new primary school, there is potential for the provision of new leisure and recreational facilities on the site that will be accessible to the public. These facilities could include a new athletics track and area for spectator seating.

3.13.4 **Implementing body:**
Private developer on behalf of Redbridge Leisure Service in consultation with Redbridge Planning and Regeneration Services.

3.13.5 **Timescale:**
Between 2007 and 2011.

3.13.6 **Relevant policies:**
- E5 – Flooding and Water Quality
- T1 – Sustainable Transport
- T5 – Car Parking
- CR1 – Protection of Important Urban Open Space
- CR3 – Sport, Leisure and Cultural Facilities
- CR4 – Open Space in New Development
- BD1 – All Developments

3.13.7 **Environmental considerations:**
The site is classified as Important Open Space (Policy CR1). Site is in Flood Zone 1. A Flood Risk Assessment may need to be undertaken in the event of future development on this site.

3.13.8 **Other comments:**
A new Primary School has been built on the land adjoining Proposal CR1.5. The Council expects that a new leisure and recreational facility will complement the primary school, and that the facilities will be used by both schools within the Borough and the public.
3.14 **CR1.6 – Gants Hill Library**

3.14.1 **Address:**
Gants Hill Library, Cranbrook Road, Gants Hill

3.14.2 **Proposal:**
The library is one of eleven branch libraries within the Borough. An opportunity has been identified for enhancements to be made to the library, which would improve the service that it offers to all of its users. Wider ranging redevelopment of the facilities provided on the site may also be a possibility in the future.

3.14.3 **Implementing body:**
Private developer on behalf of Redbridge Library Service in consultation with Redbridge Planning and Regeneration Service.

3.14.4 **Timescale:**
Between 2007 and 2009.

3.14.5 **Relevant policies:**
- E3 – Conservation of the Built Heritage
- T1 – Sustainable Transport
- R1 – Sustainable Centres
- CR3 – Sport, Leisure and Cultural Facilities
- C1 – Existing Community Facilities
- C2 – Access to Community Facilities
- BD1 – All Development

3.14.6 **Other comments:**
It is likely that, as part of the proposed enhancements, an extension to the existing building will be necessary. The library is a locally listed building and this will need to be taken into account before and during the proposed construction works.

Ample car parking is available within a short distance of the site and public transport access to the area is good. There is unlikely to be a need for the provision of additional car parking.
3.15 CR1.7 – Woodford Town Football Club

3.15.1 Address:
Woodford Town Football Club, r/o 243 – 265 Snakes Lane East, Woodford

3.15.2 Site area:
1.21 ha (12,100 sq.m.) approx.

3.15.3 Primary proposal:
The site, which has been unused for a number of years, was previously used as a football
ground by Woodford Town Football Club. There is an opportunity for a leisure or
recreational facility on the site, possibly such as an allotment, which would also
incorporate an area for open recreation.

3.15.4 Implementing body:
Private developer in consultation with Redbridge Council.

3.15.5 Timescale:
Between 2008 and 2012.

3.15.6 Relevant policies:
E5 – Flooding and Water Quality
T1 – Sustainable Transport
CR1 – Protection of Important Urban Open Space
CR2 - Allotments
CR3 – Sport, Leisure and Cultural Facilities
CR4 – Open Space in New Development
C2 – Access to Community Facilities
BD1 – All Development

3.15.7 Environmental considerations:
Based on information provided by the Environment Agency, the site is located within
Flood Zone 3 (the 1 in 100 year floodplain). It is recognised that the site is at risk from
flooding and, as a result, a Flood Risk Assessment for the site will be required for
submission together within any applications for development. This will enable a
decision to be taken on whether or not development on the site is acceptable in terms
of flood risk.

3.15.8 Other comments:
It is recognised that the site currently serves as an important area of open space to local
residents, and any new proposal will be expected to retain an area of open space. (See
proposal C1.5).
3.16 CR1.8 – Cricklefields Athletics Sports Ground

3.16.1 Address:
Cricklefields Athletics Sports Ground, High Road, Ilford

3.16.2 Site area:
4.62 ha (4,620 sq m).

3.16.3 Proposal:
The site is currently home to Cricklefields Athletics Club, and includes two running tracks and associated spectator seating. There is a proposal to redevelop the site into a large leisure centre, incorporating a number of facilities including a 50m Olympic size swimming pool and areas for outdoor recreation.

3.16.4 Implementing body:
Private developer on behalf of Redbridge Leisure Service in consultation with Redbridge Planning and Regeneration Service.

3.16.5 Timescale:
Between 2008 and 2012.

3.16.6 Relevant policies:
T1 – Sustainable Transport
T5 – Car Parking
H1 – Housing Provision
H2 – Housing Choice
CR3 – Sport, Leisure and Cultural Facilities
CR4 – Open Space in New Developments
BD1 – All Development
BD2 – Tall Buildings
BD3 – Density in New Residential Development
BD4 – Amenity Space in New Residential Development

3.16.7 Other comments:
A leisure centre is consistent with the East London Sub Regional Development Framework (May 2006).

There is also scope for residential development to occur on this site.
3.17 CR1.9 – Car Park adjacent to 24 Primrose Road

3.17.1 Address:
Car Park adjacent to 24 Primrose Road, South Woodford

3.17.2 Site area:
4.62 ha (4,620 sq m).

3.17.3 Proposal:
The site currently provides a car park however it is relatively underused and in a poor state of repair. There is the potential for the development of a sports pitch on the site, enclosed by fencing and including an all weather surface.

3.17.4 Implementing body:
Private developer in consultation with Redbridge Council.

3.17.5 Timescale:
Between 2006 and 2009.

3.17.6 Relevant policies:
T5 – Car Parking
T6 – Service and Delivery Vehicles
R1 – Sustainable Centres
CR3 – Sport, Leisure and Cultural Facilities
CR4 – Open Space in New Developments
BD1 – All Development

3.17.7 Other comments:
Given the constraints of the site in terms of its size and location, it is considered that the potential for the redevelopment on the site is limited and a sports pitch for 5 a side football and hockey would constitute a good use of the site. The pitch would need to be properly enclosed to ensure that any activity is self-contained within the site.

Similar examples of sports pitches being successfully located beneath major roads can be found beneath the A406/A3220 Junction in the London Borough of Kensington and Chelsea.
### Schedule C1

<table>
<thead>
<tr>
<th>3.18</th>
<th><strong>C1.1 – Plough Public House</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>3.18.1</td>
<td><strong>Address:</strong> Plough Public House, Ilford Lane, Ilford</td>
</tr>
<tr>
<td>3.18.2</td>
<td><strong>Proposal:</strong> A need has been identified for a new health centre in South Ilford, and the existing Plough Public House is considered to be a suitable site. Any new health centre could include provision for several GP's and/or dentists.</td>
</tr>
<tr>
<td>3.18.3</td>
<td><strong>Implementing body:</strong> Private developer on behalf of Redbridge Primary Care Trust in consultation with Redbridge Planning and Regeneration Service.</td>
</tr>
<tr>
<td>3.18.4</td>
<td><strong>Timescale:</strong> Between 2007 and 2010.</td>
</tr>
<tr>
<td>3.18.5</td>
<td><strong>Relevant policies:</strong> T1 – Sustainable Transport T5 – Car Parking C2 – Access to Community Facilities BD1 – All Development</td>
</tr>
<tr>
<td>3.18.6</td>
<td><strong>Other comments:</strong> The need for an additional health facility in the South Ilford area is identified in the Redbridge Primary Care Trust Estates Strategy (2005 – 2010). This site is also included within the Housing Opportunity Sites Development Plan Document (site LO21).</td>
</tr>
</tbody>
</table>
3.19 C1.2 – Ilford Baths

3.19.1 Address:
Ilford Baths, Ilford High Road, Ilford

3.19.2 Proposal:
A swimming pool is currently located on the site, however this facility is now in need of redevelopment. There is a possibility that a new primary school could be developed in the site, which would go some way towards relieving the shortage of primary school places available within the Ilford and Seven Kings area.

3.19.3 Implementing body:
Private developer under contract to the Local Education Authority, in consultation with Redbridge Council.

3.19.4 Timescale:
Between 2006 and 2010.

3.19.5 Relevant policies:
E5 – Flooding and Water Quality
T1 – Sustainable Transport
C1 – Existing Community Facilities
C2 – Access to Community Facilities
BD1 – All Development

3.19.6 Other comments:
It is likely that if the swimming pool is redeveloped into a primary school, another swimming pool will need to be provided somewhere within the southern half of the Borough. (See proposal CR1.8)

3.19.7 Environmental Considerations:
Site is in Flood Zone 1. A Flood Risk Assessment may need to be undertaken in the event of future development on this site.
3.20 **C1.3 – Valentines Mansion**

3.20.1 **Address:**
Valentines Mansion, Valentines Park, Ilford

3.20.2 **Proposal:**
Proposed restoration and enhancement of the existing facility, including the development of a community facility, that can be used for both conferencing and educational purposes, and registrar.

3.20.3 **Implementing body:**
Redbridge Council in consultation with English Heritage and the Heritage Lottery Fund.

3.20.4 **Timescale:**
Between 2008 and 2012.

3.20.5 **Relevant policies:**
E2 – Nature Conservation
E3 – Conservation of the Built Heritage
E4 – Archaeological Remains
E5 – Flooding and Water Quality
T1 – Sustainable Transport
CR3 – Sport, Leisure and Cultural Heritage
C1 – Existing Community Facilities
C2 – Access to Community Facilities
BD1 – All Development

3.20.6 **Environmental considerations:**
Valentines Mansion is located within both a Site of Nature Conservation Importance and a Historic Park. The proposed restoration and enhancement of the building is not expected to encroach on the openness of the surrounding area. Site is in Flood Zone 1.

3.20.7 **Other comments:**
The Mansion is a Grade II* listed building and this will need to be taken into account before and during the proposed construction works.

Part of the funding for the project is expected to come from the Heritage Lottery Fund.
3.21 **C1.4 – Allotments, South Park Drive**

3.21.1 **Address:**
Allotments, South Park Drive, Ilford

3.21.2 **Proposal:**
The site was formerly used as an allotment garden. There is potential for a proposed primary school on the site, which would go some way towards relieving the shortage of primary school places available within the Ilford area.

3.21.3 **Implementing body:**
Private developer under contract to the Local Education Authority, in consultation with Redbridge Council.

3.21.4 **Timescale:**
Between 2007 and 2010.

3.21.5 **Relevant policies:**
E5 – Flooding and Water Quality  
T1 – Sustainable Transport  
C1 – Existing Community Facilities  
C2 – Access to Community Facilities  
CR1 – Protection of Important Urban Open Space  
BD1 – All Development

3.21.6 **Environmental considerations:**
Site is located in Loxford Water Floodplain and a Flood Risk Assessment will be required to accompany any planning application.

3.21.7 **Other comments:**
If the site is not developed for a new primary school, consideration will be given to including it in the Development Sites with Housing Capacity Development Plan Document.
C1.5 – Woodford Town Football Club

3.22.1 Address:
Woodford Town Football Club, r/o 243 – 265 Snakes Lane East, Woodford

3.22.2 Proposal:
The site, which has been unused for a number of years, was previously used as a football ground by Woodford Town Football Club. There is potential for a small community facility on the site, for example a clinic or a nursery, which would serve the needs of the local community.

3.22.3 Implementing body:
Private developer in consultation with Redbridge Council.

3.22.4 Timescale:
Between 2008 and 2012.

3.22.5 Relevant policies:
E5 – Flooding and Water Quality
T1 – Sustainable Transport
C1 – Existing Community Facilities
C2 – Access to Community Facilities
CR1 – Protection of Important Urban Open Space
BD1 – All Development

3.22.6 Environmental considerations:
Based on information provided by the Environment Agency, the site is located within Flood Zone 3 (the 1 in 100 year floodplain). It is recognised that the site is at risk from flooding and, as a result, a Flood Risk Assessment for the site will be required for submission together within any applications for development. This will enable a decision to be taken on whether or not development on the site is acceptable in terms of flood risk.

3.22.7 Other comments:
(See proposal CR1.7)
3.23 **C1.6 – Community Care Advice Centre**

3.23.1 **Address:**
Community Care Advice Centre, adjacent to 171 Aldborough Road North

3.23.2 **Proposal:**
A community care advice centre is currently located on the site. There is potential to enhance the existing facility, in order to improve the service that it offers to the local community. Such an enhancement may require the construction of an extension to the existing facility.

3.23.3 **Implementing body:**
Private developer in consultation with Redbridge Council.

3.23.4 **Timescale:**
Between 2007 and 2012.

3.23.5 **Relevant policies:**
T1 – Sustainable Transport
C1 – Existing Community Facilities
C2 – Access to Community Facilities
BD1 – All Development

3.23.6 **Other comments:**
Any enhancement of the facility would need to take into account the availability of other community facilities located throughout the borough.
3.24  **C1.7 – Scout Hall, Hurstleigh Gardens**

3.24.1 **Address:**
Scout Hall, Hurstleigh Gardens, Clayhall

3.24.2 **Proposal:**
A scout hall is currently located on the site, however due to its age it is now in a relatively poor condition. There is potential for the redevelopment of the scout hall to provide an improved local facility. The development of a limited number of residential units on the site may also be feasible.

3.24.3 **Implementing body:**
Private developer in consultation with Redbridge Council.

3.24.4 **Timescale:**
Between 2007 and 2010.

3.24.5 **Relevant policies:**
T1 – Sustainable Transport
T6 – Service and Delivery Vehicles
H1 – Housing Provision
H2 – Housing Choice
H3 – Affordable Housing
CR3 – Sport, Leisure and Cultural facilities
C1 – Existing Community Facilities
C2 – Access to Community Facilities
BD1 – All Development
BD3 – Density in New Residential Development
BD4 – Amenity Space in New Residential Development

3.24.6 **Other comments:**
The inclusion of residential development on the site may be necessary to fund the redevelopment of the existing scout hall. Based on the size of the site, it is expected that up to 11 units may be acceptable on the site.

This site is also included within the Development Sites with Housing Capacity Development Plan Document (site FL02).
3.25  **C1.8 – Ray Lodge Primary School**

3.25.1 **Address:**
Ray Lodge Primary School, Snakes Lane East, Woodford Bridge

3.25.2 **Proposal:**
There is potential for the construction of a new Children’s Centre in the grounds of Ray Lodge Primary School incorporating a children’s Resource Centre, it is anticipated that a two-storey building will be required with provision for ancillary accommodation on the ground floor and office accommodation on the second floor.

3.25.3 **Implementing body:**
Private developer on behalf of Redbridge Children’s Services in consultation with Ray Lodge Primary School and Redbridge Planning Services.

3.25.4 **Timescale:**
Between 2007 and 2011.

3.25.5 **Relevant policies:**
T1 – Sustainable Transport
T3 – Walking and Cycling
T6 – Service and Delivery Vehicles
C1 – Existing Community Facilities
C2 – Access to Community Facilities
BD1 – All Development

3.25.6 **Other comments:**
Planning permission for a revised design was granted in December 2005. A tendering process has been undertaken for the construction of the centre.

The Government has provided Sure-Start funding for the creation of Children’s Centres, to be located in and serve families within the 20% most disadvantaged wards and/or pockets of deprivation. Although Bridge Ward is not within the 20% most deprived wards in the country, the Early Years and Childcare Team have identified Ray Lodge as an accepted pocket of disadvantage.

It is anticipated that funding for the scheme will come from the Children’s Resource Centre Capital Funding.
3.26 **C1.9 – Redbridge Junior and Infants School**

3.26.1 **Address:**
Redbridge Junior and Infants School, College Gardens, Redbridge

3.26.2 **Proposal:**
Amalgamation of Redbridge Junior School and Redbridge Infants School to create Redbridge Primary School. It is expected that several phases of works will be required in order to complete the amalgamation. These works include the construction of a new staff room, new office, a ramp to the new main entrance, the conversion of the existing junior school office, copier room and medical room to form a classroom and minor works to create a new temporary head teacher’s office.

3.26.3 **Implementing body:**
Private developer on behalf of Redbridge Children’s Services in consultation with Redbridge Junior School, Redbridge Infants School and Redbridge Planning Services.

3.26.4 **Timescale:**
2010

3.26.5 **Relevant policies:**
T1 – Sustainable Transport  
C1 – Existing Community Facilities  
C2 – Access to Community Facilities  
BD1 – All Development

3.26.6 **Other comments:**
Planning permission for the proposed works was granted in March 2006.

It is anticipated that two separate tenders will be sought for the works, one for the remodelling works and one for the new build element of the scheme.
3.27  C1.10 – Clore Tikva School

3.27.1 Address:
Clore Tikva School, Fullwell Avenue, Barkingside

3.27.2 Proposal:
A need has been identified for a number of enhancements to be made to the existing school buildings. These include the construction of a new main entrance lobby and reception area as well as a new single storey rear extension to provide a classroom, toilets and medical room.

3.27.3 Implementing body:
Private developer on behalf of Clore Tikva School in consultation with Redbridge Council.

3.27.4 Timescale:
Between 2006 and 2009.

3.27.5 Relevant policies:
T1 – Sustainable Transport
T3 – Walking and Cycling
C1 – Existing Community Facilities
C2 – Access to Community Facilities
BD1 – All Development

3.27.6 Other comments:
Planning permission for the proposed enhancements was granted in March 2006.
3.28  **C1.11 – Chadwell Heath Foundation School**

3.28.1 **Address:**
Chadwell Heath Foundation School, Christie Gardens, Chadwell Heath

3.28.2 **Proposal:**
Development of new sports hall and sixth form complex to replace the existing sports hall and sixth form buildings.

3.28.3 **Implementing body:**
Private developer on behalf of Chadwell Heath Foundation School in consultation with Redbridge Council.

3.28.4 **Timescale:**
Between 2006 and 2009.

3.28.5 **Relevant policies:**
T1 – Sustainable Transport
T3 – Walking and Cycling
CR4 – Open Space in New Development
C1 – Existing Community Facilities
C2 – Access to Community Facilities
BD1 – All Development

3.28.6 **Other comments:**
Planning permission for the proposed works was granted in March 2006.

3.29  **C1.12 – Valentines High School**

3.29.1 **Address:**
Valentines High School, Cranbrook Road, Gants Hill

3.29.2 **Proposal:**
Development of a new two-storey sixth form block and a new classroom at Valentines High School.

3.29.3 **Implementing body:**
Private developer on behalf of Valentines High School in consultation with Redbridge Council.

3.29.4 **Timescale:**
Between 2006 and 2009.

3.29.5 **Relevant policies:**
T1 – Sustainable Transport
T3 – Walking and Cycling
CR4 – Open Space in New Development
C1 – Existing Community Facilities
C2 – Access to Community Facilities
BD1 – All Development

3.29.6 **Other comments:**
Planning permission for the proposed works was granted in May 2005. It is anticipated
that the block will be built in two phases.
Chapter 4: Monitoring

4.1 The monitoring and delivery of this Development Plan Document will be in accordance with the monitoring and delivery of the Core Strategy and Borough Wide Primary Policies Development Plan Documents.
## Appendix A: The Test of Soundness

The Examination of Development Plan Documents – The Test of Soundness

<table>
<thead>
<tr>
<th><strong>Procedural tests</strong></th>
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</tr>
</thead>
<tbody>
<tr>
<td>1. The Development Plan Document has been prepared in accordance with the Local Development Scheme.</td>
<td>Each stage of preparation of this Development Plan Document met the milestones in the Local Development Scheme timetable.</td>
</tr>
<tr>
<td>2. 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.</td>
<td>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. The plan and its policies have been subjected to Sustainability Appraisal.</td>
<td>All development opportunity sites identified have been subject to Sustainability Appraisal. A Sustainability Appraisal accompanies the Development Plan Document.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Conformity tests</strong></th>
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<tbody>
<tr>
<td>4. 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.</td>
<td>The policies overarching the development sites identified in this DPD were developed only after consideration of the wider international, national and local policy context (including 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 Retail and Leisure Study, Capacity Studies and Borough Profile).</td>
</tr>
<tr>
<td>5. It has had regard to the authority’s Community Strategy.</td>
<td>Chapter 2 of this document outlines how the Development Opportunity Sites Development Plan Document reflects the Spatial Vision of the Local Development Framework (as set out in detail in the Core Strategy), and conforms with national and regional policy as well as local initiatives and strategies.</td>
</tr>
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<table>
<thead>
<tr>
<th><strong>Coherence, consistency and effectiveness tests</strong></th>
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<tbody>
<tr>
<td>40</td>
<td>Sections 2.4 and 2.5 of Chapter 2 discuss the five ambitions of the Community Strategy and how this Development Plan Document is working towards those aims, for example by identifying sites in sustainable locations. The ambitions of the Community Strategy are therefore a key element of the DPD. No adverse comments have been received from the Redbridge Strategic Partnership.</td>
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<tr>
<td><strong>6.</strong></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>Section 1.3 of Chapter 1 and Appendix B of this document explain the relationship between Development Plan Documents and the other elements making up the Local Development Framework, including Supplementary Planning Documents. Development sites have been assessed in conjunction with the other Development Plan Documents and any proposals will need to comply with a range of other policies found in the Local Development Framework. Chapter 2 outlines how the Development Plan Document reflects the Spatial Vision of the Local Development Framework (as set out in detail in the Core Strategy).</td>
</tr>
<tr>
<td><strong>7.</strong></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>The sites in this Development Plan Document were subject to a Sustainability Appraisal (see accompanying Sustainability Appraisal Report). The appraisal is adapted from the approach set out in the Sustainability Appraisal Scoping Report, which was first published in April/May 2005. An extensive and robust evidence base was used including Retail and Leisure Study, Urban Capacity Studies and the Borough Profile.</td>
</tr>
<tr>
<td><strong>8.</strong></td>
<td>There are clear mechanisms for implementation and monitoring.</td>
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<tr>
<td></td>
<td>Chapter 4 cross refers to targets and milestones set out in the Core Strategy and Borough Wide Primary Policies Development Plan Documents relating to delivery of policies, providing details of monitoring arrangements and indicates implementing bodies for each policy and proposal site. All implementing bodies have been involved as Internal and External Stakeholders throughout preparation of the Plan and consulted on proposal sites. Also, the plans and strategies of implementing bodies have been taken into account in the formulation of policies and proposals.</td>
</tr>
<tr>
<td><strong>9.</strong></td>
<td>It is reasonably flexible to enable it to deal with changing circumstances.</td>
</tr>
<tr>
<td></td>
<td>The Development Opportunity Sites Development Plan Document has adequate flexibility to deal with changing circumstances.</td>
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</tbody>
</table>
Appendix B: Local Development Framework for Redbridge

<table>
<thead>
<tr>
<th>Development Plan Documents (DPDs)</th>
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</thead>
<tbody>
<tr>
<td><strong>Core Strategy</strong></td>
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<tr>
<td><strong>Waste Strategy</strong></td>
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<tr>
<th>Supplementary Planning Documents (SPDs)</th>
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<tbody>
<tr>
<td><strong>Borough Wide</strong></td>
</tr>
<tr>
<td>Percent for Art, Archaeology and Conservation</td>
</tr>
<tr>
<td><strong>Area Based</strong></td>
</tr>
<tr>
<td>Wanstead Village Conservation Area Enhancement Scheme</td>
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</table>

Annual Monitoring Report

<table>
<thead>
<tr>
<th>Strategic Environmental Assessment</th>
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<tr>
<th>Statement of Community Involvement</th>
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Table: Planning Policy Statements and Planning Policy Guidance

<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 2: Green Belts (January 1995)</td>
</tr>
<tr>
<td></td>
<td>PPG 5: Simplified Planning Zones (November 1992)</td>
</tr>
<tr>
<td>PPS 6: Planning for Town Centres (2005)</td>
<td></td>
</tr>
<tr>
<td>PPS 7: Sustainable Development in Rural Areas (August 2004)</td>
<td>PPG 8: Telecommunications (August 2001)</td>
</tr>
<tr>
<td>PPS 9: Biodiversity and Geological Conservation (August 2005)</td>
<td></td>
</tr>
<tr>
<td>PPS 10: Planning for Sustainable Waste Management (July 2005)</td>
<td></td>
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<tr>
<td>PPS 11: Regional Spatial Strategies (2004)</td>
<td></td>
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<td></td>
<td>PPG 14: Development on Unstable Land (April 1990)</td>
</tr>
<tr>
<td></td>
<td>PPG 15: Planning and the Historic Environment (September 1994)</td>
</tr>
<tr>
<td></td>
<td>PPG 16: Archaeology and Planning (November 1990)</td>
</tr>
<tr>
<td></td>
<td>PPG 17: Planning for Open Space, Sport and Recreation (July 2002)</td>
</tr>
<tr>
<td></td>
<td>PPG 18: Enforcing Planning Control (December 1991)</td>
</tr>
<tr>
<td></td>
<td>PPG 19: Outdoor Advertisement Control (March 1992)</td>
</tr>
<tr>
<td></td>
<td>PPG 20: Coastal Planning (September 1992)</td>
</tr>
<tr>
<td></td>
<td>PPG 21: Tourism (November 1992)</td>
</tr>
<tr>
<td>PPS 23: Planning and Pollution Control (November 2004)</td>
<td>PPG 24: Planning and Noise (September 1994)</td>
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<td></td>
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<tr>
<td>PPS 25: Development and Flood Risk (December 2006)</td>
<td></td>
</tr>
</tbody>
</table>
Appendix D: Core Strategy – Spatial Vision

**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 existing 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 where appropriate 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 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.
## Appendix E: Glossary of Terms

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<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>CLG</td>
<td>Communities and Local Government (previously the Department for Communities and Local Government)</td>
</tr>
<tr>
<td>Consultation Statement</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>Core Strategy</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>Core Output Indicator</td>
<td>A measure used in the Annual Monitoring Report to determine the direct effect of a policy or allocation. They are used to assess whether policy targets are being achieved in reality using available information.</td>
</tr>
<tr>
<td>Development Plan Documents (DPD)</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>District Centres</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>Greater London Authority (GLA)</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>
<tr>
<td>Local Development Documents (LDD)</td>
<td>Individual planning documents comprising of Statutory Development Plan Documents and non-statutory Supplementary Planning Documents.</td>
</tr>
<tr>
<td>Local Development Framework (LDF)</td>
<td>A portfolio of Local Development Documents that forms the Development Plan for a Local Authority.</td>
</tr>
<tr>
<td>Local Development Scheme (LDS)</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>London Plan</td>
<td>Spatial Development Strategy prepared by the Greater London Authority for the strategic planning of the Greater London Area. Note: References to the London Plan in the adopted Development</td>
</tr>
</tbody>
</table>
Opportunity Sites Development Plan Document refer to the version published in February 2008, which was consolidated to include all alterations since 2004.

**London-Stansted-Cambridge-Peterborough Corridor**
An area of land with high development potential that stretches between London, Stansted and Cambridge.

**Metropolitan Centre**
A major shopping and commercial centre with a catchment far 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.

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

**North-East London Sub-Region**
One of the sub-regions of London as defined by the London Plan (consolidated with alterations since 2004). Includes the seven boroughs of Redbridge, City of London, Newham, Barking and Dagenham, Tower Hamlets, Havering and Waltham Forest.

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

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

**Planning Policy Guidance (PPG)**
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 (PPS)**
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.

**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.

**Redbridge Strategic Partnership (RSP)**
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.

**Spatial Development Strategy (SDS)**
See ‘London Plan’.

**Spatial Vision**
Included in the Core Strategy as a statement outlining the Council’s overall approach to managing and supporting change in the Borough over a period of time.
| **Statement of Community Involvement (SCI)** | 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. |
| **Strategic Environmental Assessment (SEA):** | Term used in the European Union to describe environmental assessment as applied to policies, plans and programmes. |
| **Supplementary Planning Documents (SPD)** | 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. |
| **Sustainability Appraisal (SA):** | An assessment that considers social, environmental and economic effects of a plan or policy and which fully incorporates the requirements of the SEA Directive. |
| **Sustainable Development** | Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. |
| **Thames Gateway** | Major growth area stretching from Tower Bridge through east London and out to the Thames estuary. |
| **Unitary Development Plans** | 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. |