



Redbridge Local Plan Authority Monitoring Report 2024/25

September 2026



Planning & Building Control



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Executive Summary

This Authority Monitoring Report (AMR) reviews progress against the Redbridge Local Plan monitoring indicators for 1 April 2024 to 31 March 2025. It assesses how effectively the Council's planning policies are supporting delivery of the Local Plan and wider corporate priorities.

The 2024/25 monitoring year shows a mixed picture. Housing completions improved, Development Management exceeded targets for major and minor applications, and positive environmental outcomes were recorded, including lower air pollutants, no net loss of open space, and continued nature conservation investment.

However, housing delivery remains well below the London Plan target. In 2024/25, Redbridge delivered 624 net additional dwellings, around 44% of the annual target of 1,409. This improved on 337 completions in 2023/24.

Redbridge remains unable to demonstrate a five-year housing land supply, so the presumption in favour of sustainable development continues to apply to housing applications. This reduces the weight given to relevant adopted Local Plan housing policies and reinforces the need to progress a new Local Plan with a deliverable housing strategy.

Affordable housing delivery improved, with 263 affordable homes completed, representing around 42% of total completions and 53% of the updated affordable housing benchmark. This was supported by several Council-led Housing Revenue Account schemes.

The housing pipeline shows a continuing gap between permissions, starts and completions. In 2024/25, 1,302 net dwellings were permitted and 4,422 were under construction, but only 342 starts were recorded, down from 1,083 in 2023/24. This points to long build-out periods, stalled schemes, and wider viability and market pressures.

Environmental indicators are positive. Air pollutant levels continued to fall, supported by regional measures such as the Low Emission Zone and Ultra Low Emission Zone. Nature conservation activity also delivered benefits, including 168 volunteer workdays, more than 4,494 volunteer hours, 3,642m² of new wildflower meadow, 700 aquatic plants, three new ponds, and 1,454 bags of litter removed.

Overall, the AMR shows progress in some areas, but housing delivery challenges remains the main strategic risk. This affects the Council's ability to meet housing need, reduce pressure on temporary accommodation, support good growth, and maintain local control over planning decisions. The findings underline the need to progress the Local Plan review, strengthen housing and infrastructure delivery, and improve monitoring data.



Key outcomes

Theme	2024/25 position	Direction of travel	Key issue or implication
Housing delivery	624 net additional dwellings completed against the London Plan annual target of 1,409.	Improved from 2023/24 but remains below target.	Continued challenging delivery remains the principal strategic risk and reinforces the need for a deliverable housing strategy through the Local Plan review.
Five-year housing land supply	Redbridge unable to demonstrate a five-year housing land supply.	Ongoing.	The presumption in favour of sustainable development applies to housing applications, reducing the weight given to relevant adopted Local Plan housing policies.
Affordable housing	263 affordable homes completed, representing around 42% of total housing completions.	Improved significantly from 2023/24.	Delivery remains below the level required to meet identified need and the updated London Plan-related benchmark.
Housing pipeline	1,302 net dwellings granted permission; 4,422 dwellings under construction; 342 dwelling starts.	Permissions improved but starts decreased.	The gap between permissions, starts and completions indicates ongoing build-out, viability and delivery challenges.
Environmental indicators	Air pollutant levels continued to decrease; no net loss of open space was recorded.	Positive.	Environmental monitoring shows stronger performance than housing delivery, although continued monitoring is required.
Nature conservation	168 volunteer workdays, more than 4,494 volunteer hours, new wildflower meadows, aquatic planting, ponds and litter removal.	Positive.	Activity demonstrates continued investment in biodiversity and habitat management across the borough.
Monitoring data	Some indicators could not be reported fully due to gaps in available or reliable data.	Requires improvement.	Future AMRs would benefit from clearer data ownership, standardised collection methods and a streamlined indicator framework.



Section 1

Introduction - About the Authority Monitoring Report (AMR)

- 1.1 **What is the AMR?**
- 1.2 As stated in the executive summary, section 35 of the Planning and Compulsory Purchase Act 2004, as amended by section 113 of the Localism Act 2011, requires councils to publish an annual monitoring report reviewing progress against a series of indicators to help assess the effectiveness of the Council's Local Plan.
- 1.3 The AMR is also used to assess the performance and effectiveness of Redbridge Council's planning policies in delivering the key objectives of the Local Plan, as well as wider corporate objectives. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the detail that the AMR must contain.
- 1.4 **What is being monitored?**
- 1.5 The monitoring period for this AMR is 1 April 2024 to 31 March 2025. It provides information and data related to the indicators in the monitoring framework set out in Appendix 3 of the Redbridge Local Plan (2015-2030).
- 1.6 This AMR is reporting on 56 indicators (where reliable data is available). Most of the data for each indicator has been included, but the report also highlights data that has been difficult to obtain or is too unreliable to include.
- 1.7 **Redbridge Local Plan 2015-2030**
- 1.8 The Local Plan was adopted at a meeting of the Full Council on 15 March 2018. It replaced the previous Core Strategy, Borough Wide Primary Policies, and Area Action Plans.
- 1.9 **Partnership Working and Duty to Cooperate**
- 1.10 Section 110 of the Localism Act requires co-operation between local authorities, county councils and a range of other bodies as an integral part of preparing planning policy. The Localism Act defines strategic matters as '*...sustainable development or use of land that has or would have a significant impact on at least two planning areas, including sustainable development or infrastructure.*'
- 1.11 The Council has actively engaged with neighbouring authorities and relevant bodies during the monitoring and examination periods of their Local Plans, the East London Joint Waste Plan, which Redbridge is currently developing with its East London Waste Authority (ELWA) neighbouring boroughs, and on topics requiring strategic co-operation, including Epping Forest Special Area of Conservation (SAC).



Section 2:

Theme 1 - Promoting and Managing Growth

(Local Plan Policies LP1-LP17)

2.1. Strategic Objective 1

- 2.2. The theme of Promoting and Managing Growth is the first of four Strategic Objectives set out in the Redbridge Local Plan (2018). The aim of Strategic Objective 1 is to harness growth and achieve sustainable patterns of development in the borough's Investment and Growth Areas (i.e., Ilford, Barkingside, Crossrail Corridor, Gants Hill, and South Woodford). It involves the implementation of Local Plan policies LP1-LP17, focused on housing, employment, and commercial uses.
- 2.3. The Redbridge Local Plan's key objective is to deliver up to 17,237 new homes for the Plan period (up to 2030), to meet housing needs and ensure diversity of housing types and affordable housing by delivering the annual housing target of 1,123 new homes. However, the new London Plan (2021) has set a higher housing target for the borough of 1,409 new homes per annum.
- 2.4. As set out in Strategic Objective 1, growth in Redbridge will respect the character of built heritage and neighbourhoods in the borough and help improve the health and wellbeing of Redbridge's population through good spatial planning.
- 2.5. Further aims are to increase the capacity and quality of Strategic Industrial Locations (SIL) and encourage investors to maximise employment opportunities in the borough; maintain an appropriate mix of town centre uses in Ilford Metropolitan Town Centre, the District Centres, and local Neighbourhood Parades; and ensure that employment opportunities are accessible to all.
- 2.6. **Performance of Indicators and Targets for Housing, Employment, and Commercial Uses**
- 2.7. **Housing Delivery Indicators**
- 2.8. The housing delivery indicators aim to monitor how the borough is performing in delivering housing and bridging the gap between targets and need.

Housing Indicator 1: net additional dwellings for the current year (2024-2025) - delivering a minimum of 1,409 new dwellings per year.

- 2.9. Redbridge completed **624 net additional dwellings during 2024/25**, around 44% of the annual target of 1,409. This is an increase on the previous year, when 337 net additional dwellings were delivered in 2023/24, representing 24% of the minimum target. Based on available information for 582 dwellings, Table 1 below provides a breakdown of delivery by tenure. The remaining 42 dwellings were delivered through certificates of lawfulness for existing use, for which tenure information is not routinely collected.



Table 1: Breakdown of housing delivery/completions for 2024/25

Bedrooms	Affordable Rent (not at LAR benchmark rents)	London Shared Ownership	Social and London Affordable Rent	Market total	Total
1	27	1	48	177	253
2	20	20	70	122	232
3	11	1	34	16	62
4	1		29	5	35
Total	59	22	181	320	582

2.10. Figure 1 below shows housing approvals and completions since 2007, indicating that over the previous three financial years, between 2022 and 2025, **Redbridge delivered 28% of its housing delivery target (1,185 dwellings).**

2.11. Redbridge is unable to demonstrate a 5-year housing land supply and continues to be subject to a 'Presumption in Favour of Sustainable Development' (the Presumption) in relation to the determination of planning applications for new housing. The Presumption means that when determining housing planning applications, housing policies in the Local Plan are considered out of date and only limited weight can be applied to them.

2.12. There were 1,302 net dwellings granted planning permission during 2024/25, up from 433 in 2023/24.

Figure 1: Housing approvals from 2007 to 2024

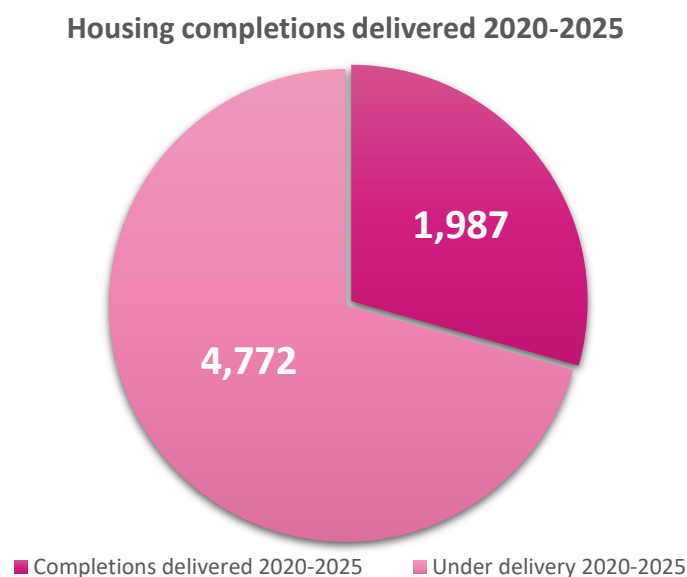




Housing Indicator 2: net additional dwellings over the previous five-year period or since the start of the relevant Local Plan period, whichever is the longer.

- 2.13. Figure 2 below illustrates the number of net additional dwellings delivered in Redbridge over the previous five years, between 2020 and 2025, which totalled **1,987 completions**. This represents approximately **29%** of the overall minimum housing delivery target for that five-year period (6,759 dwellings), based on the annual housing target of 1,123 completions in 2020/21 and 1,409 completions per year between 2021/22 and 2024/25. The shortfall in delivery for the same period is **4,772 dwellings**.

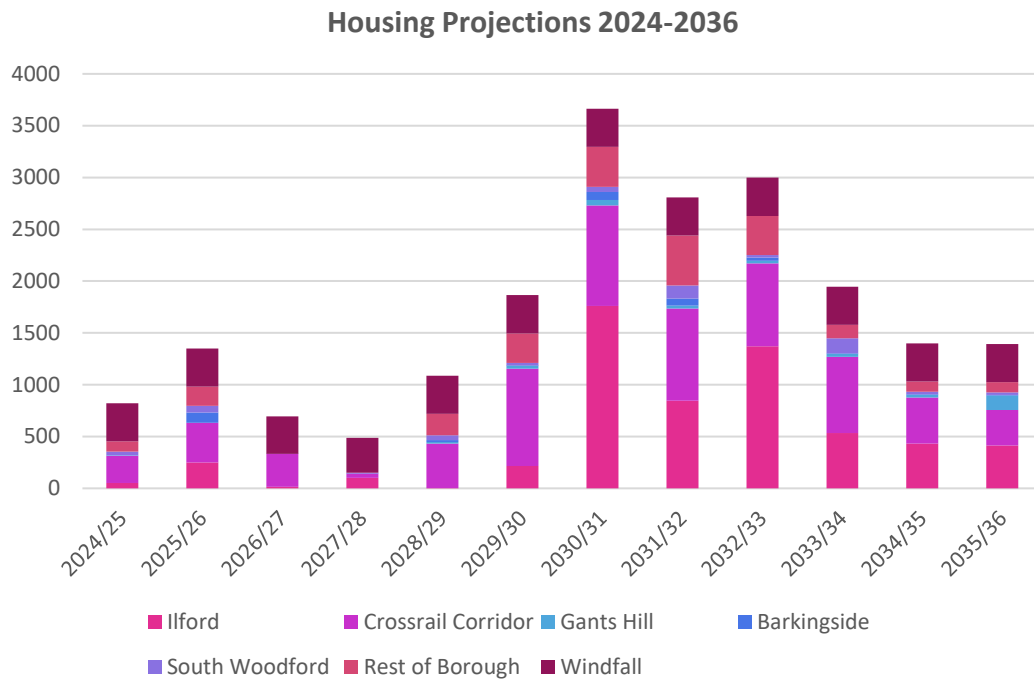
Figure 2: Housing completions from 2020 to 2025



Housing Indicator 3: Projected net additional dwellings up to the end of the relevant Local Plan period or over a ten-year period from its adoption, whichever is the longer.

- 2.14. The projected number of additional dwellings up to the end of the Local Plan period is **4,045**. This covers the period from 2024/25 to 2029/30 and is based on the 2025-2029 five-year housing land supply, annual housing projections, the housing pipeline and windfall projections up to the end of the adopted Local Plan period. Figure 3 below shows ten-year projections for 2024/25 to 2034/35, which total **19,121 additional dwellings**.

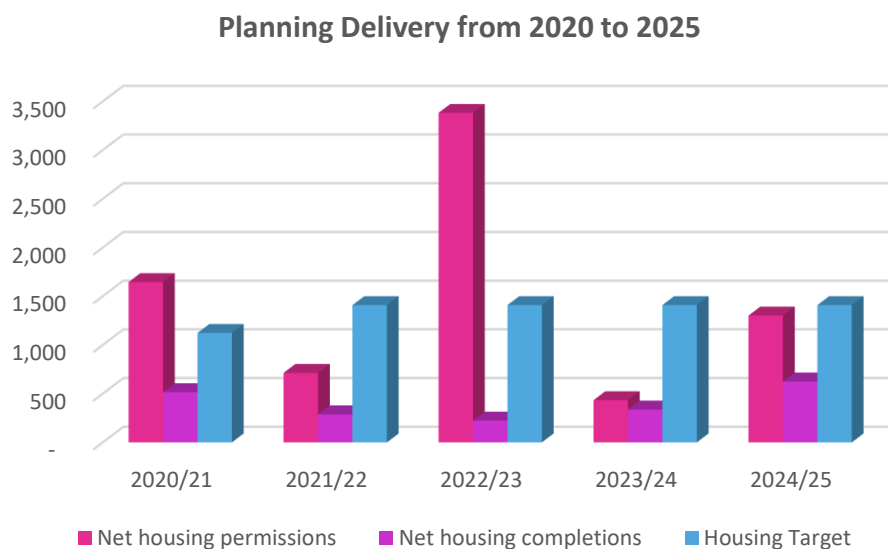
Figure 3: Housing projections for the end of the Plan period



Housing Indicator 4: The annual net additional dwelling requirement.

2.15. The minimum annual net additional housing requirement for Redbridge during 2024/25 was 1,409 dwellings per year. As shown in Figure 4 below, delivery of 624 dwellings in 2024/25 represents an improvement on 2023/24 but remains low within the previous five-year period.

Figure 4: Housing delivery for the previous five-year period 2020 to 2025



Housing Indicator 5: Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to the previous year's performances.

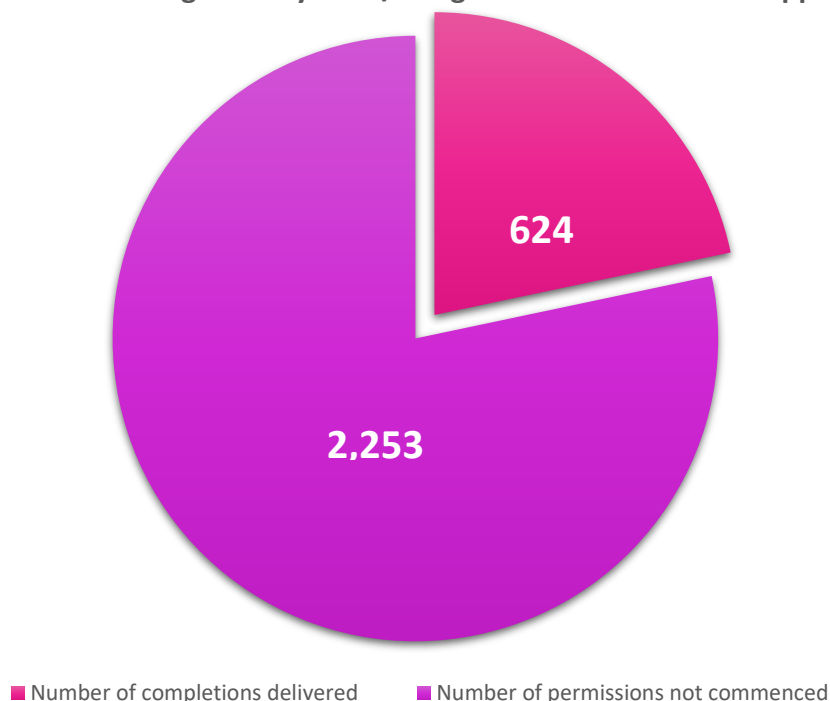
- 2.16. Due to constrained delivery since the start of the London Plan housing target period in 2019/20, Redbridge would need to deliver an average of **2,727 dwelling completions per year** from 2025/26 to 2028/29 to achieve the ten-year London Plan target of 14,090 homes set by the Mayor for 2019/20 to 2028/29. This comprises the annual London Plan target of 1,409 new dwellings, plus an additional 1,318 new homes each year to make up the cumulative shortfall since 2019/20. The total shortfall is spread equally across the remaining years of the London Plan target period.

Housing Indicator 6: Number of non-commenced dwelling approvals.

- 2.17. The number of permitted dwellings that had not commenced by 31 March 2025 was **2,253**. This is approximately 3.6 times the number of completions delivered in 2024/25. This indicator points to long development timescales and deliverability and viability challenges on sites with planning permission.

Figure 5: Number of non-commenced dwelling approvals 2024/25

Housing delivery 2024/25 against non commenced approvals





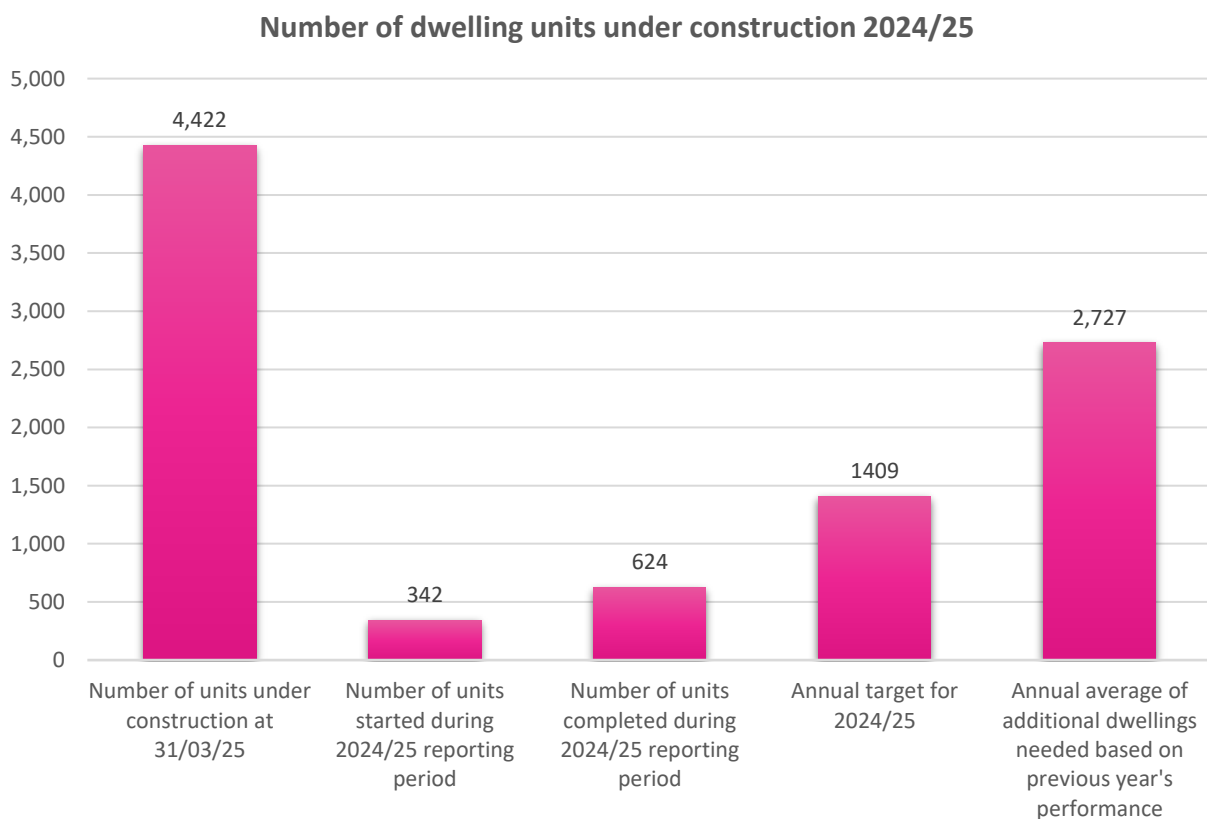
Housing Indicator 7: Number of dwelling units under construction (developments under construction with permissions anytime in the past).

- 2.18. There were **4,422** dwellings under construction as of 31 March 2025, including homes commenced during that year and in previous years. The long development periods involved in progressing large sites, together with paused sites, mean that the pipeline is significantly larger than the number of homes delivered during the reporting period.

Housing Indicator 8: Number of dwelling units started.

- 2.19. For the 2024/25 financial year, **342 dwelling units started** during the reporting period, between 1 April 2024 and 31 March 2025. This is a decrease from 1,083 commencements in 2023/24. A low rate of starts has a negative impact on build-out rates and completions, so the decrease is a negative indicator for delivery in the next AMR reporting year.
- 2.20. Figure 6 below shows housing with permission under construction, starts and completions during 2024/25. The number of units delivered increased to 624, up from 337 in 2023/24. However, the number of units under construction also increased to 4,422 in 2024/25, up from 1,270 in 2023/24.

Figure 6: Number of dwelling units started 2024/25.





Housing Indicator 9: Number of affordable housing completions in all new developments.

Target: Delivering at least 35% or 393 new affordable homes per year.

- 2.21. The number of affordable housing completions in all new developments for 2024/25 was 263, up from 26 affordable homes in 2023/24. This represents approximately 42% of total housing completions (624) and around 18.6% of the annual housing target of 1,409 dwellings. Redbridge Local Plan Policy LP3 'Affordable Housing' seeks 393 new affordable homes per year, based on 35% of the previous annual target of 1,123 homes. However, as the annual target has increased to 1,409 new homes per year, achieving 35% affordable housing delivery would now require 493 affordable homes per year. In 2024/25, Redbridge delivered approximately 53% of that updated benchmark.
- 2.22. Table 2 below shows affordable housing delivery performance for 2024/25. The number of completions increased from previous years due to the completion of several Council-led Housing Revenue Account (HRA) projects.

Table 2: Affordable housing delivery 2024/25

London Affordable Rent	Affordable Rent (not London Affordable Rent benchmark)	London Shared Ownership	Social Rent	% of annual target for affordable homes.
144	59	22	38	53%

Housing Indicator 10: Number of M4(2) accessible dwelling completions (new build and overall).

Target: Delivering all new build housing as M4(2) or M4(3) accessible dwellings.

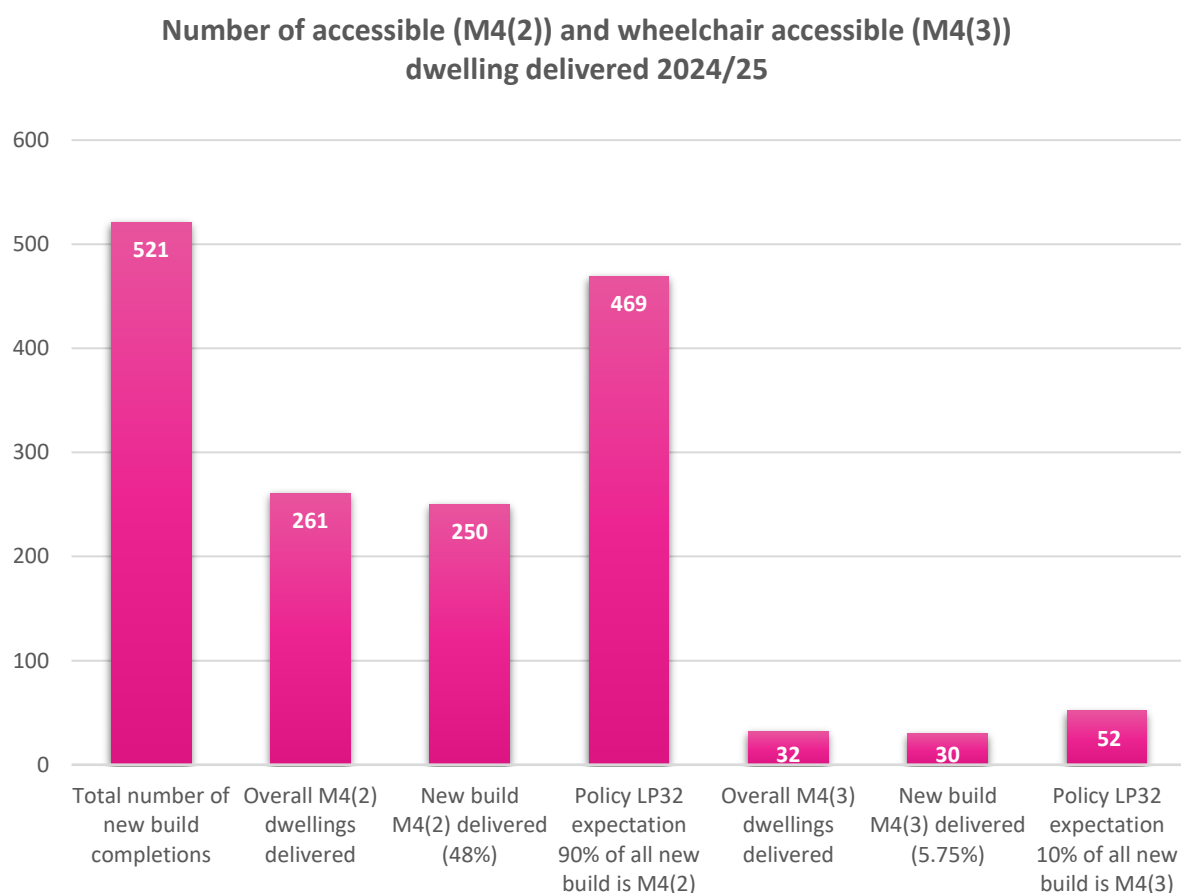
Housing Indicator 11: Number of M4(3) accessible wheelchair user dwelling completions (new build and overall).

Target: Delivering at least 10% of new build housing as M4(3) wheelchair user dwellings per year.

- 2.23. The overall figure for new build dwellings/completions for 2024/25 is **521 dwellings** (Table 1 above shows the breakdown of completions for 2024/25). The overall figure for M4(2) accessible dwellings delivered for 2024/25 is **261** (confirmed as M4(2) compliant), 250 of which are new build dwellings, 4 are changes of use, and 1 is a conversion, with 6 extensions.
- 2.24. This is higher than in 2023/24, when 170 M4(2) dwellings were delivered overall, of which 130 were new-build dwellings. M4(2) dwellings accounted for around **48%** of new-build delivery. This is below the 90% target in Local Plan Policy LP32 'Sustainable Design and Construction', which would equate to 469 of the 521 new-build dwellings.
- 2.25. For M4(3) dwellings, **32** were delivered overall, of which **30** were new-build dwellings and **2** were extensions. This represents 5.76% of all new-build dwellings delivered in 2024/25, below the 10% requirement set out in Local Plan Policy LP32.

2.26. These figures show that delivery of M4(2) and M4(3) accessible dwellings in new-build schemes increased compared with the previous AMR reporting year, but remains below the required thresholds.

Figure 7: M4(2) and M4(3) dwellings for new build 2024/25.



Housing Indicator 12: Number of dwelling conversions.

Target: Resist the loss of larger family-sized housing in the borough's housing stock.

Housing Indicator 13: Number of new houses in multiple occupation.

Target: Resist the loss of larger family-sized housing in the borough's housing stock.

2.27. During the 2024/25 reporting period 54 dwellings were conversions creating 103 dwellings, and the number of new Buildings in Multiple Occupation was 60. Local Plan Policy LP6: 'Dwelling Conversions, Houses in Multiple Occupation and Buildings in Multiple Residential Occupation' provides criteria that has the effect of restricting opportunities for new flat conversions.

2.28. Regarding houses in multiple occupation (HMOs), 49 small HMOs and 11 large HMOs were approved during the reporting period. These are not net figures, because some small HMOs were approved to be enlarged to large HMOs.


Housing Indicator 14: Dwelling completions by tenure and number of bedrooms.

Target: affordable tenure split - 60% social rented/affordable rented and 40% Intermediate. At least 50% of housing completions to have 3 or more bedrooms.

2.29. Of the **624** dwellings completed during the period for 2024/25, they can be broken down as follows:

Table 3: Dwelling Completions by Tenure 2024/25

Bedrooms	Affordable Rent (not at LAR benchmark rents)	London Shared Ownership	Social and London Affordable Rent	Market total	Grand Total
1	27	1	48	177	253
2	20	20	70	122	232
3	11	1	34	16	62
4	1		29	5	35
Total	59	22	181	320	582

Information available for only 582 out of 624 homes. Remainder relates to certificates of lawfulness (existing), this information is not routinely collected.

Figure 8: Dwelling completions by tenure 2024/25.

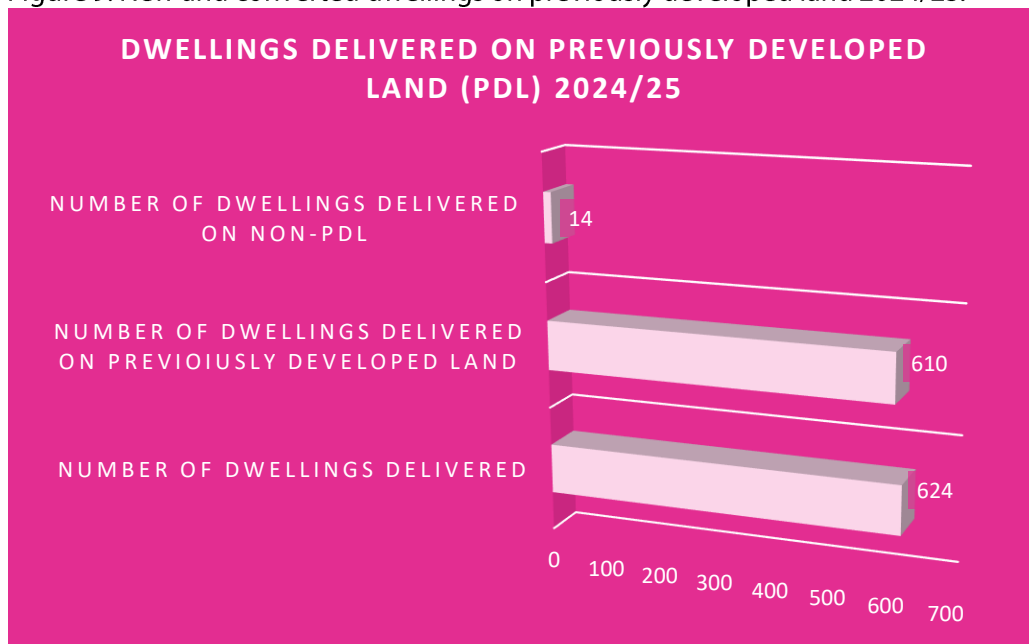
Dwelling Completions by Tenure 2024/25




Housing Indicator 15: Percentage of new and converted dwellings on previously developed land.

- 2.30. For the 2024/25 period, of the 624 net additional dwellings delivered in the borough, 98% (610 of 624 net additional dwellings) were on previously developed land (PDL). Of these, 14 were on non-previously developed land, comprising of developments on garden land not previously developed.

Figure 9: New and converted dwellings on previously developed land 2024/25.



Housing Indicator 16: Number of specialist accommodation units

Targets:

- i. approved
- ii. completed by type

- 2.31. There were no specialist accommodation units completed in Redbridge during the period 2024/25 for rough sleepers with specialist communal facilities. There was no change in care homes, and no change in Gypsy and Traveller pitches.
- 2.32. The Outer Northeast London Strategic Housing Market Assessment (2023) shows a need for 77 dedicated older people units per annum over the period 2024-53, however this is part of the overall housing target of 1,409 per annum.

Housing Indicator 17: Percentage of new dwellings completed with densities in dwellings per hectare:

Targets:

- i. Below the London Plan density range;
- ii. Within the London Plan density range; and
- iii. Above the London Plan density range
- iv. Average density of residential approvals
- v. Average density of residential completions

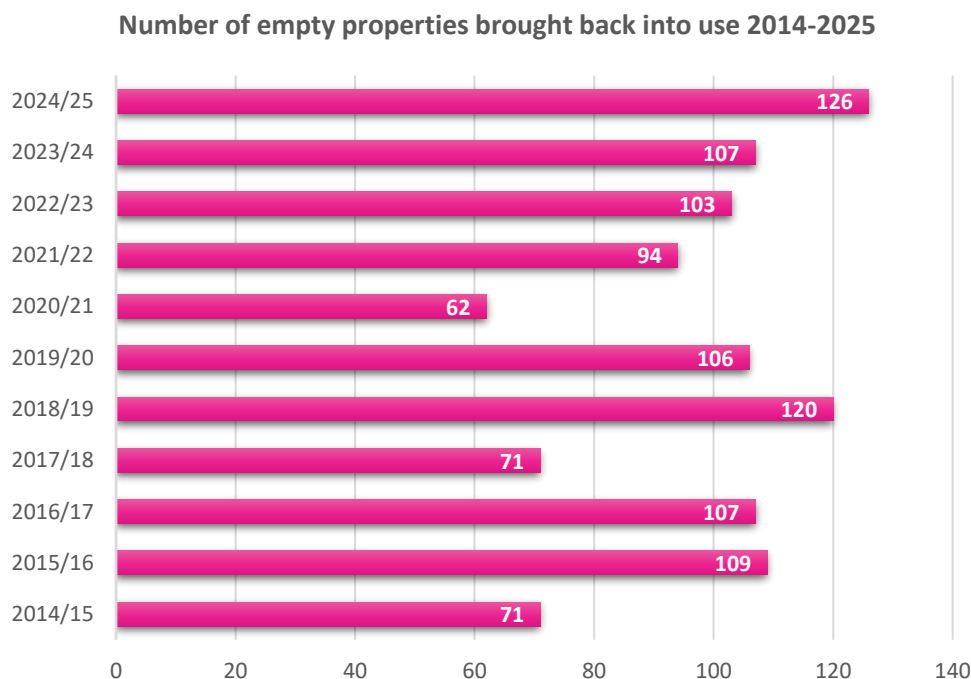
- 2.33. Planning Services is unable to provide data for this indicator. This data is not collected as the current London Plan (2021) does not include density ratios and all new development schemes will be design-led.

Housing Indicator 18: Number of empty properties brought back into use.

Target: Net reduction in the number of empty properties.

- 2.34. During 2024/25 **126** privately owned homes that were empty for more than 6 months were brought back into use following Council intervention – the annual target for the council is **120**. Of those 126, **34** brought back into use were empty for more than 2 years (the target being 20). The council has no annual target for bringing homes that are empty for 12 months back into use, but the number for the period 2024/25 (i.e. empty for more than 12 months and less than 2 years and included in the total of 126) is 75.
- 2.35. Figure 10 provides a visual representation of the current trend in comparison to data from the previous years. The figures from the 2020/21 and 2021/22 Authority Monitoring Reports (AMR) reflected a decline, primarily due to the pandemic impacts and national trends. However, since 2022/23, there is a positive trajectory, indicating a recovery and bringing the figures closer to and above the annual target.

Figure 10: Empty properties brought back into use from 2014 to 2025.



2.36. Employment Indicators

Employment Indicator 1: Amount of employment land lost to development

Target: No more than 14.45 hectares of industrial land to be released from employment use over the plan period.

Losses of employment land in:

- i. development/regeneration areas and
- ii. town centres

- 2.37. During the 2015-2024 period (beginning with the start of the current Local Plan), there has been an overall loss of **28,343.76m²** or **2.6ha** across B1, B2, and B8 employment land floorspace.
- 2.38. During the 2024/25 monitoring period, there was an overall net loss of **614m²** or **approx. 0.061ha** in non-designated employment land. The most significant losses in this period consisted of the development at 32 to 40, High Road, South Woodford, and at Dunhill House 173a, High Street, Barkingside, Ilford.
- 2.39. Local Plan Policy LP14: 'Stimulating Business and the Local Economy' plans for an overall managed release of **14.45ha** of out of date and underperforming non-designated employment land (including industrial land) over the plan period (2015-2030) to encourage a more effective and efficient use of such land.

Figure 11a: Employment land lost to development from 2015 to 2025

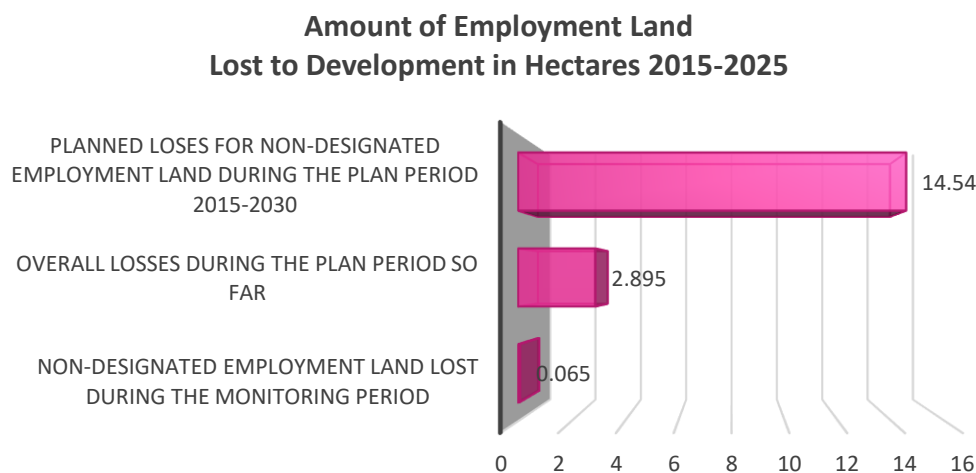
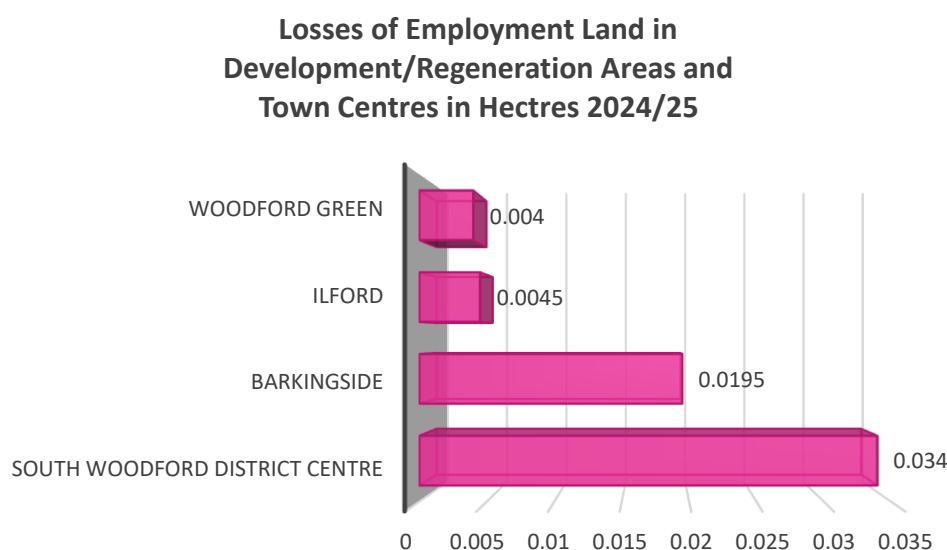


Figure 11b: Employment land lost in key locations 2024/25





Employment Indicator 2: Amount of floorspace developed for employment by type, by Investment and Growth Area.

Employment Indicator 3: Amount of floorspace by employment type, which is on previously developed land.

Employment Indicator 4: Employment land available by type.

2.40. No data is available for employment indicator 2 and 3 for the 2024/25 monitoring period. At the end of the 2024/25 monitoring year, the total available designated employment land remained at 228 hectares. This figure is unchanged from the previous year, as no allocated sites were added or removed.

2.41. Retail and Commercial Indicators

Retail Indicator 1: Amount of completed retail, office, and leisure development.

Target: Facilitating business growth in the borough with the provision of a minimum of 21,206m² of new B1 space for SME's.

Making provision for a minimum of 23,911m² of comparison retail floorspace by 2030.

Making provision for a minimum of 8,562m² of convenience retail floorspace by 2030.

2.42. In July 2020, the Use Class Order was updated to create Use Class E for Commercial, Business, and Service uses, and incorporates many retail, office, food and beverage, service, and leisure uses.

2.43. During the period 2024/25, there was **one completed retail development scheme**, and there was **one completed office developments** during the monitoring period. Tables 4 and 5 below shows the completed schemes. There were no completed leisure developments during the monitoring year.

Table 4: Completed Retail Development in 2024/25

Application Ref	Address	Description
0206/25	Development at 37, Meads Lane, Seven Kings, Ilford	Conversion of rear storerooms into two retail shop units including new shopfronts. (Summary).

Table 5: Completed Office Development in 2024/25

Application Ref	Address	Description
3117/23	Development At 32 To 40, High Road, South Woodford, London	Change of use from Offices to mixed use Residential and Offices, to create two office units at ground floor and 6no. self-contained (4 x 1 and 2 x 2 bedrooms) flats at ground, first and second floors with associated cycle and waste / refuse storage. Alterations to fenestrations. Listed Building Consent sought under application 3118/23.



Retail Indicator 2: Amount of completed retail, office, and leisure development in town centres.

Targets: Provision of new community infrastructure in a timely and efficient manner in appropriate locations to support population, housing, employment, and economic growth, in accordance with Appendix 2 of the Local Plan and the Infrastructure Delivery Plan.

Enhancing the quality of Ilford's retail offer more benefitting its Metropolitan Town Centre Status Increasing the numbers of bed spaces (visitor accommodation) in the borough to help promote Redbridge as a destination for leisure and tourism.

2.44. Local Plan Policy LP14: 'Stimulating Business and Local Economy' aims to provide 21,206m² of new purpose built modern flexible office and business accommodation for employment purposes to accommodate small and medium enterprises (SME) within Class B1 in the borough up to 2030. The period for 2024/25 showed a net loss of 419 m² in B1 floorspace (now Class E) and overall represents challenges in relation to the target set out in Policy LP14. If this trend continues the required levels of business growth for SME will not be met.

2.45. Tables 6 and 7 below shows the amount of completed retail and office development in town centres during the monitoring period.

Table 6: Amount of completed retail development in town centres 2024/25

Planning Reference Number	Town Centre	Net increase in Retail Floorspace (m ²)
0206/25	Development at 37, Meads Lane, Seven Kings, Local Centre	0m ²
		Total: 0m ²

Table 7: Amount of completed office development in town centres 2024/25

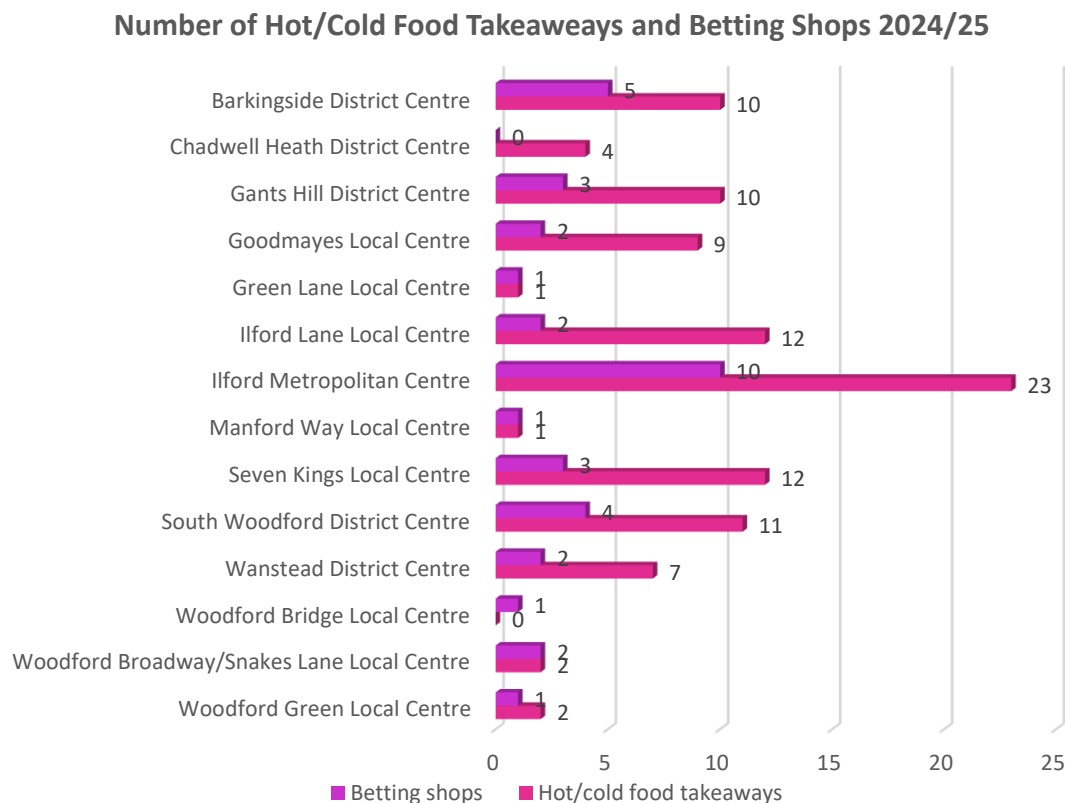
Planning Reference Number	Town Centre	Net increase in Retail Floorspace (m ²)
3117/23	Development At 32 To 40, High Road, South Woodford District Centre	- 92m ²
3142/24	1A, Chadwick Road, Ilford, IG1 1EQ, Ilford Metropolitan Centre	27.15m ²
		Total: - 64.85m ²

Retail Indicator 3: Numbers of hot food takeaways, betting shops, shisha bars, and payday lenders within each local / town centre.

Targets: Enhancing the quality of Ilford's retail offer more benefitting its Metropolitan Town Centre Status.

2.46. The data set out in Figure 12 below shows the number of hot food takeaways and betting shops in each centre during the monitoring period. We are unable to report on the numbers of Shisha Bars and Payday Lenders at present through lack of reliable data.

Figure 12: Number of hot/cold food takeaways and betting shops 2024/25



Leisure & Tourism Indicator 1: Number of hotels in borough.

Increasing the numbers of bed spaces (visitor accommodation) in the borough to help promote Redbridge as a destination for leisure and tourism.

Leisure and Tourism 2 Indicator: Number of new hotels, guest houses and spaces.

2.47. There was a total of **49** existing or in use hotels, guest houses, and hotels/motels in Redbridge during the 2024/25 monitoring period. There was one new hotel related scheme under construction during the monitoring period, as set out in the table below:

Table 8: New hotel schemes completed in 2024/25

Planning Reference Number	Address	Description
0557/20	Change of use from five self-contained flats (C3) to a 13-room Apart Hotel (C1). Internal alterations. (Summary).	Development Site At 27 And 27a, Mansfield Road, Ilford



Section 3:

Theme 2 - Promoting a Green Environment

(Local Plan Policies LP19-LP25)

3. Strategic Objective 2

3.1 The theme of promoting a green environment involves the implementation of Local Plan Policies LP19-LP25. Redbridge has some of the most extensive and diverse natural environments in London. The strategic objective is focused on policies which address climate change guiding developments in sustainable locations.

3.2 **Indicators and targets for public transport journeys, parking, open space, biodiversity habitats, pollution, and renewable energy.**

3.3 Transport Indicators

Transport Indicator 1: Number of jobs within a 45-minute public transport journey of each local centre and town centre (as measured in the AM peak). Target: provide an annual increase in the number of jobs available within 45 minutes of each local centre and town centre.

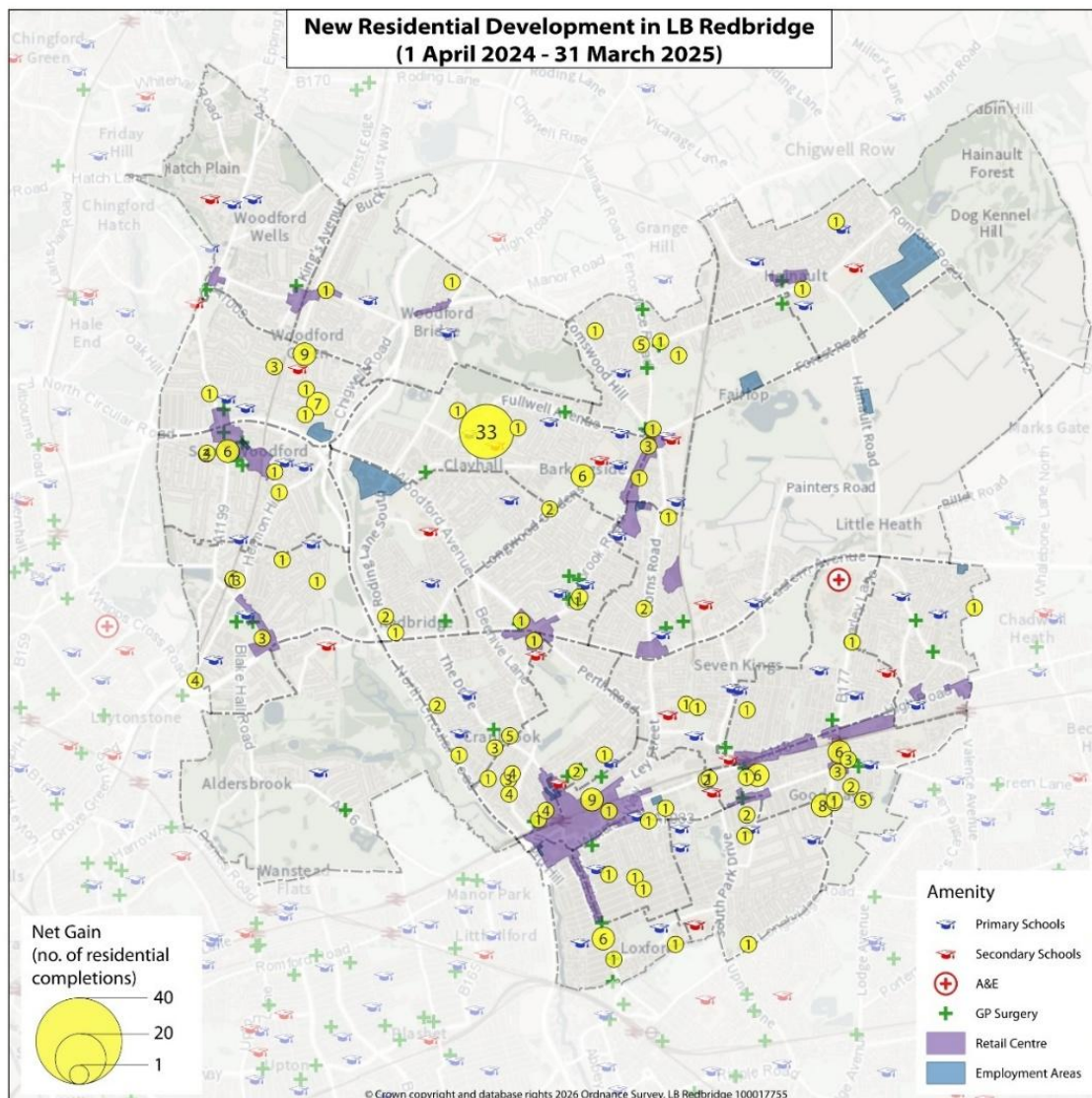
3.4 There is currently no available data for the 2024/25 monitoring year for transport indicator 1.

Transport Indicator 2: Amount of new residential development within 30 minutes public transport time of: a GP; an A&E department; a primary school; a secondary school; areas of employment; and a major retail centre(s).
Target: Reduce dependence on the private car, minimising greenhouse gases from vehicle emissions and improving air quality.

3.5 Figure 13 below maps residential completions during the reporting period within a 30-minute public transport journey of GPs, A&E departments, primary schools, secondary schools, employment areas, and major retail centres.



Figure 13: New residential development completed within a 30-minute public transport journey of key infrastructure 2024/25:



Transport indicator 3: Amount of completed non-residential development within Use Class Orders (UCOs) A, B and D complying with car-parking standards set out in the local Plan.

Target: Maintain at least 50 per cent of net B1 additional floorspace in PTAL Zones 5-6.
Promoting walking, cycling, and use of public transport.

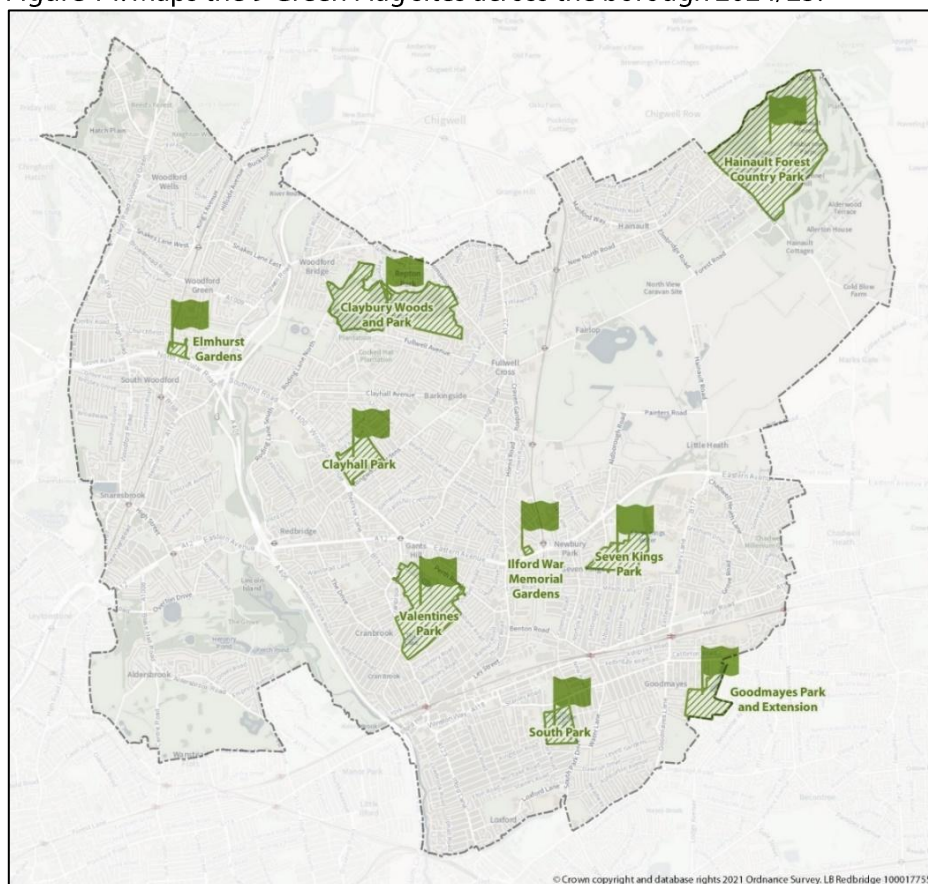
- 3.6 During the period for 2024/2025, the council granted/deemed lawful **21 non-residential developments** which comply with the parking standards policy in the Local Plan and London Plan. Of those developments, **one** is recorded as complete, and 2 are under construction.

3.7 Open Space Indicators

Open Space Indicator 1: Amount of eligible open spaces managed to Green Flag Award standard.

- 3.8 Figure 14 shows a total of **9** sites in Redbridge which were managed to Green Flag standard again in 2024/25. These sites were the same as in the previous reporting year, including Valentines Park, South Park, Goodmayes Park, Ilford War Memorial, Elmhurst Gardens, Clayhall Park, Seven Kings Park, Claybury Park, and Hainault Forest. The total area covered by the 9 sites is **313.016 hectares**. There has been no change to this indicator since previous years.

Figure 14: Maps the 9 Green Flag sites across the borough 2024/25.



3.9 Biodiversity Indicators

Biodiversity Indicator 1: Change in areas and populations of biodiversity importance, including:

- i. Change in priority habitats and species (by type); and
- ii. Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance

- 3.10 Redbridge Council has taken a number of positive steps in nature conservation during the reporting period which have mainly been delivered by Vision RCL. In 2025, the Nature Conservation Team held 168 volunteer workdays across Redbridge



which involved 65 volunteers contributing over 4,494 hours of their time. 700 aquatic plants and 3 new ponds were added to parks and allotments, and 1,454 bags of litter were picked from parks and green spaces. 3,642m² of new wildflower meadows were created.

- 3.11 62 wildlife surveys were undertaken to understand baseline species data and to monitor the success of habitat management, in addition to weekly butterfly transects that recorded over 1000 butterflies from 29 different species at Hainault Forest, between June and September. Figure 15 below captures some more important statistics for species and nature conservation in the borough for the 2025 period and shows the information captured in the paragraphs above.

Figure 15: Nature Conservation Review for 2025.



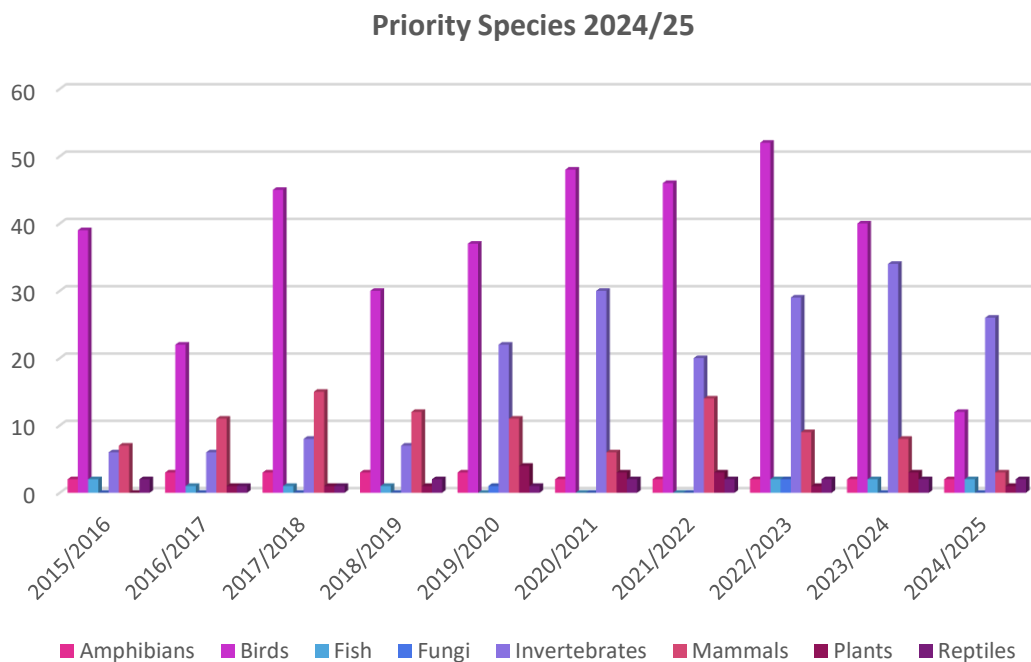
- 3.12 Figure 16 contains data obtained from Greenspace Information for Greater London CIC (GiGL) revealing that 48 different priority species were recorded in Redbridge during 2024/25, which was a decrease of 51 from the previous year. (This difference may be attributable to missing data sets and inconsistencies in identifying and recording species. The season in which the survey was conducted also makes a difference to the number of species.)

Table 9: Priority species data 2015-2025.

	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025
Amphibians	2	3	3	3	3	2	2	2	2	2
Birds	39	22	45	30	37	48	46	52	40	12
Fish	2	1	1	1	0	0	0	2	2	2
Fungi	0	0	0	0	1	0	0	2	0	0
Invertebrates	6	6	8	7	22	30	20	29	34	26
Mammals	7	11	15	12	11	6	14	9	8	3
Plants	0	1	1	1	4	3	3	1	3	1
Reptiles	2	1	1	2	1	2	2	2	2	2



Figure 16: Numbers of GiGL species records for the financial years up to 2015/25:



- 3.13 In June 2024 application 0722/24 was granted permission for a development within an area of Sites Important to Nature Conservation (SINC) with a gross floor area of 1,374m². Although the development did not start during the monitoring period, it will lead to a net loss of 0.137 hectares of SINC. There was **no net loss of open space** during the reporting period.

3.14 Pollution Indicators

Pollution Indicator 1: Levels of the following pollutants: PM_{2.5} particulates, PM₁₀ particulates, Carbon Monoxide, Nitrogen Dioxide, Ozone, Sulphur Dioxide.

Target: Net reduction in annual average, hourly peak, and daily peak readings of all monitored pollutants.

- 3.15 Through the use of Diffusion Tubes located in different areas of the borough the Council monitors levels of air pollutants and publishes the findings on an annual basis in its Air Quality Annual Status Report. A summary of the monitored air quality over the past few years is displayed in Figures 17-20 (see Tables 10, 11, and 12 below for data for levels of Nitrogen Dioxide, PM₁₀ particulates, and PM_{2.5} particulates). The full findings for 2024 are published in the Redbridge Air Quality Annual Status report available here: [Redbridge - Pollution](#).
- 3.16 Overall, the levels of all monitored air pollutants across the borough have been on a decreasing trend since 2016. Nitrogen dioxide levels have continued to decrease due to the successful implementation of regional air quality schemes such as the Low Emission Zone and expansion of the Ultra Low Emission Zone in London. These have resulted in cleaner vehicles travelling through Redbridge and London which emit fewer air pollutants. The 12-month ULEZ report by the GLA supports these findings across London.
- 3.17 At the local level, the Council is aiming to lower air quality emissions as set out in its Climate Change Action Plan.

3.18 Overall, the figures in Tables 10, 11 and 12 show that in all measured areas of the borough concentrations of nitrogen dioxide (NO₂), PM₁₀ and PM_{2.5} particulate concentrations are decreasing and below the annual UK objective.

Figure 17: Diffusion Tubes (DT) Monitoring Annual Mean 5 Year Trends DT A – DT F from 2018 to 2024

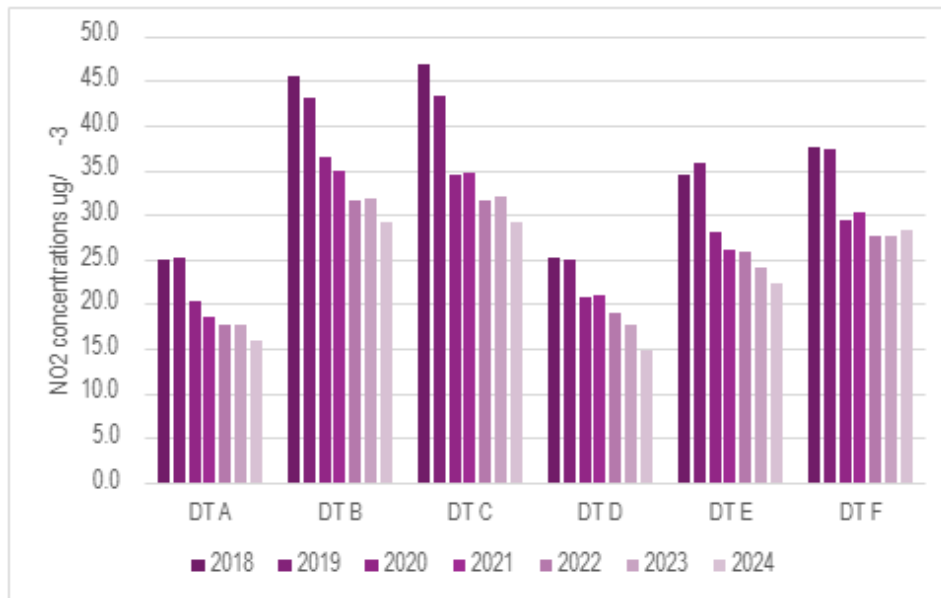


Figure 18: Diffusion Tube Monitoring Annual Mean 5 Year Trends DT G – DT L from 2018 to 2024:

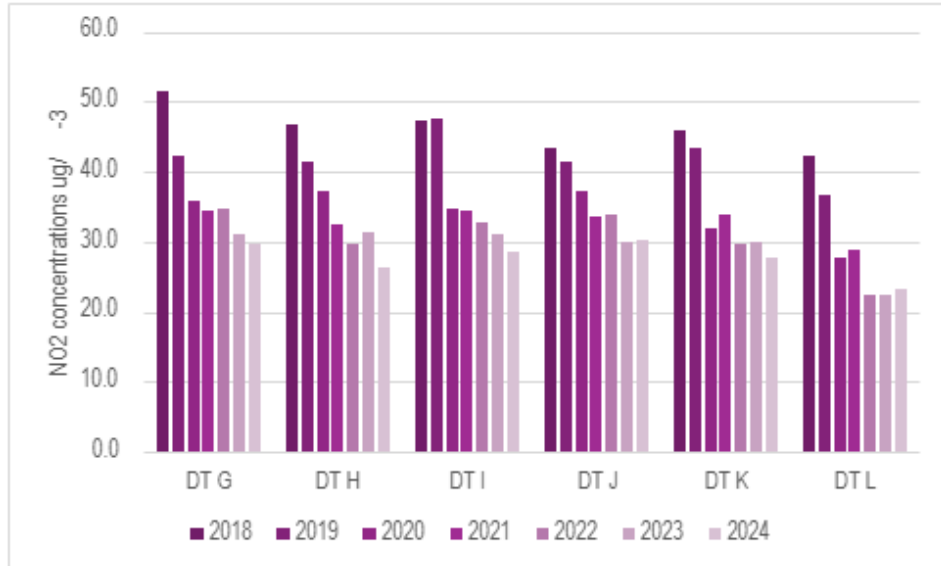


Figure 19: Diffusion Tube Monitoring Annual Mean 5 Year Trends DT M – DT R from 2018 to 2024:

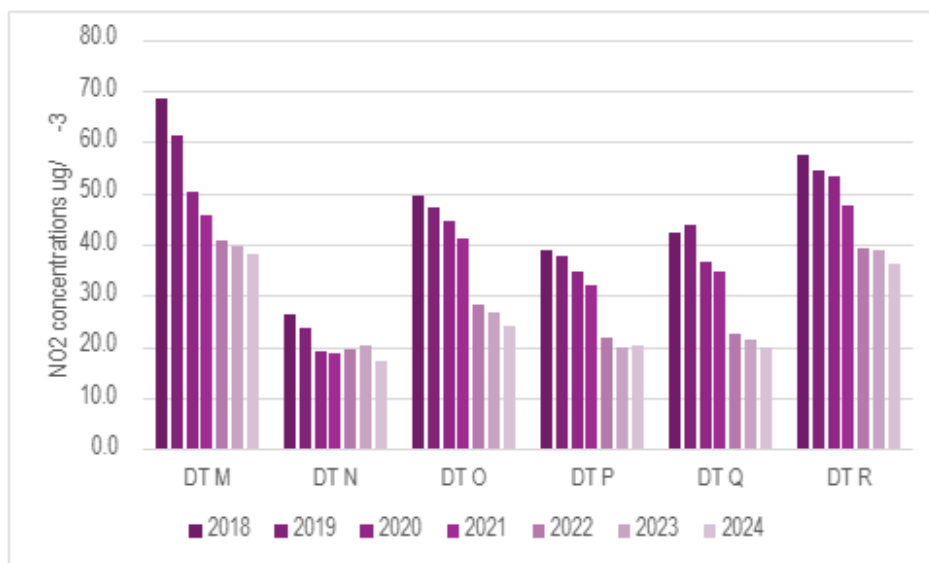


Figure 20: Diffusion Tube Monitoring Annual Mean 5 Year Trends DT S – DT W from 2018 to 2024:

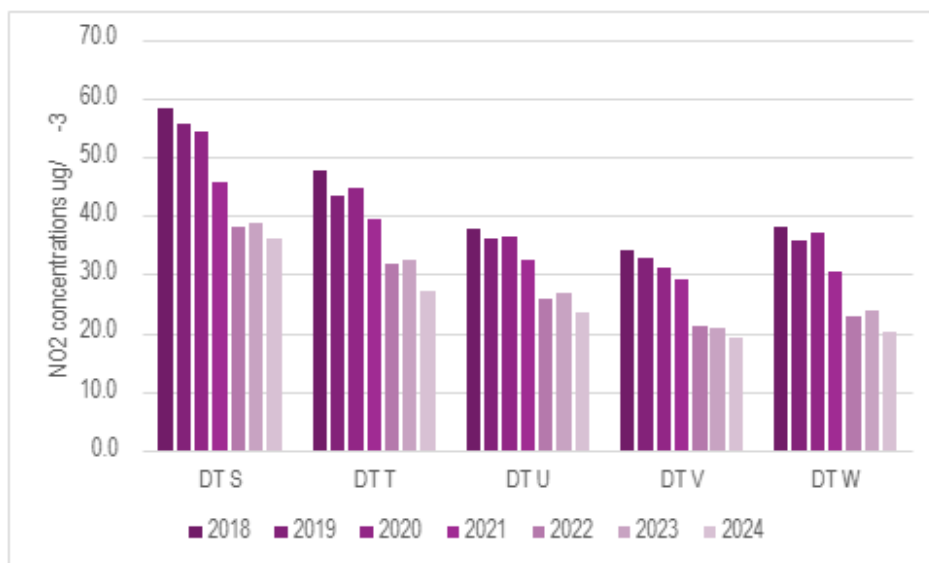


Table 10: Annual Mean NO₂ Concentrations (µg m⁻³) Monitoring Results for 2020-2024

Site ID	Site Name	Within AQMA ?	Annual Mean Concentrations (µg m ⁻³) 2021	Annual Mean Concentrations (µg m ⁻³) 2022	Annual Mean Concentrations (µg m ⁻³) 2023	Annual Mean Concentrations (µg m ⁻³) 2024
RB4	Urban Traffic Roadside (Gardner Close)	Y	27	26	24	22
RB7	Automatic Background (Ley Street)	Y	21	25	21.5	15
DT A	Mayfield School	Y	18.6	17.7	17.6	15.9
DT B	Ilford Lane	Y	34.9	31.6	31.8	29.1



Site ID	Site Name	Within AQMA ?	Annual Mean Concentrations ($\mu\text{g m}^{-3}$) 2021	Annual Mean Concentrations ($\mu\text{g m}^{-3}$) 2022	Annual Mean Concentrations ($\mu\text{g m}^{-3}$) 2023	Annual Mean Concentrations ($\mu\text{g m}^{-3}$) 2024
DT C	Ilford Lane BP	Y	34.7	31.5	31.9	29.1
DT D	Ley Street	Y	21.0	19.0	17.8	14.9
DT E	Gardner Close	Y	26.1	25.8	24.0	22.3
DT F	Fullwell Cross	Y	30.2	27.6	27.6	28.2
DT G	Perth Road	Y	34.4	34.7	31.0	29.7
DT H	Westbound Eastern Ave	Y	32.5	29.8	31.4	26.3
DT I	Central Res Eastern Ave	Y	34.3	32.7	31.2	28.6
DT J	Eastbound Eastern Ave	Y	33.5	33.9	30.1	30.2
DT K	Parham Dr	Y	34.0	29.7	29.9	27.8
DT L	North Circ. Rd, Northbound Royston Gd	Y	28.7	22.5	22.3	23.2
DT M	North Circ. Rd, Southbound Wanstead Pk	Y	45.7	40.7	39.6	38.1
DT N	Ethel Davis School	Y	18.8	19.4	20.3	17.2
DT O	Grove Road	Y	27.5	28.4	26.8	24.2
DT P	High Road Woodford	Y	25.8	21.8	20.0	20.1
DT Q	M11	Y	23.5	22.4	21.5	19.8
DT R	Winston Way Primary Sch.	Y	40.3	39.2	39.0	36.3
DT S	Winston Way Gyratory	Y	39.4	38.0	38.9	36.2
DT T	Chadwell Heath Primary School	Y	30.9	32.0	32.6	27.2
DT U	Goodmayes Primary School	Y	26.8	25.8	26.9	23.6
DT V	Isaac Newton Academy	Y	22.4	21.2	21.0	19.1
DT W	Inside Winston Way Primary School	Y	27.2	23.0	24.0	20.1

Table11: Annual Mean PM₁₀ Concentrations ($\mu\text{g m}^{-3}$) Monitoring Results 2021/24

Site ID	Site Name	Within AQMA?	Annual Mean Concentrations ($\mu\text{g m}^{-3}$) 2021	Annual Mean Concentrations ($\mu\text{g m}^{-3}$) 2022	Annual Mean Concentrations ($\mu\text{g m}^{-3}$) 2023	Annual Mean Concentrations ($\mu\text{g m}^{-3}$) 2024
RB4	Urban Traffic Roadside (Gardner Close)	Y	16.0	-	16	14
RB7	Automatic Background (Ley Street)	Y	13.3	15	13	14

Table 12: Annual Mean PM_{2.5} Concentrations ($\mu\text{g m}^{-3}$) Monitoring Results 2021/24

Site ID	Site Name	Within AQMA ?	Annual Mean Concentration s ($\mu\text{g m}^{-3}$) 2021	Annual Mean Concentrations ($\mu\text{g m}^{-3}$) 2022	Annual Mean Concentration s ($\mu\text{g m}^{-3}$) 2023	Annual Mean Concentrations ($\mu\text{g m}^{-3}$) 2024
RB4	Urban Traffic Roadside (Gardner Close)	Y	-	9.4	-	-
RB7	Automatic Background (Ley Street)	Y	10	9	7	6



- 3.19 There are a number of actions and policies being implemented at a local and regional level to reduce pollution levels even further. These can be viewed in the Redbridge Air Quality Action Plan 2020-2025 at [Redbridge - Air quality](#).

3.20 Flooding indicators

Flooding Indicator 1: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

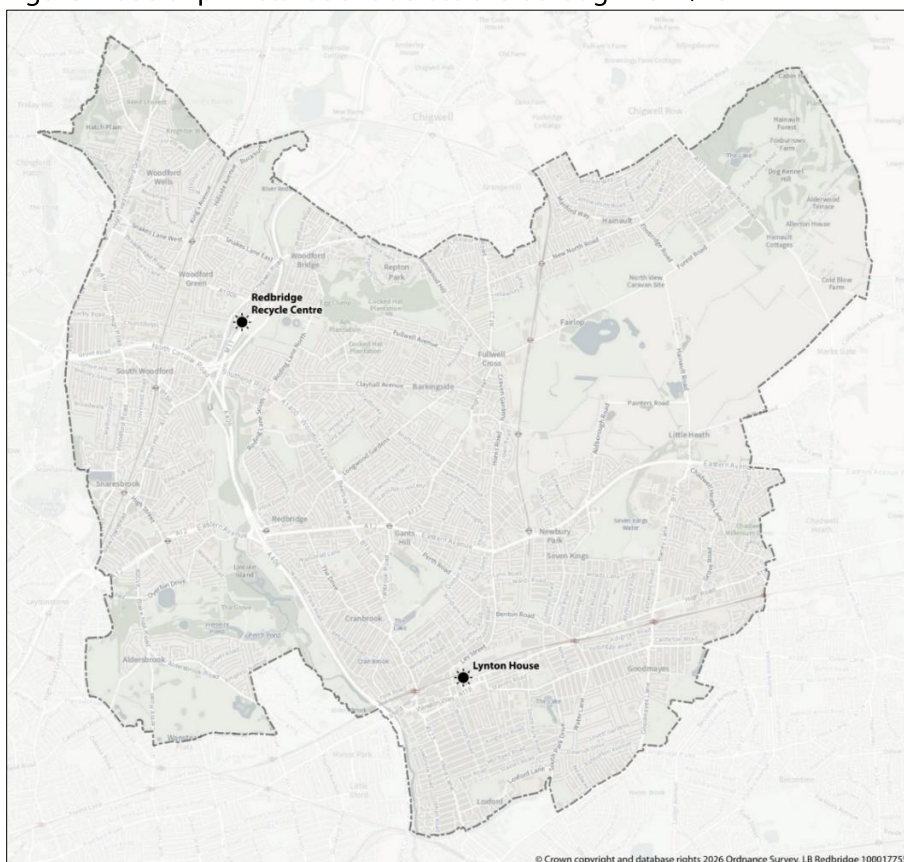
- 3.21 There was no planning applications granted contrary to the advice of the Environment Agency on flood defence grounds or water quality during the monitoring period.

3.22 Energy Indicators

Energy Indicator 1: Renewable energy capacity installed by type.

- 3.23 Figure 21 below shows the location of solar photovoltaic (pv) renewable energy capacity installed at the Redbridge Recycle Centre, and Lynton House during 2024/25. The estimated annual capacity installed is 7,015kW per annum for Redbridge Recycling Centre, and 36,216kW per annum for Lynton House. The Council continues to incorporate the provision of solar panels in new developments.

Figure 21: Solar pv installations across the borough 2024/25



Section 4

Theme 3: Achieving Design Quality

(Local Plan Policies LP26-LP33)

4.1 Strategic Objective 3

4.2 Achieving high-quality design is the focus of the third strategic objective and is delivered via policies LP26-LP33. High-quality design is the key to sustainable development, and the Council has sought to raise the standard of design in the borough whilst protecting and reinforcing its character.

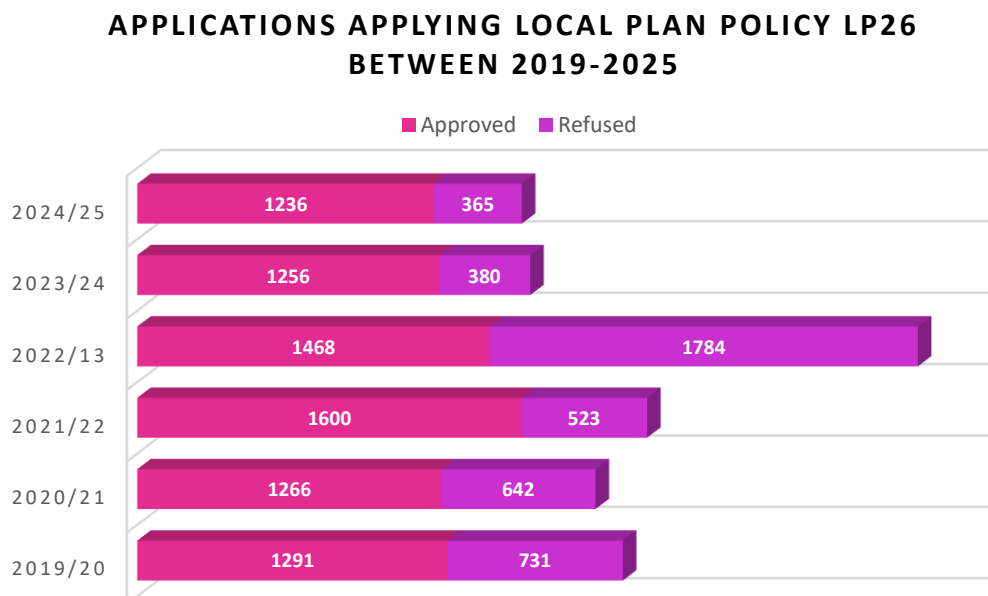
4.3 Indicators and targets for design quality, tall buildings, conversions, heritage & listed buildings, and basements.

Design Indicator 1: Delivering high quality mixed-use development

4.4 Design Indicators

4.5 A proxy indicator is used to measure the trend for good design, which is the application of Local Plan Policy LP26: 'Promoting High-Quality Design'. Figure 22 below reveals that a total of **1,236 applications were approved, and 365 applications were refused or deemed unlawful** within the reporting period which applied this policy.

Figure 22: Applications applying Local Plan Policy LP26 'Promoting High-Quality Design' from 2019 to 2025:

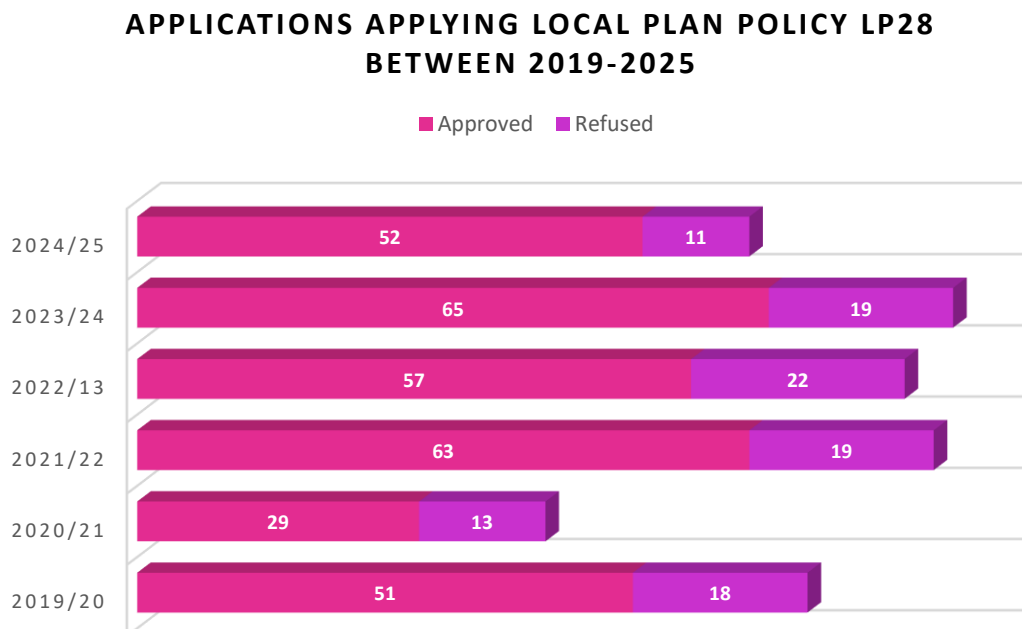


4.6 The council uses an independent Design Review Panel, operated by Frame Projects, to advise applicants, council officers, and the Planning Committee on the design of developments. The advice is given at pre-application stage for major developments (10+ units) with the aim of achieving better quality developments.

4.7 A total of **52 applications were approved and 11 were refused** within the reporting period which applied Local Plan Policy LP28: 'Advertising and Shopfronts'.

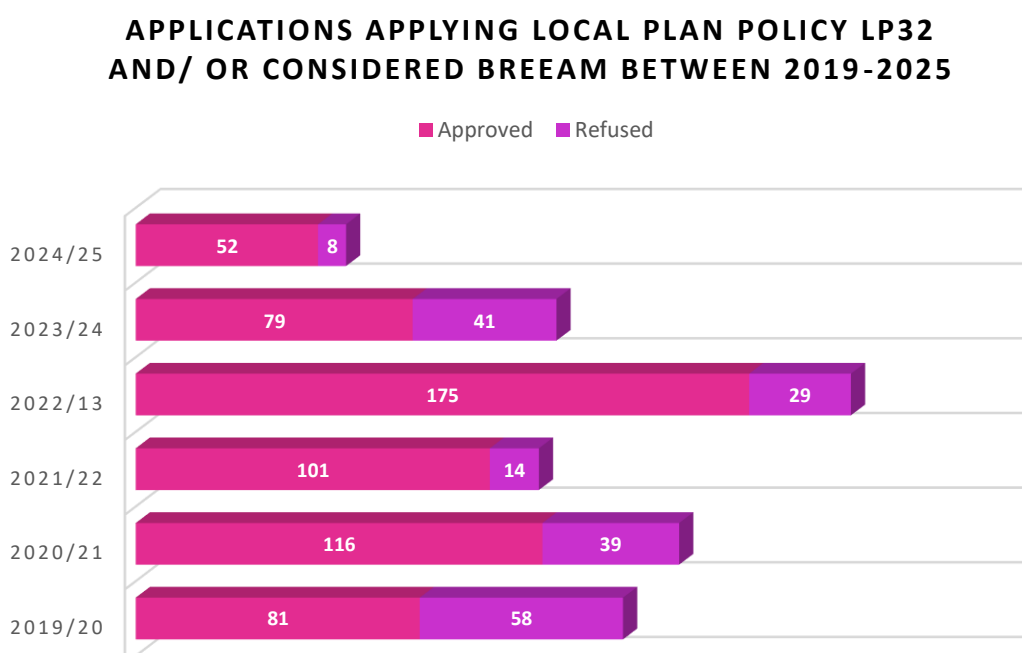
Policy LP28 is being applied to new development proposals, where appropriate, ensuring shopfronts and signage respect the overall character and appearance of buildings and the street scene.

Figure 23: Applications applying Local Plan Policy LP28 Advertising and Shopfronts' from 2019 to 2025.



- 4.8 A total of **52 applications were approved and 8 were refused** within the reporting period which applied Local Plan Policy LP32: 'Sustainable Design and Construction', and/or considered BREEAM in the application decision and/or planning conditions (see Figure 24 below). The findings show that the use of LP32 and BREEAM is consistently being applied to the decisions of planning applications.

Figure 24: Applications applying LP32 and/or considered BREEAM in planning decision/conditions from 2019 to 2025.



Design Indicator 2: Number and location of tall buildings.

Review of quality of tall buildings provided within the borough, undertaking Building for Life assessments.

Design Indicator 3: Number and location of tall buildings approved.

Tall buildings are appropriately located and well-integrated into the urban fabric and are suitable to their location.

4.9 There were no tall buildings approved within the reporting period.

4.10 Heritage Indicators

Heritage Indicator 1: Number of all assets on the Heritage at Risk Register.

Target: Annual reduction in the number of assets on the Heritage at Risk Register.

4.11 There is now a total of 10 heritage assets on the Historic England Heritage At Risk Register (9 when counting Wanstead Park Conservation Area and Wanstead Registered Park and Garden Grade II* which is the same location). Table 13 below shows the status of the full list of assets in 2025. Christ Church, Wanstead falls within Wanstead Parish and is administered alongside the Church of St Mary, Wanstead (also on the Heritage at Risk Register) by the Church of England.

Table 13: Status of heritage assets on the Historic England At-Risk Register 2025.

Heritage Asset	Type
Mayfield Conservation Area (Bungalow Estate)	Conservation Area [listed as "Mayfield, Ilford"]
Wanstead Park (2 items on the register)	Wanstead Park Conservation Area and Wanstead Park Registered Park and Garden, Grade II* [counted twice in Register]
Woodford Bridge	Conservation Area
Church of St Mary, Overton Drive, Wanstead E11	Listed Building Grade I
Christ Church, Wanstead Place, Wanstead E11	Listed Building Grade II*
Garden Temple in Garden of Temple House, 14, The Avenue, Wanstead E11	Listed Building Grade II*
The Grotto, Wanstead Park	Listed Building Grade II
831, High Road, Ilford	Listed Building Grade II
Garden Walls at Ray Park, Snakes Lane	Listed Building Grade II



Heritage Indicator 2: Number of conservation areas with up-to-date character appraisals and management plans.

Target: Heritage assets within the borough are conserved and enhanced in a manner appropriate to their special interest, character or appearance and significance.

- 4.12 The council adopted the Wanstead Grove Conservation Area Appraisal and Management Plan in January 2025.

Heritage Indicator 3: Planning/Listed Building Consent applications for Listed Buildings approved in accordance with the advice of Historic England.

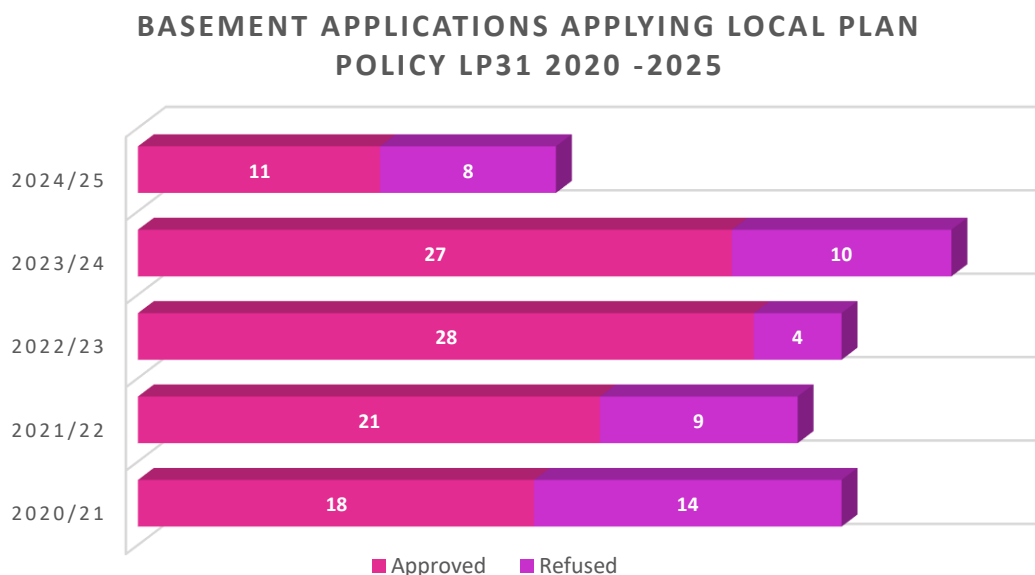
- 4.13 Historic England provided **7** responses in relation to listed building consent applications. Of these, **1** response offered explicit support for the proposals. A further **2** responses stated that Historic England had no objections. The remaining **4** responses provided no substantive comment, either noting that the application fell outside the relevant advisory category, that the Local Planning Authority was free to determine the matter, or simply offering no comment. **7** out of **7** applications were approved by officer assessment. No applications were refused.

4.14 Basement Indicators

Basement Indicator 1: Number of basement applications.

- 4.15 For this indicator, the application of Local Plan Policy LP31: 'Basement Development' in planning decisions has been used as a measure. In 2024/25, of a total of **22 applications determined**, 11 were approved or deemed lawful, 8 were refused, and 3 are currently under consideration. A further application was withdrawn.
- 4.16 There has been a decrease in applications and approvals on the last year's AMR period, it is important to note that impacts for all basement planning applications are considered using basement impact assessments.

Figure 25: Basement applications from 2020 to 2025:





Section 5

Theme 4: Protecting and enhancing the borough's assets

(Local Plan Policies LP34-LP40)

5.1 Strategic Objective 4

5.2 The fourth and final strategic objective relates to promoting and enhancing the borough's assets and monitors the implementation of policies LP34-LP40, which relate to protecting Green Belt and open spaces. Redbridge has a significant amount of Green Belt to the east of the borough, separating Hainault from Barkingside, and a band running north-south along the Roding Valley separating Woodford and Wanstead from Woodford Bridge and Ilford.

5.3 Indicators and targets for biodiversity and open land.

5.4 Biodiversity Indicators

Biodiversity Indicator 1: Change in areas and populations of biodiversity importance, including:

- i. Change in priority habitats and species (by type); and
- ii. Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

Target: No net loss of Green Belt and Metropolitan Open Land.

Biodiversity Indicator 2: Number of Planning applications affecting sites of biodiversity importance.

Target: No net loss of open spaces in areas of high open space deficiency.

5.5 There has been **no net loss of Green Belt or Metropolitan Open Land** during the reporting period. There is also **no data for the loss of international, national, and local sites of nature conservation importance** - including Sites of Special Scientific Interest (SSSI) covering Epping Forest, Wanstead Flats and Hainault Forest.

5.6 During the reporting period **10** applications were approved to which policy LP34 Managing and Protecting the Borough's Green Belt and Metropolitan Land was applicable. All approved applications were appropriate development in the Green Belt (e.g. change of use of existing building, householder extensions).

5.7 Local Plan policy LP35 Open Spaces was applied on 3 applications - (0722/24; 1310/24; 0598/25), and 1 application (0722/24) with SINC as a constraint layer.



Section 6

Monitoring and Delivery

(Local Plan Policy LP41)

6.1 Local Plan Policy LP41: 'Delivery and Monitoring' sets out how the Council will monitor the effectiveness of the delivery of policies in the Local Plan to ensure that the Council works with its partners to deliver plans and proposals and provide the infrastructure required for both current and future residents in Redbridge.

6.2 **Indicators and targets for infrastructure, planning obligations/CIL, determinations, refusals, appeals, enforcement notices and S106 apprenticeships.**

6.3 **Infrastructure Indicators**

Infrastructure Indicator 1: Number of relevant new infrastructure programmes completed.

Target: Delivery of key infrastructure programmes as set out in the Infrastructure Delivery Plan - education, Redbridge Living, health, community hubs, transport, and leisure.

6.4 During the 2024/25 monitoring period, there was no completed leisure development, and no major new transport projects. One application was granted for a change of use from 2 self-contained flats to a GP surgery at 1 and 1A Kildowan Road, Goodmayes (ref: 2159/21).

Infrastructure Indicator 2: Amount of Planning Obligations/CIL secured and spent, and by type.

6.5 See the Council's 2024/25 Infrastructure Funding Statement for information related to this indicator at: [Redbridge - Infrastructure Funding Statement](#)

6.6 **Determinations Indicators**

Determinations Indicator 1: Percentage of major planning applications determined within 13 weeks.

Target: 65% of major planning applications to be determined within 13-weeks.

Determinations Indicator 2: Percentage of planning applications processed in 8-weeks (Minor).

Target: 65% of minor planning application to be determined within 8-weeks.

Determinations Indicator 3: Percentage of planning applications processed in 8-weeks (Other).

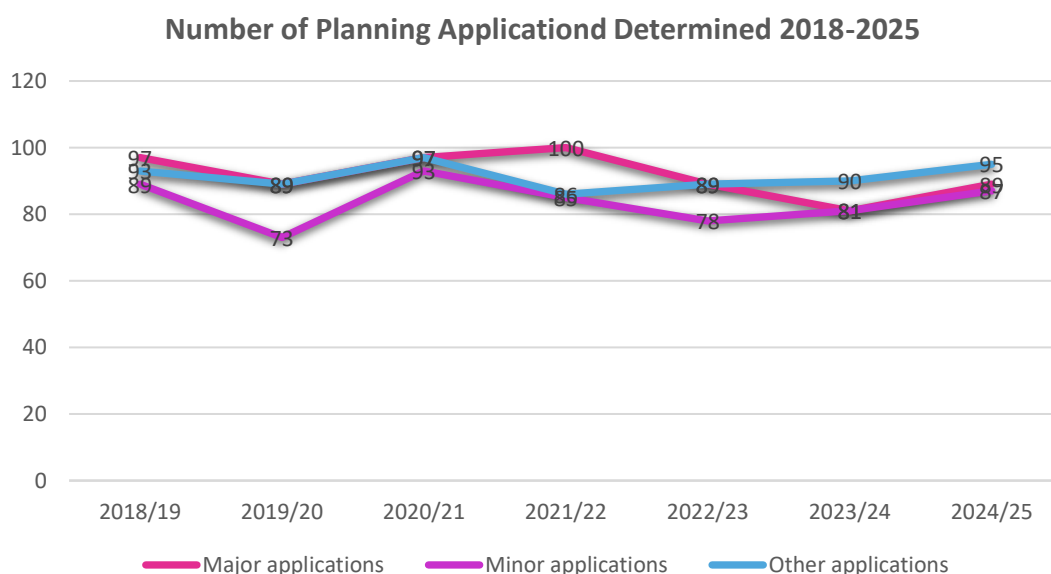
Target 80% of other planning applications to be determined within 8-weeks.

Table 14: Planning approval timeframes targets/actual (2024/25)

Application Type	Target	Actual Performance for 2023/24	Actual Performance for 2024/25
Major Planning Applications ¹	65% of major planning applications to be determined within 13 weeks (or within agreed Extension of Time)	81.25% (13/16)	89.47% (17/19)
Minor Planning Applications	65% of minor planning applications to be determined within 8 weeks (or within agreed Extension of Time)	81.28% (343/422)	87.36% (304/348)
Other Planning Applications ²	80% of other planning applications to be determined within 8 weeks (or within agreed Extension of Time)	90.03% (1138/1264)	94.59% (1207/1276)

- 6.7 Table 14 above sets out the performance in determining planning applications for 2024/25. The table shows increases in performance for all planning applications categorised compared to the 2023/24 AMR. This is a great achievement as all annual targets were exceeded for the seventh consecutive monitoring year.

Figure 26: Percentage of Planning Applications determined, from 2018 to 2025:



¹ Major and minor planning applications have all new housing and commercial developments (extensions etc.), as well as flat developments (extensions etc.). Some changes of use will also be included.

² Other planning applications is predominately made up of householder applications, but also advert consents, listed building consents and changes of use.

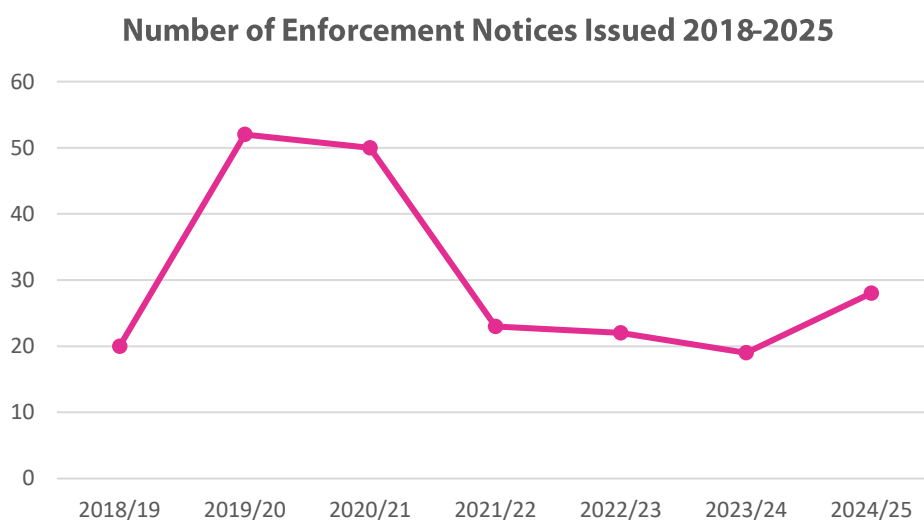
6.8 Enforcement Indicators

Enforcement Indicator 1: Number of Enforcement Notices Issued.

6.9 Figure 27 below shows the number of Enforcement Notices issued during the 2024/25 reporting period. During 2020 and 2021 the Council reviewed its approach to planning enforcement from a negotiated agreement approach to an approach directly tied to the statutory timescales for action, which had an immediate impact in improving outcomes.

6.10 The number of Enforcement Notices issued for 2024/25 is **28**, up from the 19 issued in 2023/24.

Figure 27: Number of Enforcement Notices issued from 2018 to 2025:



6.11 Appeals Indicators

Appeals Indicator 1, Including:

- Number of appeals against non-determination made;
- Number of appeals against non-determination upheld;
- Number of appeals against refusals made; and Number of appeals against refusals that are upheld.

6.12 The 2024/25 reporting statistics for appeals are as follows:

- Number of appeals against non-determination made: **1**;
- Number of appeals against non-determination upheld (dismissed): **1**;
- Number of appeals against refusals made: **90**; and
- Number of appeals against refusals that are upheld (dismissed): **52**

6.13 Apprenticeship Jobs Indicators

Numbers of apprenticeships, job brokerage agreements, and contributions relating to skills and training through Section 106 agreements.
Target: Continuous partnership working and cross-boundary working.

- 6.14 There have been 4 apprenticeships in 2024/25 secured through Section 106 agreements. There were **2 active S106 agreements in place during this period.**