

CED 016 - Revised Appendix 1 Schedule of Allocated Small Sites

It is proposed that sites in Appendix 1 of the submission draft Local Plan be divided into two lists which include major sites (ten units or more) and allocated small sites (less than ten units). This schedule therefore lists all 'small sites' proposed to be allocated in the Local Plan.

Allocated Small Sites – Ilford Investment and Growth Area										
Site Number	Address	Ward	Existing Use	Proposed Use	Site Area (ha)	Indicative Retail Floorspace (gross)	Indicative Employment Floorspace	Indicative Housing Capacity	Phasing Period	Planning Status
28	288 Ilford Lane, Ilford	Loxford	Employment	Housing	0.08	0	0	9	1	Expired planning permission- App: 2702/11 - 9 units.
29	180 High Road, Ilford	Clementswood	Bank	Housing	0.03	0	0	7	1	Planning permission - App: 0220/14 - 7 units.
30	213-215 High Road, Ilford	Clementswood	Retail	Housing	0.04	0	0	7	1	Planning permission - App: 1255/14 - 7 units.
31	210 Ilford Lane, Ilford	Loxford	Retail	Housing	0.05	0	0	6	1	Completed - App: 2157/10 - 6 units

32	rear of 2-4 Clements Road	Clementswood	Retail	Housing	0.03	0	0	5	1	Under Construction - App: 0770/16 - 5 units.
33	48 Cranbrook Road	Valentines	Retail	Housing	0.09	0	0	5	1	Completed - App: 2189/14 - 5 units.
34	1-7 Hainault Street, Ilford	Clementswood	Retail	Housing	0.05	0	0	4	1	Planning permission - App: 0378/13 - 4 units
35	239 Ilford Lane	Loxford	Retail	Housing	0.01	0	0	3	1	Completed - App: 2209/14 - 3 units
58	Seven Kings Methodist Church and Hall, Balmoral Gardens	Goodmayes	Church and Church Hall	Community/ Housing	0.04	0	0	6	2	No current planning applications or permissions

Allocated Small Sites - Crossrail Corridor Investment and Growth Area										
Site Number	Address	Ward	Existing Use	Proposed Use	Site Area (ha)	Indicative Retail Floorspace (gross)	Indicative Employment Floorspace	Indicative Housing Capacity	Phasing Period	Planning Status
60	123 Francis Avenue, Ilford	Clementswood	Employment	Housing	0.05	0	0	5	1	Subject to developer interest.
61	19 Eastwood Road, Seven Kings	Seven Kings	Housing	Housing	0.06	0	0	7	1	Completed - App: 0808/13 - 7 units.
62	Balfour House, 394-398 High Road, Ilford	Clementswood	Employment	Housing	0.23	0	0	5	1	Under construction - App: 2429/12 - 5 units.
63	45 Barley Lane	Seven Kings	Housing	Housing	0.06	0	0	5	1	Under construction - App: 2914/15 - 5 units.

64	514-518 High Road, Ilford	Goodmayes	Retail/ Employment	Housing	0.04	0	0	4	2	No current planning applications or permissions
92	Corner of Wangey Road and Station Road, Chadwell Heath	Chadwell	Employment	Housing/ Retail	0.08	200	0	8	2	Application 1557/15 - change of use of ground floor to children's nursery granted
93	395-405 High Road, Ilford	Clementswood	Builders Yard	Housing	0.07	0	0	9	2	No current planning applications or permissions
94	617-631 Eastern Avenue (Junction Yoxley Drive)	Aldborough	Employment	Housing	0.05	0	0	5	2	No current planning applications or permissions
95	8a Cedar Park Gardens, Chadwell Heath	Chadwell	Housing/ Industrial	Housing	0.03	0	0	6	2	No current planning applications or permissions
110	29 Glebelands Avenue	Church End	Housing	Housing	0.08	0	0	8	1	Completed - App: 0198/13 - 8 units.

Allocated Small Sites - South Woodford Investment and Growth Area										
Site Number	Address	Ward	Existing Use	Proposed Use	Site Area (ha)	Indicative Retail Floorspace (gross)	Indicative Employment Floorspace	Indicative Housing Capacity	Phasing Period	Planning Status
111	27 Glebelands Avenue, South Woodford	Church End	Housing	Housing	0.05	0	0	7	1	Under construction - App: 2867/09 - 7 units
112	Rear of 127 High Road, South Woodford	Church End	Retail	Housing	0.08	0	0	8	1	Under construction - App: 4886/15 - 8 units.
113	5 Bedford Road, Church End	Church End	Housing	Housing	0.07	0	0	7	1	Completed - App: 24/14 - 7 units.
114	Eaton Court, High Road, South Woodford	Church End	Housing	Housing	0.06	0	0	6	1	Planning permission - App: 2487/15 - 6 units
115	43-45 George Lane, South Woodford	Church End	Retail	Housing	0.04	0	0	5	1	Completed - App: 2645/15 - 5 units.

Allocated Small Sites – Barkingside Investment and Growth Area										
Site Number	Address	Ward	Existing Use	Proposed Use	Site Area (ha)	Indicative Retail Floorspace (gross)	Indicative Employment Floorspace	Indicative Housing Capacity	Phasing Period	Planning Status
124	2 Mossford Green Barkingside	Barkingside	Housing	Housing	0.02	0	0	3	1	Refused planning permission- App: 1815/16 - 3 units being appealed.
125	61-63 High Street, Barkingside	Barkingside	Retail	Housing	0.04	0	0	7	1	Completed - App: 2328/15 - 7 units.
131	366-380 Horns Road, Barkingside	Aldborough	Garage/ Housing	Housing	0.07	0	0	4	2	No current planning applications or permissions

Allocated Small Sites - Rest of Borough										
Site Number	Address	Ward	Existing Use	Proposed Use	Site Area (ha)	Indicative Retail Floorspace (gross)	Indicative Employment Floorspace	Indicative Housing Capacity	Phasing Period	Planning Status
126	Public Conveniences Horns Road	Barkingside	Public Conveniences	Housing	0.02	0	0	4	1	Planning permission – App: 0182/17 4 units
127	Rear of 561-567 Longbridge Road	Loxford	Housing	Housing	0.04	0	0	1	1	Planning permission - App: 0447/16 -1 unit
137	300-302 Ilford Lane, Ilford	Loxford	Employment	Housing	0.03	0	0	7	1	Subject to developer interest.
138	407 Ilford Lane	Loxford	Retail	Housing	0.01	0	0	4	2	No current planning applications or permissions
141	Car park at Daffodil Gardens, Ilford	Loxford	Car Park	Housing	0.08	0	0	9	1	Under construction - App: P0087/15 - 9 units.
143	127-129 Stanley Road	Clementswood	Housing	Housing	0.05	0	0	9	1	Planning permission - App: 1989/15 - 9 units.

145	6-10 Tring Close, Newbury Park	Aldborough	Housing	Housing	0.05	0	0	7	1	Completed - App: 3722/14 - 7 units.
146	47 Park Road, Ilford	Clementswood	Housing	Housing	0.04	0	0	6	1	Completed - App: 2574/13 - 6 units.
147	Adj 2 Eynsford Road	Seven Kings	Housing	Housing	0.07	0	0	6	1	Planning permission - App: 1677/13 - 6 units.
148	Land adj. to 24-26 Fields Park Crescent Little Heath	Chadwell	Housing	Housing	0.04	0	0	6	1	Completed - App: 1548/13 - 6 units.
151	Corner of Beehive Lane/Woodford Avenue, adj. 8 Spurway Parade	Cranbrook	Dry Cleaners	Housing	0.05	0	0	9	1	Planning permission - App: 3224/15 - 9 units.
152	Holy Trinity Church, Hermon Hill, South Woodford	Roding	Church Hall	Housing	0.21	0	0	9	1	Planning permission - App: 3004/14 - 9 units
153	Land r/o 3, 5 and 7 Westview Drive	Roding	Housing	Housing	0.19	0	0	9	1	Completed - App: 0183/12 - 9 units.

154	Woodford Green Post Office, Johnston Road	Monkhams	Post Office	Housing	0.09	0	0	9	1	Under construction - App: 2717/15 - 9 units
155	76-76A Gordon Road, South Woodford	Roding	Housing	Housing	0.09	0	0	4	1	Under construction - App: 1417/15 for 4 units
158	Garage Block 8-10 Wannock Gardens, Barkingside	Barkingside	Garage	Housing	0.05	0	0	2	1	Under Construction - App: P0018/15 - 2 units.
159	134 Horns Road, Barkingside	Aldborough	Public House	Housing	0.12	0	0	6	1	Planning permission - App: P0079/15 - 6 units.
164	Garage at top of Hillside Avenue	Bridge	Garage	Housing	0.046	0	0	9	1	Completed - App: 1681/14 - 9 units.
165	113-115 Manford Way	Hainault	Employment	Housing	0.12	0	0	9	1	Completed - App: 0657/14 - 9 units.
166	The Horse and Well Public House, 566-568 High Road	Monkhams	Public House	Housing	0.11	0	0	8	1	Completed - App: 0136/11 - 8 units.
167	Land adj. 1 Elm Close Wanstead	Wanstead	Vacant	Housing	0.056	0	0	8	1	Planning permission - App: P0014/15 - 8 units.

168	Land adj. 1 Seagry Road	Wanstead	Housing	Housing	0.08	0	0	6	1	Planning permission - App: 3216/15 - 6 units.
169	17 Aldersbrook Road	Wanstead	Housing	Housing	0.06	0	0	5	1	Planning permission - App: 0282/14 - 5 units.
170	1-5 Station Approach, Wanstead	Wanstead	Employment	Housing	0.02	0	0	5	1	Completed - App: 2297/13 - 5 units.
171	663 Chigwell Road, Woodford Bridge	Bridge	Employment	Housing	0.054	0	0	5	1	Significant developer interest.
172	191 Whitehall Road and communal Gardens, Woodford Green	Monkhams	Housing	Housing	0.11	0	0	5	1	Under construction - App: 1857/15 - 5 units.
173	R/o The White Hart Public House, Chigwell Road, Woodford Bridge	Bridge	Car Park	Housing	0.07	0	0	4	1	Refused permission - App: 0198/15 - 4 units.
174	Wanstead Police Station, Spratt Hall Road	Wanstead	Employment	Housing	0.1	0	0	4	1	Completed - App: 2049/14 - 4 units.

175	rear of 591 New North Road	Hainault	Housing	Housing	0.07	0	0	4	1	Planning permission - App: 2642/12 - 4 units.
180	Polygram Building, Unit 1 Clyde Works, Chadwell Heath Lane, Chadwell Heath	Chadwell	Industrial	Housing/ Employment	0.43	0	1075	5	2	No current planning applications or permissions
183	1-3 Pelham Road, Ilford	Clementswood	Vacant	Housing	0.03	0	0	2	2	No current planning applications or permissions
185	73-77 Grove Road &15-25 Carnarvon Road, South Woodford	Church End	Garages/ Industrial	Housing	0.23	0	0	9	2	No current planning applications or permissions
186	38 Grove Hill, South Woodford	Church End	Hotel/ Housing	Housing	0.09	0	0	5	2	No current planning applications or permissions
187	52 Tavistock Road, South Woodford	Church End	Housing	Housing	0.08	0	0	3	2	No current planning applications or permissions

191	Heathcote Clinic, Heathcote Avenue, Clayhall	Fullwell	Health Centre	Housing	0.1	0	0	4	2	No current planning applications or permissions
193	410-418 Ilford Lane, Ilford	Loxford	Industrial	Housing	0.08	0	0	7	2	No current planning applications or permissions
199	Alfred's Head PH, Manford Way, Hainault	Hainault	Public House	Housing	0.14	0	0	8	1	No current planning applications or permissions
203	19 Aldersbrook Road, Wanstead	Wanstead	Vacant	Housing	0.15	0	0	6	2	No current planning applications or permissions
204	Rayleigh Road Garage Site, Woodford Green	Bridge	Garages	Housing	0.13	0	0	7	2	No current planning applications or permissions
205	Land at Yellowpine Way & Baywood Square Garages, Hainault (2 sites)	Hainault	Garages	Housing	0.16	0	0	6	2	No current planning applications or permissions

206	408 Ilford Lane, Ilford	Loxford	Vehicle Repairs	Housing	0.07	0	0	6	2	No current planning applications or permissions
207	56 Grenville Gardens, Woodford Green	Roding	Vacant	Housing	0.08	0	0	3	2	No current planning applications or permissions
225	Land adjacent to Hainault Station	Fairlop	SINC	Housing	0.59	0	0	8	1	Site promoted by TfL - Feasibility studies underway. Planning application due soon.
228	Madeira Grove Clinic	Bridge	Health Centre	Housing	0.05	0	0	5	2	No current planning applications or permissions