

Redbridge Local Plan Authority Monitoring Report 2014-17

March 2018



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Executive Summary

The Council has made impressive progress in a number of areas throughout the AMR monitoring period.

Most significant is the progress made on developing the emerging Redbridge Local Plan (2015 – 2030). **The document has recently been found 'sound' by an independent Planning Inspector and the Council will now proceed to adoption in March 2018.** Once adopted, Redbridge will have an up-to-date planning strategy, in full accordance with both national and regional planning policy, **which will address and manage the borough's significant planning challenges.**

The numbers of housing approvals and completions have both risen rapidly during the monitoring period, increasing overall housing supply in the borough. The **borough's** housing pipeline is healthy and the Council can demonstrate a five year land supply. Significant steps are being taken including implementation of the Ilford Housing Zone, Ilford Prospectus and borough wide Housing Strategy to further increase supply and affordable housing delivery.

The general increase in the level of housing development in the borough has resulted in an increase in monies received via CIL, S106 and New Homes Bonus. These funds contribute to the delivery of key infrastructure projects in the borough which supports the **borough's growing communities.**

The Council aim to facilitate the regeneration of the borough and the recently approved Regeneration Strategy (2017 - 2027) sets out these ambitious plans. The Council has delivered and continues to undertake and seek funding for projects in the borough to facilitate regeneration. These projects include major investment in an improved public realm in Ilford, Barkingside and Gants Hill town centres as well development of the Ilford Manifesto and Prospectus.

In relation to transport improvements, Crossrail is on course to open in 2019. Planning permission has been granted for a new station entrance and ticketing hall at Ilford Station. In addition, significant progress has been made on step free access at six stations in the borough. These include improvements at Ilford, Goodmayes and Seven Kings as part of Crossrail and Newbury Park (due in 2019), South Woodford (due 2020) and Snaresbrook (due in 2022) on the Central Line. **Using TfL funding, the Council has implemented 'major schemes' at Manford Way and Woodford Bridge.**

Overall, Development Management and Enforcement performance is much improved, with an increase in the pace of determining planning applications such that all major targets are now being met.

Introduction

1.1 What is the Authority Monitoring Report?

1.1.1 The Council is required by section 35 of the Planning and Compulsory Purchase Act 2004, as amended by section 113 of the Localism Act 2011, to prepare an annual report providing such information to the implementation of the Local Development Scheme and the extent to which the **borough's planning policies are being achieved**.

1.1.2 **The AMR is used to assess the performance and effectiveness of Redbridge's planning policies in delivering the key objectives of the Local Plan. The AMR also includes an update on the progress and implementation of the Council's Local Development Scheme (LDS), which sets the timetable for the preparation of future Local Plan documents.**

1.2 What is the reporting period?

1.2.1 This AMR covers a three year monitoring period 1st April 2014 to 31st March 2017. Information beyond this date is included where it helps to provide a more complete picture of planning performance.

1.3 What is being monitored?

1.3.1 The 2014 -17 AMR assesses the performance of Redbridge's adopted planning policies as set out in the Council's adopted Local Development Framework, in particular the Core Strategy (2008) and Borough Wide Planning Policies (2008).

1.3.2 There are five aspects of planning monitored in the AMR. Firstly, the AMR sets out **the progress which is being made to implement the Council's emerging Local Plan (2015 – 2030)** and other planning documents which will replace the existing Local Development Framework once it is formally adopted. Secondly, progress of key regeneration projects in the borough over the monitoring period. Thirdly, in order to ensure that the **planning objectives and targets of the Council's existing Local Development Framework are being delivered**, the Council monitors the effectiveness of the planning policies within it. **The AMR sets out the Council's current performance to date against a range of indicators**, highlighting where it is achieving targets and where it needs to improve in the future. Fourthly, the AMR monitors how much the Council has received and spent in relation to the Redbridge Community Infrastructure Levy (CIL), Mayoral CIL, Section 106 and New Homes Bonus. Fifthly, the AMR summarises both the Development Management and Enforcement teams performance with regards to meeting targets for the handling of planning applications, appeals and enforcement decisions.

1.3.3 The AMR uses the most relevant and timely information available to the Council at the time of report preparation, including outcomes from non-planning services which contribute to delivering planning objectives.

1.3.4 It is important to note that the AMR does not attempt to measure and monitor each individual planning policy, but focuses on monitoring key indicators for which data is currently available, in order to assess overall outcomes in plan delivery.

1.4 Structure

1.4.1 The AMR presents information across six separate sections:

1.4.2 Section 2 monitors the milestones in the **Council's LDS**. This section monitors the **progress of the Council's** Local Plan (2015 – 2030) and other planning documents which will replace the existing LDF once it is formally adopted;

1.4.3 Section 3 monitors the progress of key regeneration projects in the borough which have either been completed or are ongoing over the monitoring period. This includes how the Council has sought to meet the Duty to Cooperate;

1.4.4 Section 4 monitors the effectiveness of the planning policies within the existing LDF to ensure that it is contributing towards broader planning objectives.

1.4.5 Section 5 monitors how much the Council has received and spent in relation to the Redbridge Community Infrastructure Levy (CIL), Mayoral CIL, Section 106 and New Homes Bonus.

1.4.6 Section 6 monitors sets out key performance indicators for both the **Council's** Development Management and Enforcement teams with regards to meeting targets for the handling of planning applications, appeals and enforcement decisions.

2 Plan Making Update

2.1 Background

2.1.1 The Council has a responsibility to prepare an up-to-date spatial strategy and other relevant planning guidance to manage the future growth and development of the borough. Redbridge faces a number of planning challenges which include an increasing population, a growing housing need, a challenging minimum housing target as well as providing infrastructure to support this growth.

2.2 Local Development Scheme

2.2.1 All local planning authorities are required to have a Local Development Scheme (LDS), setting out a timetable of the Development Plan Documents they propose to prepare.

2.2.2 The Council's current LDS (2017-2020), came into effect in February 2017. It provides a timescale for the production of planning policy documents including the emerging Redbridge Local Plan (2015 – 2030) and Supplementary Planning Documents (SPDs). The progress of each is discussed below:

2.3 Redbridge's Local Plan

2.3.1 Since 2011, the Council has been preparing the Redbridge Local Plan (2015 – 2030). Over the monitoring period, the Council has made significant progress towards its adoption. The key stages in the documents development over the monitoring period are set out below.

2.3.2 The Preferred Options Extension Consultation was held between 7th November and 22nd December 2014, which presented four spatial options as to how to meet part of the **borough's housing and infrastructure needs**. This was the third such consultation, with similar previous consultation being undertaken in 2011 and 2013. There was a high level of engagement, with 2,104 individual representations. Additionally there was a petition against developing on the Green Belt at Fairlop Plain (41 signatures); two petitions against developing the Oakfield Site (1,979 signatures in a petition to the Council, and over 5,000 signatures in a petition to Parliament); and four separate petitions against developing in the Western Corridor of the borough (of 825, 2,518, 36, and 125 signatures) along with 1,500 physical and 250 electronic postcards.

2.3.3 The statutory consultation period for the Local Plan Pre-Submission Draft ('Regulation 19') was held between 28th July and 30th September 2016. The consultation period was 9 weeks in length rather than the statutory minimum of 6 weeks, so as to maximise opportunities to comment, and in recognition that the consultation was during the summer holiday season. A total of 1,134 representations were received, raising a total of 9,810 individual comments.

2.3.4 The Redbridge Local Plan documents and supporting evidence were submitted to the Secretary of State on 3rd March 2017 for an independent Examination in Public (EiP) by a planning inspector. Subsequent to the monitoring period, the EiP hearing sessions were held across ten days between 6th June and 21st July 2017.

2.3.5 Following the hearing sessions, the Council prepared a schedule of Main Modifications required **to make the Plan 'sound'**. The Main Modifications to the Redbridge Local Plan were then consulted on between 6th October and 27th November 2017. A total of 35 different individuals and groups responded to this consultation.

2.3.6 Following this consultation, the representations were provided to the Inspector so as to allow him to issue a Final Report into the Redbridge Local Plan examination.

2.3.7 **The Council recently received the Inspector's report and he has found the Local Plan 'sound'. The Council will proceed to formal adoption of the Local Plan at Full Council on 15th March 2018.**

2.3.8 The Local Plan is on course to be delivered in accordance with the LDS timetable.

2.3.9 Upon adoption, the Local Plan will replace the existing Core Strategy, Borough Wide Primary Policies, and Area Action Plans, but existing SPDs and SPGs will be retained until they are updated.

2.4 Other Plan Preparation

2.4.1 In addition to the Redbridge Local Plan, the LDS 2017-2020 provides a schedule for the preparation of the following individual planning guidance, a summary of progress is provided for each document.

Review of Redbridge CIL Charging Schedule

2.4.2 Redbridge was the first London Borough to introduce a CIL charging schedule in 2012. This is charged at a flat rate of £70 per square metre for all liable development. However, it is now time to review this charge to ensure the Council is maximising CIL receipts from new development in the borough. In accordance with the LDS a new draft Charging Schedule will be consulted on in autumn 2018.

Planning Obligations SPD

2.4.3 The Council will prepare a new Planning Obligations SPD. This document will update the currently adopted Affordable Housing SPD to reflect changes in regional planning policy contained within the London Plan (2016), the **Mayor's Affordable Housing and Viability SPG** (2017), and at a local level in the emerging Redbridge Local Plan (2015 – 2030). It will provide guidance as to how affordable housing requirements will operate in Redbridge in relation to different types of schemes, as well as guidance regarding other planning obligations including open space and public realm, transport and highways, and environmental sustainability.

2.4.4 . In accordance with the LDS a draft SPD will be consulted on in autumn 2018.

Householder Design Guide SPD

2.4.5 The Council will prepare a new Householder Design Guide SPD. This will update the existing Householder Design Guide SPD (2012) document to reflect more recent guidance and to be in line with the emerging Local Plan (2015 – 2030). In accordance with the LDS the Council propose to consult on a draft SPD in spring 2018.

Conservation Area Appraisals

2.4.6 The LDS identifies 16 Conservation Area Appraisals (SPDs) to be completed by the end of winter 2018. At present work has started on four of these appraisals, namely Little Heath, Bungalow Estate, South Woodford, and Woodford Broadway. A draft revised appraisal for the Bungalow Estate has recently been consulted on.

2.5 Neighbourhood Planning

2.5.1 The Council has a duty to facilitate Neighbourhood Planning, which was introduced under the Localism Act in 2011. It is a community-led process which enables the community to help shape development in their area. Neighbourhood Plans, **once 'made'** and approved at a referendum, **will form part of Redbridge's statutory development plan** and can be used in the determination of planning applications.

2.5.2 At present there are no designated neighbourhood forums or areas within the borough as yet. However, interest has been expressed from residents in South Woodford regarding the designation of a neighbourhood forum and area. The Council will provide support and advice to any group which expresses an interest in Neighbourhood Planning,

2.6 Self-build and Custom Housebuilding Register

2.6.1 The Self-build and Custom Housebuilding Act 2015 and the Self-build and Custom Housebuilding (Register) Regulations 2016 require the Council to keep a register of individuals and associations who wish to acquire serviced plots of land within Redbridge in order for those individuals and associations to build or commission their own homes. The Register was launched on 1st April 2016, and as of May 2017 there are a total of 17 individuals and one association who have registered an interest.

2.7 Duty to Cooperate

2.7.1 Section 110 of the Localism Act inserted section 33A into the Planning and Compulsory Purchase Act 2004. Section 33A requires co-operation between local authorities, county councils and a range of other bodies as an integral part of the preparation of planning policy.

2.7.2 **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 (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas".**

2.7.3 The duty to cooperate requires Local Planning Authorities to constructively and actively engage with relevant bodies, as part of an ongoing process, to maximise effective working on the preparation of development plan documents in relation to strategic matters.

2.7.4 The Council has actively engaged neighbouring authorities and relevant bodies over the monitoring period, particularly through the development of the Redbridge Local Plan (2015-2030). The Council prepared a full statement on how it considered it has met the Duty to Cooperate as part of the Local Plan examination process. This can be viewed here: <https://www.redbridge.gov.uk/media/3043/lbr-114-duty-to-cooperate-statement-2017.pdf>

2.7.5 However, particular highlights include:

- Working with the GLA on the production of the London Strategic Housing Market Assessment (2014) and the London Strategic Housing Land Availability Assessment (2013);
- Being a key member of **the 'Co-operation for Sustainable Development Group'** which is an officer group with the objective 'to achieve effective co-operation between Councils to support Local Plan making and delivery for sustainable communities across geographical and administrative boundaries in West Essex, East Hertfordshire and **the adjoining London boroughs'**;
- Working actively and constructively with neighbouring boroughs to address the issue of housing need in the east London sub region. A key outcome was the joint commissioning of the Outer North East London Strategic Housing Market Needs Assessment (2016) with neighbouring boroughs.

3 Regeneration Projects Update

3.1 Background

3.1.1 A key ambition of the Council is to manage the borough's growth and facilitate regeneration, particularly in Ilford. In order to deliver this, the Council undertake and seek grant funding for a range of projects and initiatives to encourage investment and improvements in the borough. The following projects are highlighted which will contribute to the regeneration of the borough and the Council's housing delivery strategy.

3.2 Regeneration Strategy

3.2.1 The Regeneration Strategy (2017-2027) was approved by Cabinet in December 2017. This document sets out the Council's regeneration ambitions for the borough over the next 10 years and forms a key plank of its Corporate programme over that period. The Strategy acknowledges that regeneration is the key driver for growth in the borough, and that the Council must take a leading, interventionist role in this growth to secure the maximum benefit for local people and businesses. The five themes of the Strategy, which will shape regeneration activities, are:

- Transforming our town centres;
- Creating the right environment for enterprise;
- Building new homes for all;
- Ensuring everyone shares in our prosperity; and
- Enabling high quality spaces and places.

3.2.2 These priorities directly link to the spatial priorities set out in the Local Plan (2015 – 2030).

3.3 Ilford Manifesto and Prospectus

3.3.1 The Ilford Manifesto was launched in early 2017, articulating a vision for Ilford that makes the most of its diversity, connectivity, and cultural offer, whilst seeking to improve its retail offer and evening economy.

3.3.2 This was followed by the Ilford Prospectus which illustrated, through a series of 'placemaking' propositions, how Ilford can be developed in accordance with the emerging Local Plan (2015 – 2030). The Prospectus seeks to support the delivery of up to 2,000 new jobs and 6,000 new homes. Key elements include:

- Exploring opportunities to strengthen retail, housing, leisure and community spaces within the town centre;
- Providing the right space to support Ilford's entrepreneurial businesses with flexible business spaces;
- Turning the town centre's highways into streets, helping unlock additional land parcels for development through road realignment, whilst reducing the impact of

cars and stitching the town centre back into its surrounding neighbourhoods with new and enhanced pedestrian connections;

- Introducing new uses to the town centre including schools, health facilities and an evening economy to support a growing residential population;
- **Strengthening Ilford's cultural and civic core by** developing a new cultural quarter around the Town Hall;
- Celebrating and enhancing the historic fabric and character that helps to make the town centre unique; and
- Revealing the nearby River Roding by exploring opportunities to provide pedestrian routes along the riverside.

3.4 Ilford Opportunity Area and Housing Zone

3.4.1 The London Plan (2016) designates Ilford as an Opportunity Area. To further facilitate and accelerate housing delivery, Ilford was also designated a Housing Zone by the Mayor of London.

3.4.2 The Housing Zone will provide additional funding to accelerate the delivery of at least 2,189 homes (including 553 affordable homes) in Ilford. To date Housing Zone funding has accelerated the delivery of 620 homes with planning permission.

3.4.3 Housing schemes which have utilised Housing Zone funding include Britannia Music (354 new homes) due for completion in 2020, Paragon Heights (141 new homes) due for completion in October 2018 and Horizon (122 new homes) due for completion in August 2018.

3.4.4 Ilford is changing and responding to the anticipated growth of the town centre. The Ilford Housing Zone bid included a funding request to deliver a new southern station entrance on Ilford Hill, to be a third entrance to support Ilford Crossrail station with increasing passenger numbers. In order to facilitate the delivery of housing sites, particularly in the Ilford Hill area, the Council is working closely with land owners and TfL to deliver this project. Works are proposed to start on site in the winter of 2018 and Completion in the summer of 2019.

3.5 Ilford Public Realm Improvements and The Spark - Good Growth Fund

3.5.1 Alongside reviewing the use of its own asset base and encouraging and facilitating private sector investment in the town, the Council is also seeking to undertake a series of "quick win" projects to support the change in perceptions of Ilford and build on the momentum being created by Crossrail.

3.5.2 Phase 1 of the Ilford public realm improvements is currently underway. These works include repaving sections of Ilford High Road and Chadwick Road, the provision of new

street furniture, light columns and CCTV. Phase 1 of the works is due to be completed by March 2018. Phase 2 is due to commence in summer 2018.

3.5.3 The Council has recently submitted an application for more than £2m under the **GLA's Good Growth Fund to support the development of a creative and cultural hub** as part of an interim use strategy for the Town Hall, Janice Mews and existing car park site. The Spark project seeks to use these uses to develop demand/interest within the sector whilst it works to develop longer term plans for the creation of a Cultural Quarter as promoted within the Ilford Prospectus.

3.5.4 **The project will see the Town Hall refurbished to provide a range of artists' studios,** maker spaces and more traditional offices, whilst the empty storage space on Janice Mews will be transformed into modern flexible business start-up space and a pop-up food market will be created within in the Town Hall Car Park. The Council expect to hear if the bid has been successful in March 2018.

4 Policy Performance Outcomes

4.1 Background

4.1.1 This section of the AMR discusses key plan and policy performance outcomes across a range of policy areas including housing, employment, town centres, environmental sustainability, transport and infrastructure.

4.2 Housing Development

4.2.1 The Government has ambitious growth targets for new housing in the Thames Gateway area and in the London-Stansted-Cambridge Growth Corridor. The London Plan wishes to focus new housing and regeneration efforts in East London which Redbridge forms a part. The Council aim to increase the number of quality homes built in the borough. London Plan (2016) policy 3.3 sets a target to deliver a minimum of 11,232 homes from 2015 to 2025 in the borough. This equates to the provision of a minimum of 1,123 net homes per year. This supersedes the target within the adopted Core Strategy (2008).

4.2.2 To provide a balanced approach to change, the Council aims to channel most new development into the hierarchy of town centres, with Ilford Metropolitan Centre and District Centres accommodating the bulk of the growth. The rest of the borough is also proposed to accommodate additional housing development, particularly on vacant, disused or underutilised sites.

4.2.3 Specific housing sites are identified in the Development Sites within the Housing Capacity DPD and in the adopted Ilford Town Centre Area Action Plan, Gants Hill District Centre Area Action Plan and Crossrail Corridor Area Action Plan. The emerging Local Plan has incorporated these sites (where not already developed), and will add additional land identified as having housing potential.

Housing Need

4.2.4 The Council has worked jointly with the four neighbouring London Boroughs of Havering, Barking and Dagenham, Newham and Waltham Forest in the production of the Outer North East London Strategic Housing Market Assessment (SHMA) 2016), to assess the overall housing need for the north east London housing market. The Redbridge specific figures were updated in 2017 for the Local Plan (2015 – 2030) evidence base. The SHMA Update **estimated that the borough's full objectively assessed housing need is 34,296 net additional homes between 2015 and 2030.** This equates to an average of 2,287 homes per year. This is over **double the Council's minimum housing target** of 1,123 homes per year.

4.2.5 The NPPF in paragraph 47 states that local planning authorities should “ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this

Framework". In addition, the London Plan (2016) policy 3.3 states that boroughs "should seek to meet and exceed minimum borough annual average housing targets" and augment "with extra housing capacity to close the gap between identified housing need and supply in line with the requirement of the NPPF". Addressing the significant housing need in the borough is a key objective of the emerging Local Plan (2015 – 2030).

Housing Completions

4.2.6 Policy 3.3 in the London Plan sets a target to deliver a minimum of 1,123 new homes in Redbridge each year. As demonstrated by Indicator 1 below, in the last five years the Council has delivered 2,234 homes of the minimum 4,526, which is approximately half of the cumulative target.

Indicator 1 - Net Additional Dwellings over the previous five years (2012-17)

LDF Objective / Policy	Indicator	Target	Performance
SO7	Net additional dwellings completed over the previous five-year period (2012 – 2017)	4,526	2,234

4.2.7 As it can be seen from Indicator 2 in the last financial year, the Council has delivered a total of 818 new homes of the minimum housing target of 1,123 new homes. This equates to 73% of the annual target.

Indicator 2 - Net additional dwellings in last financial year (2016/17)

LDF Objective / Policy	Indicator	Target	Performance
SO7	Net additional dwellings for the current year (2016/17)	1,123 per year	818

4.2.8 However, when the data is compared to the completion rates of the previous five years improvements can be seen. As Table 4.1 shows, in 2014/15, 258 homes were delivered, which increased to 685 homes in 2015/16, which further increased to 818 homes in 2016/17. Therefore, a total of 1,761 new homes have been delivered over the AMR monitoring period. Whilst it is recognised that housing completions are still below target levels, this represents a sustained and significant year on year increase over the past three years. Indeed, the total completions in the last monitoring year (2016/17) were the highest figures since 2006 and represent a return to pre-recession levels of housebuilding.

Table 4.1 - Conventional Housing Completions

Completions by year	2012/13	2013/14	2014/15	2015/16	2016/17
Completions (net)	271	202	258	685	818
Cumulative Completions	271	473	731	1,416	2,234
Cumulative Target	760	1,520	2,280	3,403	4,526
Performance Against Target	-489	-1,047	-1,549	-1,987	-2,292
Cumulative completions as percentage of cumulative target (from 2012/13)	36%	31%	32%	42%	49%

Housing Approvals

4.2.9 The Council monitors the number of approved housing units to ensure that there is a healthy pipeline of homes coming forward for development in the borough.

Indicator 3 - Number of New Homes Approved in the past three years

Year	Net Number of homes approved
2014/15	961
2015/16	854
2016/17	1,194
Total	3,009

4.2.10 As Indicator 3 demonstrates the Council has granted a total of 3,009 homes over the monitoring period, just short of the minimum three years supply (3,369 new homes). It is clear that the number of approvals has steadily increased in the borough over the monitoring period. In 2014/15, a total of 961 homes were approved, in 2015/16 a total of 854 homes were approved and in 2016/17 a total of 1,194 homes were approved. Indeed, the last monitoring year was the Council's best performing year for approvals since 2006. This upward trend is in line with the completions data.

4.2.11 This shows a healthy housing pipeline moving forwards, which will be discussed in the following section on the Housing Trajectory (paragraphs 4.2.17 to 4.2.25). In the last financial year (2016/17) the total number of homes approved was above the Council's minimum housing target, the first time this has happened since 2006.

Next Steps

4.2.12 Addressing this under delivery of housing is vitally important. Whilst the adoption of the Local Plan (2015-2030), the arrival of Crossrail and the implementation of the range of regeneration projects highlighted in Section 3 is expected to accelerate housing delivery, the Council is undertaking additional steps to try and significantly increase supply. This includes:

- **Implementation of the Council’s recently adopted Housing Strategy (2017 – 2022);**
- Proactive engagement with the GLA, landowners, and developers;
- Direct delivery of its own schemes through its HRA Programme (350 units from 2017-2022); and
- **Establishing a wholly Owned Development Company or “DevCo” to build new housing in the borough.**

Affordable Housing

4.2.13 Core Strategy (2008) Strategic Policy 8 - Affordable Housing sets a borough wide target for 50% of all new housing to be affordable. New residential development on sites with a capacity for 10 or more units are expected to deliver the maximum reasonable amount of affordable housing.

Indicator 4 - Affordable housing provision in last five years

LDF Objective / Policy	Indicator	Target	Performance
SO7 SP8: Affordable Housing	Affordable housing completions over the past five years	50%	22%

4.2.14 As it can be seen from Indicator 4, in the last five years, the total percentage of affordable homes completed in the borough is 22% of all completions. As Table 4.2 demonstrates, this equates to the provision of 495 affordable homes. Over the monitoring period, the number of affordable homes delivered annually has fluctuated from 18 affordable homes (7%) in 2014/15, which increased to 256 homes (37%) in 2015/16, which then decreased to 103 affordable homes (12%) in 2016/17.

Table 4.2 - Affordable Housing Delivery 2012-17

Year	Number of Homes Built (Net)	Net Number of Affordable Homes	% Affordable Homes
12/13	271	116	43%
13/14	202	2	1%
14/15	258	18	7%
15/16	685	256	37%
16/17	818	103	12%
Total	2,234	495	22%

4.2.15 Whilst it is recognised that affordable housing completions have been below the strategic target, a number of factors have contributed to these low completions figures. This includes a significant reduction in the level of grant funding from national and regional government, meaning that the delivery of affordable housing is to a large extent reliant on cross-subsidy from market housing. In addition, a large proportion of the **borough's housing development comprises of small schemes of fewer than 10 units**, where affordable housing contributions are not required.

Next Steps

4.2.16 In order to increase the level of affordable housing across the borough the Council is proactively working with the GLA and Registered Providers. In addition, schemes **delivered through the Council's own HRA and DevCo schemes will further contribute** to the delivery of affordable housing. Furthermore, the Council will be implementing new Mayoral Affordable Housing and Viability SPG (2017), which sets out clear guidance to increase the level of affordable housing delivered across London.

Housing Trajectory

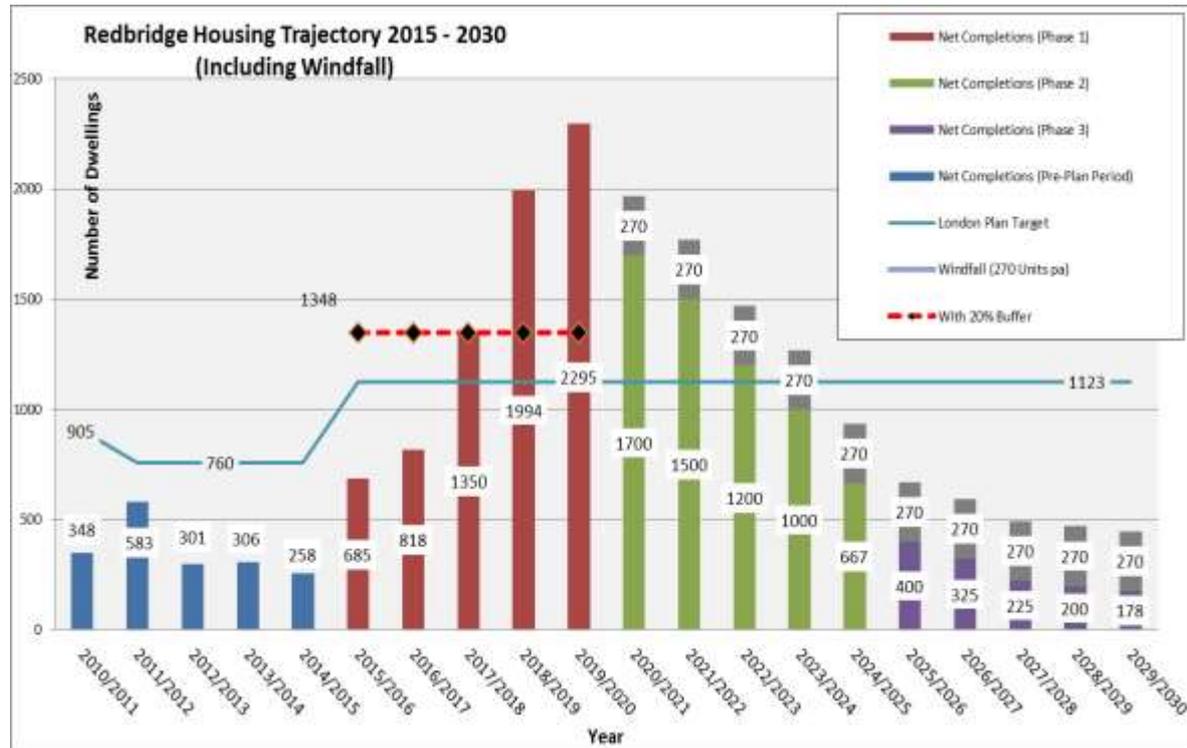
4.2.17 The housing trajectory **illustrates the annual breakdown of Redbridge's deliverable housing supply** for the period up to 2029/30 taking into account the annualised London Plan minimum housing target.

4.2.18 This section contains further information about the amount of housing that is likely to be delivered in the borough over the next 15 years.

4.2.19 It is important to note that the housing trajectory has been prepared with the best available information, with the majority of sites relying on the private sector for implementation. The actual output is subject to externalities including changes to national economic conditions, housing market conditions and interventions, national planning policy, development in surrounding authorities, and other factors not in the Council's control.

4.2.20 Figure 4.1 shows the anticipated housing trajectory. The trajectory is based on the sites included in the 2013 London SHLAA but also includes additional sites identified through the development of the emerging Local Plan (2015 – 2030). The 15 year housing trajectory demonstrates that Redbridge will be able to meet and exceed its London Plan target of 1,123 homes per year over the next 15 years, a total of 16,845 homes over that period.

Figure 4.1 - Housing Trajectory Graph 2015 - 2030



4.2.21 Sites identified in the Council’s housing trajectory (including windfall allowances) are anticipated to yield approximately 17,237 new homes over the next 15 years.

4.2.22 Paragraph 47 of the NPPF requires the Council to identify a supply of specific deliverable sites sufficient to provide a 5 year housing supply. From 2010 to 2015, a total of 1,796 homes were built in the borough which resulted in a significant shortfall of 2,004 homes based on the Council’s previous housing target (760 homes per year) set out in the London Plan (2011).

4.2.23 Paragraph 47 of the NPPF also states that in order to make up this previous shortfall, a buffer of 20% should be included in the first five years of the trajectory. In addition, the Council places no reliance on windfall as a source of housing supply in the first five years of the trajectory and focuses solely on the delivery of allocated sites.

Table 4.3 - Estimated Housing Numbers by Borough Location

Area Of The Borough	Phase 1	Phase 2	Phase 3	TOTALS
Period	2015-2020	2021-2025	2026-2030	2015-2030
1) Ilford	3,726	1,214	424	5,364
2) Crossrail Corridor	1,039	3,223	600	4,862
3) Gants Hill	187	315	0	502
4) South Woodford	193	228	25	446
5) Barkingside	322	186	0	508
Rest of the borough	1,675	901	279	2,855
TOTALS	7,142	6,067	1,328	14,537
Windfall	0	1,350	1,350	2,700
TOTALS with windfall	7,142	7,417	2,678	17,237

4.2.24 For the five years from 2017/18 to 2021/22, the housing trajectory identifies a total of 8,839 units will be built, exceeding the 6,740 that is required to meet the five year land supply (with a 20% buffer). Of these 839 homes have already been completed, 1,836 are under construction and 581 have planning permission. Of the remaining sites – which account for 3,886 units – they are considered to be ‘deliverable’ within phase 1 of the plan as they are generally being promoted by a landowner/developer, have developer interest or are in Council ownership, which will facilitate proposals being brought forward in the short term.

4.2.25 Monitoring of the 15 year housing supply will continue on an annual basis, with actions taken to ensure adequate delivery.

Previously Developed Land

4.2.26 National, regional and LDF policy seek to direct new development to previously development land (brownfield land). As Indicator 5 demonstrates, over the three monitoring years, 99% of new residential development was on previously developed land, which is above the 96% target set out in the LDF.

Indicator 5 - Percentage of dwellings on previously developed land

LDF Objective / Policy	Indicator	Target	Performance
SO1 SO7	Previously Developed Land % of new and converted dwellings on previously developed land	96%	99%

Temporary Accommodation

4.2.27 The Council has a statutory duty to assist the homeless and which now extends to homelessness prevention. Homeless prevention work has been ongoing for some time, with the Council preventing almost 2,000 cases of homelessness in 2016/17.

Indicator 6 - Households in Temporary Accommodation

LDF Objective / Policy	Indicator	Target	Performance
SO4 SO7	Number of households living in temporary accommodation	Reduce number of households in temporary accommodation.	Increase of 110 households from 2014 to 2016

4.2.28 Redbridge has a low social housing stock (both Council owned and with Registered Providers) in comparison with other boroughs. There are a total of 4,465 Council owned properties – the lowest of any borough except the City of London – against a total of 8,463 applicants on the Housing Register. This means Redbridge has a reduced ability to house the statutory homeless within its own property, meaning in some cases out of borough placements are the only available option, aside from temporary accommodation in hostels or B&Bs.

4.2.29 In August 2014 there were a total of 2,171 households in temporary accommodation. As of December 2016, this had increased to 2,281, which is an increase of 110 households.

4.2.30 **Recent developments include the Council's purchase / procurement of its own temporary accommodation, consisting of both new and refurbished accommodation, both to increase overall supply and reduce the use of costly bed and breakfast accommodation, and also to ensure that it has direct control over the quality provided.**

4.2.31 The Council is also seeking to participate in a pilot project for Pan London Temporary Accommodation Procurement, which would allow temporary accommodation to be sourced through a joint vehicle with other boroughs. A final decision on this will be made in March 2018.

Empty Properties

4.2.32 Empty properties represent a significant waste of resources when the borough is experiencing high housing demand. Redbridge has however been successful in reducing the overall number of empty properties, through pro-actively engaging with owners to help them put property to more productive uses.

Indicator 7 - Number of empty residential properties

LDF Objective / Policy	Indicator	Target	Performance
SO1	Number of residential properties empty for six months	Year on year reduction	Reduction from 284 in October 2014 to 274 in October 2016.

4.2.33 As Indicator 7 sets out, the Council has seen a reduction in the number of long term empty properties in the borough. In October 2014, a total of 284 long term empty properties were identified, which reduced to 274 in October 2016. Long term vacant **homes represent less than 0.3% of the borough's overall housing stock.** Table 4.4 shows the number of empty properties returned to use through Council action in each year.

Table 4.4 - Empty properties returned to use through Council action

Year	2014/15	2015/16	2016/17
Empty Properties returned to use	71	109	107

4.2.34 Empty Property Grants may be used where a property has fallen into disrepair and expenditure is required to make it habitable. Typically, this will be in exchange for the Council being granted a five year fixed term lease on the property and using it to house those on the housing register. In 2014/15 one grant for £35,000 was awarded and in 2015/16 four grants totalling £215,234.96 were awarded. There were no grants in 2016/17.

Gypsies and Travellers

4.2.35 In accordance with both national and regional policy the Council will plan to meet the needs of the Gypsy and Traveller community. The Council recognises that Gypsy and Travellers **form part of the borough's diverse community and providing them with right type of housing will help tackle inequality and help create strong and sustainable neighbourhoods.**

Indicator 8 - Number of Gypsy and Traveller pitches

LDF Objective / Policy	Indicator	Target	Performance
SO7	Number of Gypsy and Traveller pitches	Maintain the number of Gypsy and Traveller pitches	No change in number of pitches (16)

4.2.36 At present, there is a single gypsy and traveller site within the borough, which is a Council owned site called North View Caravan Site, on Forest Road, Hainault. This has a total of 16 pitches.

4.2.37 The Council produced a Gypsy and Traveller Accommodation Assessment (2017), which identified a total need for 7 additional pitches over the next fifteen years. It is envisaged that these additional pitches could be provided at the existing site on Forest Road. Therefore there is no need, at this stage, to provide an additional site(s) to meet the future needs of the Gypsy and Traveller community.

4.2.38 As Indicator 8 demonstrates, there has been no change in the level of gypsy and traveller provision over the monitoring period.

4.3 Town Centres and Employment Land

4.3.1 The Council wants to develop a strong local economy to create employment and provide people with the goods and services they need. The Council seeks to promote new investment in the borough's town centres to improve their vitality and viability, and to maintain and support the borough's established town centre hierarchy. It will direct new major retail and leisure development towards its town centres, particularly Ilford Metropolitan Centre. The Council also aims to diversify uses in town centres, to encourage more people to visit and use them.

Commercial Floorspace in Redbridge

Indicator 9 - Change in Commercial Floorspace (A1-A5 uses) 2014-17

LDF Objective / Policy	Indicator	Target	Performance
SO5	Change in floorspace by type	Total: A1- A5: increase in 20,250m ²	A1-A5 – net loss of 1,089m ²

4.3.2 When the LDF was adopted in 2008 it anticipated that there would be an increase in 20,250m² of new commercial floorspace in the borough over the monitoring period. However, in line with both national and regional trends, the data suggests that there has been a small net loss of 1,089m² of floorspace. As Table 4.5 sets out, whilst there has been a loss of retail and financial and professional services floorspace, there has in fact been an

increase in the level of food and drink establishments, further diversifying uses within the borough's town centres.

Table 4.5 - Changes in Commercial Floorspace

Completions with changes in floorspace by Use Class	Annual Target	2014/15	2015/16	2016/17	Total
A1 Retail	3,500m ²	-354	-688	192	-850
A2 Financial and Professional Services	1,250m ²	-946	0	121	-825
A3-A5 Food and Drink	2,000m ²	499	-96	183	586
Total A1-A5	6,750m ²	-801	-784	496	-1089

Approved Commercial Floorspace

4.3.3 In terms of approvals the picture has slightly improved. As Table 4.6 demonstrates, there is a net increase in the amount of retail floorspace and food and drink uses in the borough. However, there has been an overall loss of drinking establishments.

Table 4.6 - Town Centre Approvals by Use Class

Net Floor area (m ²) approved by year	A1 shops and retail	A2 professional services	A3 food and drink	A4 drinking establishments	A5 hot food takeaway
2014/15	507	-149	658	-2,109	0
2015/16	2584	-298	207	-483	-114
2016/17	-939	0	148	-1,288	-60
Total	2,152	-447	1,013	-3,880	-174

4.3.4 The Council will continue to work with retail and other service providers to encourage implementation of these schemes and encourage further investment and improvement in the quality of the borough's town centres.

Retail Vacancies within the Borough's Town Centres

4.3.5 Vacancy levels are a good general indicator of the health of a town centre. Indicator 10 sets out, the current vacancy levels within the borough's town centres.

Indicator 10 - Retail vacancy Rates

LDF Objective / Policy	Indicator	Target	Performance
SO1	Vacancies	Reduction in vacancy level across all town centres	Vacancies range from 11% in Ilford to 5% in District Centres to 4% in Local Centres.

4.3.6 As Table 4.7 shows, retail vacancies in Redbridge have generally declined in the borough over the monitoring period. For example, vacancies in Ilford Metropolitan Town Centre have reduced from 12% in 2011/12 to 11% in 2016/17. In the borough's District Centres there has been a reduction from 6% in 2011/12 to 5% in 2016/17. In relation to Local Centres there has been a reduction from 5% in 2011/12 to 4% in 2016/17.

Table 4.7 - Retail Vacancy Rates detail 2011-17

Vacancies	2011/12	2013	2014/15	2016/17
Ilford Overall	12%	Data not collected	12%	11%
District Centre Overall	6%	Data not collected	5%	5%
Local Centres	5%	5%	No data	5%

Leisure

4.3.7 The Council aspires to deliver new leisure facilities in the borough. As Indicator 11 sets out, the borough has seen an increase in the level of leisure floorspace delivered, with an increase of 1,886m² over the monitoring period. Much of this new floorspace relates to the provision of two new private gyms in the borough.

Indicator 11 - Change in D2 (Leisure) Floorspace

Objective / Policy	Indicator	Target	Performance
SO8	Use Class D2 (Assembly and Leisure) Amount of floorspace approved and percentage delivered in town centres.	Net increase and majority delivered in town centres	Net increase of 1,886m ² from 2014-17, all within town centres.

Investment in the Borough's Town Centres

4.3.8 Town centre regeneration and renewal is a key Council priority. In addition to the regeneration projects described in Section 3 relating to Ilford, there has been a significant amount of refurbishment of and investment within other existing town centre units during the 2014-17 monitoring period.

4.3.9 This includes a public art installation, The Vortex, in Gants Hill, installed on the roundabout in 2015. The 16 metre high art installation by Wolfgang Buttress was funded from developer contributions and commemorated in a plaque unveiled in May 2016.

4.3.10 A significant scheme was Better Barkingside, a £1.4m transport and urban realm project designed to provide a new civic square and high street park, seeing to enhance and unify the significant Grade II listed library and leisure centre designed by 1960s civic architect Frederick Gibberd. This project was nominated as one of 25 finalists for the European Prize for Urban Public Space 2016, out of 276 nominations; and awarded a **“Special Mention” for the addition of a theatrical loggia** and the new Virginia Gardens.

Employment Land

4.3.11 Redbridge is strategically located within the two growth corridors of the Thames Gateway and the London-Stansted-Cambridge growth corridor. The Council will seek to maximise the benefits of this position to attract investment into the borough and encourage greater job growth.

4.3.12 In comparison to the rest of London, Redbridge has a small supply of employment land. The borough has approximately 59.78 hectares of employment land, of which 42.4 ha is designated and 17.38 ha is non-designated land (over 0.25ha).

4.3.13 Industrial land uses continue to make a valuable contribution to local employment and provide important local services. The Council recognises the role these play in providing a suitable range of jobs and acting as locations in the borough for jobs.

Indicator 12 - Change in B1-B8 floorspace 2014-17

LDF Objective / Policy	Indicator	Target	Performance
SO5	Change in floorspace by type (2014-17)	Total: 7,500 m ² new floorspace, B1 – B8	Loss of 47,129 m ² B1 – B8 floorspace

4.3.14 The LDF anticipated that over the monitoring period there would be an increase in the amount of new employment floorspace in the borough. However, as Indicator 12 sets out has been a net decrease of 47,129 m² of all employment floorspace. This trend is in common with the rest of London, as the borough manages the impacts of globalisation, mechanisation **and the creation of industrial parks beyond the capital’s boundaries.**

4.3.15 As Table 4.8 sets out, in relation to B1 (office) floorspace the Council has seen a reduction in the level of floorspace. The main reason for this decrease of floorspace is due to changes made by central Government which now means that a change of use from office (B1 use class) to housing (C3 use class) can be undertaken without the need to gain planning permission from the Council. Such applications are now considered through the Prior Approval process.

4.3.16 This weakens the Council's ability to manage the borough's existing employment floorspace, as the principle of change of use to housing is now established. Essentially, the majority of the B1 floorspace which has been lost in the borough is as a result of changes of use from office space to housing led development. The conversion of Peachey House, Ilford Hill to new homes, resulting in the net loss of 14,675 m², is an example of this.

4.3.17 Again, as Table 4.8 sets out, the borough has also seen a decrease in B2 (general industry) floorspace over the monitoring period. There has been a decrease of 13,621m² B2 floorspace over the monitoring period. The majority of this decrease is mainly due to the redevelopment of the Kelvin Hughes site in Hainault when the Kelvin Hughes company relocated, resulting in leaving a vacant site. This change of use to housing resulted in a net loss of 13,000 m² B2 floorspace.

4.3.18 In relation to B8 (storage and distribution) floorspace, as Table 4.8 sets out, there has been a decrease in 4,453 m². Around half of this decrease (2,150 m²) resulted in the redevelopment of the former Dairycrest site at Roding Lane North for new housing.

Table 4.8 - Employment completions by year

Year	B1	B2	B8	Total
2014/15	-3,152	-621	-3,413	-7,186
2015/16	-18,095	0	-872	-18,967
2016/17	-7,808	-13,000	-168	-20,976
Total	-29,055	-13,621	-4,453	-47,129

4.3.19 A significant amount of employment in the borough takes place in business areas outside the town centres. The London Plan (2016) seeks the protection of these business areas, and has designated these as Strategic Industrial Locations (SILs). There are two SILs in the borough at Hainault Industrial Park and Southend Road Business Area. The London Plan policy advocates the protection of SILs in recognition of the role such developments play in the economy. The Council will continue to protect and enhance these locations to ensure they are maintained as the best employment locations in the borough.

Work Redbridge

4.3.20 Work Redbridge is the Council's service to provide information, advice, and guidance to Redbridge residents seeking to enter work, training, volunteering, or self-employment.

In 2016/17, the Council gave impartial information, advice, and guidance to 932 people. Approximately 530 residents received support to update and review their CV. In addition, Work Redbridge has supported 21 employers to create 27 apprenticeship opportunities for local people.

4.3.21 Work Redbridge engages with employers, including within the construction sector to ensure that residents are in a position to gain work within construction, or the wider supply chain.

4.4 Sustainability

Air Quality

4.4.1 Air Quality is an issue at the London wide and national level, and the Council is currently in the process of updating its response to air quality issues. The indicator on air quality monitors the applications that comply with Policy E8 (Air Quality) of the Borough Wide Primary Policies DPD. In addition, other LDF policies, such as Policy T1 (Sustainable Transport) have a direct positive impact on air quality.

Indicator 13 - Application of Air Quality Policy (E8) to planning applications

LDF Objective / Policy	Indicator	Target	Performance
SO2 SO4	Air Quality	Increase number of applications to comply with policy E8	Policy E8 applied specifically to increasing number of applications

4.4.2 In regard to planning applications, under policy E8 Air Quality, the Council may require mitigation where there may be a negative impact on air quality arising from a development. To achieve this it may be necessary to attach conditions to an application. As set out in Table 4.9, policy E8 was applied in the following number of planning applications over the monitoring period.

Table 4.9 - Planning Applications where Policy E8 (Air Quality) was applied

Year	Application of Policy E8
2013/14	Policy E8 applied to three approvals. One related to a discharge of condition, one related to a major application, and one application related to a full planning application.
2014/15	Policy E8 applied to three approvals. Two related to major applications, and one related to a full planning application.
2015/16	Policy E8 applied to seven approvals. Two related to major applications, one related to a variation of conditions, and four related to full planning applications.
2016/17	Policy E8 applied to nine approvals. Two related to major applications, two related to Section 73 material amendments, one to a discharge of conditions, one to a Section 106 variation, and three related to full planning applications.

4.4.3 As shown in Table 4.9, the number of applications where Policy E8 (Air Quality) was applied is increasing.

4.4.4 In addition the Council is currently updating its Air Quality Action Plan. A Draft Air Quality Action Plan (AQAP) for 2018-2023 has been prepared and is due to be finalised, this will replace the previous action plan, which ran from 2006. The draft AQAP includes a variety of focussed measures to ensure air quality including encouraging TfL accredited travel planning for schools, targeted intervention in the areas with the worst air quality, and measures to reduce emissions from buildings and developments.

4.4.5 Work the Council is undertaking to improve air quality includes the Ilford Garden Junction, a joint project with the London Borough of Newham, partly funded through the Low Emission Neighbourhood programme, which is **part of the Mayor's Air Quality Fund**. This will provide planting, a two-way cycle track, improved pedestrian facilities, and other pollution mitigation at the A406 / A118 junction (North Circular Road /Ilford Hill) at the western end of Ilford town centre. Consultation on this scheme took place in early 2018.

4.4.6 The Council has also lobbied the Mayor of London to include Redbridge within an expansion of the Ultra-Low Emissions Zone (ULEZ). The Council will hear if it has been included in the coming months.

Nature Conservation and Biodiversity

4.4.7 The borough contains a series of designated assets of biodiversity and nature conservation value. For example, Epping Forest is designated as a Special Area of Conservation (SAC), Epping Forest, Wanstead Flats and Hainault Forest are all designated as Sites of Scientific Special Interest (SSSI) and the River Roding and Seven Kings Water are designated as Sites of Importance for Nature Conservation (SINC).

4.4.8 Information from the GiGL (Greenspace in Greater London) Partnership provides detailed monitoring of biodiversity and green space in London. Overall performance has remained broadly stable.

Indicator 14 - Number of Species recorded in borough

LDF Objective / Policy	Indicator	Target	Performance
SO2	All species recorded in the borough Designated Species London Invasive Species Absent species record	Maintain or improve performance	Maintained

4.4.9 As Indicator 14 and Table 4.10 demonstrate, the Council has largely maintained the level of biodiversity in the borough over the monitoring period. Whilst all species in the borough has been maintained, Designated Species has seen a small reduction, with a small increase in London Invasive Species.

Table 4.10 - Biodiversity in Redbridge

Year	2012/13	2016/17
All species recorded in the borough	3,376	3,376
Designated species	379	367
London Invasive species	27	30
Absent species record	704	-

Green Belt, MOL and Open Space

4.4.10 Redbridge has a good amount of open space compared to other London boroughs. Currently 2,000 ha, or approximately 30% of the borough, is designated as Green Belt and Metropolitan Open Land (MOL). In addition to the Green Belt and environmental designations, there are a further 170ha of open spaces in the borough. Therefore, including Green Belt, over 40% of the borough is open space, including publicly accessible spaces, private land, agricultural land, woodland, playing fields, parks, play areas, allotments and cemeteries.

4.4.11 The borough has over 50 parks and open spaces. Hainault Forest and Roding Valley Park are two regionally significant open spaces. Much of the public open space in the borough is owned by the Council, however in the west of the borough a significant area of open land is owned and managed by the City of London Corporation, whilst still being open and accessible to residents.

4.4.12 Green Belt and Open Space are important for nature, recreation, and overall quality of life. The Council seeks to protect, improve accessibility to these spaces and improve their quality.

4.4.13 The Redbridge Open Space Assessment (2017) has been prepared to support the development of the Local Plan. It provides information on areas of public open space deficiency in the borough, taking account of new population growth figures. Access to open spaces by ward is set out in Table 4.11.

Table 4.11 - Access to Green Space by Ward

Ward	Proportion of Residential addresses in Area of Deficiency			
	Local, Small and Pocket Parks	District Parks	Metropolitan Parks	Regional Parks
	%	%	%	%
Aldborough	64.92	62.55	29.26	0.30
Barkingside	58.38	45.37	0.00	0.00
Bridge	33.09	0.00	0.00	0.00
Chadwell	39.65	98.66	80.55	98.50
Church End	28.16	0.75	0.00	0.00
Clayhall	56.36	26.47	0.00	0.00
Clementswood	31.98	63.18	26.45	0.00
Cranbrook	35.55	0.00	0.00	0.00
Fairlop	52.41	27.36	0.00	0.00
Fullwell	48.72	5.34	0.00	0.00
Goodmayes	66.95	91.46	16.97	34.76
Hainault	57.46	10.43	0.00	12.51
Loxford	57.24	9.07	38.21	0.00
Mayfield	46.36	21.59	36.10	26.71
Monkhams	18.42	0.00	0.00	0.00
Newbury	77.90	14.30	37.78	0.00
Roding	40.64	0.00	0.00	0.00
Seven Kings	36.74	15.81	96.67	10.68
Snaresbrook	23.94	1.54	0.00	0.00
Valentines	61.67	0.00	0.00	0.00
Wanstead	27.83	0.08	0.00	0.00
Total	46.41	23.57	17.97	8.89

4.4.14 Whilst access to open space varies across the borough, generally areas in the south are more deficient in open space compared with areas to the north. This data will form the baseline for future monitoring.

4.4.15 The LDF places strong protection on Green Belt, MOL and open spaces. There is a general presumption against the loss of such areas and protection from inappropriate development within them.

Indicator 15 - Change in Green Belt and Open Space

LDF Objective / Policy	Indicator	Target	Performance
CR1 and SP2	Change in Green Belt, MOL and Open Space area	No net loss	-2.43 hectares from 2014-17.

4.4.16 As Indicator 15 shows, there was a net loss of 2.43 hectares of Green Belt, MOL and open space during the monitoring period. The majority of this consisted of a loss of 1.9 hectares of Green Belt as a result of a major extension to Beal High School, approved in December 2011 and completed in 2014/15. In this instance, it was considered that the additional school provision outweighed the loss of Green Belt, given demographic trends within the borough. The other notable loss was of 0.36 hectares of open space at Mayfield School. This again was as a result of another major school extension. As with the Beal High School extension, it was considered that the additional school provision outweighed the loss of open space. Although there was a net loss in Green Belt, MOL and open space in the monitoring period, there was a small gain of 0.22 hectares of public amenity space from the Kelvin Hughes scheme in Hainault.

Green Flag Award Scheme

4.4.17 The Green Flag Award scheme recognises and rewards well managed parks and green spaces, setting the benchmark standard for the management of recreational outdoor spaces across the country.

4.4.18 In 2013, the Council had six parks which achieved this standard. However, as Indicator 16 sets out, over the monitoring period the number has increased to nine.

Indicator 16 - Green Flag Parks in the Borough

LDF Objective / Policy	Indicator	Target	Performance
SO8 Policy CR1	Number of Parks maintained to Green Flag Standard	Maintain the 6 Parks at Green Flag standard	Improved – There are now 9 Green Flag standard parks.

4.4.19 The parks which have achieved the award are Claybury Park, Clayhall Park, Elmhurst Gardens, Goodmayes Park, Hainault Forest Country Park, Ilford War Memorial, Seven Kings Park, South Park and Valentines Park.

Allotments

4.4.20 The borough has a total of 24 allotment sites distributed across the borough. 14 are directly managed by Vision Redbridge, with 10 managed by societies or independent voluntary organisations. Waiting lists operate at almost all sites, varying from several months to up to 20 years.

4.4.21 To alleviate this, the Council is now reusing part of a site in Wanstead Park Road to increase allotments provision in the borough. This site will release an additional 60 plots.

Flood Risk

4.4.22 Policy E5 (Flooding and Water Quality) states that proposals for development will be refused where they increase flood risk or conflict with the sequential approach to flood risk within a Strategic Flood Risk Assessment. Development proposals in areas at risk of flooding must be accompanied by a Flood Risk Assessment.

Indicator 17 - Planning Applications granted contrary to Environment Agency advice

Objective / Policy	Indicator	Target	Performance
SO2 Policy SP2	Number of planning permissions granted contrary to the advice of the Environment Agency.	No planning permissions granted contrary to the advice of the Environment Agency.	No applications granted prior to advice. On target

4.4.23 As Indicator 17 and Table 4.12 demonstrate, the Council has not approved a planning application which has not been supported by the Environment Agency over the monitoring period.

Table 4.12 - Number of planning permissions consulted on with the Environment Agency 2014-17

Year	Number of planning permissions consulted on with the Environment Agency
2014/15	Total of 48 applications approved with EA consultation.
2015/16	Total of 78 applications approved with EA consultation. 8 Prior approval applications approved.
2016/17	Total of 73 applications approved with EA consultation. 4 Prior approval applications approved.

4.5 Conservation and Urban Design

4.5.1 The borough's planning policies seek to ensure the positive management of different areas of the borough, both in respect of existing areas, as well as new development.

National and Local Conservation Listings

4.5.2 Buildings, parks, gardens, and areas with special historic, social, or architectural characteristics may receive a local or national designation that provides varying levels of legal and policy protection against damaging changes to those assets.

4.5.3 The Heritage at Risk Register lists heritage assets including listed buildings or scheduled monuments that are at risk of loss or damage as a result of neglect, decay, or inappropriate development, or are vulnerable to becoming so.

Indicator 18 - Heritage Assets at Risk

Objective / Policy	Indicator	Target	Performance
SO3	Protecting Heritage Assets Number of heritage assets at risk (Source: Historic England)	Historic assets at risk to be kept under 10.	Total of 8 historic assets at risk as of November 2017.

4.5.4 As Indicator 18 demonstrates, the number of historic assets which are at risk has been maintained under the target. The Council has proactively worked with the owners of listed buildings to resolve potential issues before buildings are designated as buildings at risk. By taking proactive action it resolves those properties subject to designation as buildings at risk.

4.5.5 The Register contains a total of eight assets in Redbridge as of May 2017 – consisting of three Conservation Areas (one also a Registered Park and Garden), and five Listed Buildings. Table 4.13 contains the list of assets which are considered to be at risk and the steps being undertaken to resolve the condition of these assets.

Table 4.13 - Heritage at Risk assets in Redbridge

Heritage Asset	Type	Condition	Actions Undertaken / Planned
Bungalow Estate	Conservation Area	Very bad	Character Appraisal and Management Plan adopted 2014. Draft Design Guide and replacement Article 4 direction made (subject to public consultation Nov 2017 – Jan 2018)
Wanstead Park	Conservation Area and Registered Park and Garden Grade II*	Very bad / Extensive significant problems	Park plan drafted (2011), funding to enable delivery being explored by City of London.
Woodford Bridge, Bridge	Conservation Area	Very bad	Character Appraisal and Management Plan adopted 2014. Public realm improvements delivered on site (funded through TfL Local Implementation Plan).
Church of St Mary, Overton Drive, Wanstead E11 - Redbridge	Listed Building Grade I	Poor	Recently added to list, options to be considered.
Garden Temple in garden of Temple House, 14, The Avenue, Wanstead E11	Listed Building Grade II*	Very bad	Feasibility study commissioned by Historic England, funding options being considered.
Dr Johnson public house, Longwood Gardens, Ilford	Listed Building Grade II	Poor	Urgent Works Notice Served May 2017, substantial progress made since, Planning Permission and Listed Building Consent granted November 2017.
831, High Road, Ilford	Listed Building Grade II	Poor	Listed Building Consent (application 5340/16) refused late 2017.
6- 8, High Street, Wanstead, E11	Listed Building Grade II	Very bad	Planning Permission and Listed Building Consent granted on 14 th April 2015, ongoing works to restore and extend property for residential use.

4.5.6 Since 2013/14, one listed building has been removed from the list of Heritage at Risk assets following repair works funded largely through a grant from Historic England (The High Stone, Woodford Road, Leytonstone E11). Three have been added (6 and 8, High Street, Wanstead E11, Church of St Mary, Overton Drive, Wanstead, E11 and 831, High Road, Ilford). One Conservation area (The Bungalow Estate, previously known as Mayfield) has been added to the list.

Indicator 19 - Number of Heritage Assets

Objective / Policy	Indicator	Target	Performance
SO7	Number of the following:		
	Statutory Listed Buildings by English Heritage.	Maintain or increase the number of entries in each heritage asset type.	138 (increase)
	Statutory Listed Parks/ Gardens by English Heritage.		2 (no change)
	Designated Conservation Areas by LBR.		16 (no change)

4.5.7 As Indicator 19 shows, there has been no change in the number of Statutory Listed Parks/Gardens, designated Conservation Areas or Locally Listed Buildings over the monitoring period. However, the number of Statutory Listed buildings in the borough has increased to 138. Table 4.14 sets out new Statutory Listings over the monitoring period.

Table 4.14 - Newly Listed buildings 2014-17

Newly Listed buildings 2014-2017	Grade	Date of Listing
Former Cauliflower Hotel, The Cauliflower, High Road, Seven Kings	II	03/06/2014
Statue of Winston Churchill (and plinth), Woodford Green High Road and Broomhill Walk	II	19/01/2016
Woodford Green War Memorial, Churchyard of the Church of St Barnabas, Snakes Lane East, Woodford Green	II	07/11/2016

Conservation Areas

4.5.8 Redbridge has a total of 16 Conservation Areas, each designated due to their special architectural or historic interest. These have some additional planning restrictions, that can be further restricted through the use of Article 4 Directions.

Indicator 20 - Number of Conservation Areas with up to date Character Appraisals

Objective / Policy	Indicator	Target	Performance
SO3	Number of Conservation Areas with an up to date (produced or reviewed within the last 5 years) Character Appraisal in place.	Increase number of Conservation Areas with up to date Character Appraisals.	Woodford Broadway (Adopted 2013) Woodford Bridge (Adopted 2014) Bungalow Estate (Adopted 2014) Little Heath (Draft) – subject to consultation (Nov 2017 – Jan 2018)

4.5.9 During the monitoring period, the development of **Barnardo’s Village** Conservation Area continued. This included the rejuvenation of the listed cottages and landscaped gardens, supported by the development of new housing, alongside a new headquarters for **Barnardo’s**.

4.5.10 Enhancements to the public realm were delivery within the Woodford Bridge Conservation Area, reconnecting the western and eastern parts of the local centre with an improved high quality pedestrian environment. These works were funded through the TfL Local Implementation Plan.

4.5.11 During the monitoring period, the Conservation Advisory Panel was disbanded. A new Conservation Forum has been established, offering stakeholders and residents an informal setting to discuss a range of heritage topics.

4.5.12 Subsequent to the monitoring period, in December 2017, a draft Design Guide for the Bungalow Estate Conservation Area was published for consultation, alongside making a draft (replacement) Article 4 direction that removes certain permitted development rights in respect to householder alterations. This is with the intention that the Conservation Area may be able to be removed from the Heritage at Risk register in the future if these measures are effective.

4.5.13 Additionally in December 2017, a draft Character Appraisal and Management Plan for the Little Heath Conservation Area was published for public consultation.

Household Design

4.5.14 Redbridge is a largely residential suburban borough, with a large average household size. As a result of this, there are a high number of residential extensions. The **Council’s planning policies seek to balance** the benefits of increased private space for householders against visual and amenity impacts for neighbours and the wider community.

Indicator 21 - Use of Householder Design SPD

Objective / Policy	Indicator	Target	Performance
SO3	Use of Householder Design Guide SPD	Number of applications refused using the principles set out in the SPD	Increase from 65 to 94 applications per year refused using SPD

4.5.15 To ensure that extensions and alterations to houses are appropriate the Council has prepared the Householder Design Guide Supplementary Planning Document (2012). This guidance is a material consideration when assessing a planning application for alterations and extensions. Alterations and extensions therefore need to be generally in accordance with this guidance. Where such development does not accord with the guidance they will generally be refused planning permission.

4.5.16 Indicator 21 and Table 4.15 demonstrate that the Council has increasingly refusing planning applications for alterations and extensions using the Household Design Guide. This demonstrates that the Council is only supporting good quality design which protects the amenity of immediate occupiers.

Table 4.15 - Number of Applications refused under the Householder Design Guide SPD

Year	Number of Applications refused
2014/15	75 applications were refused using the SPD.
2015/16	55 applications were refused using the SPD
2016/17	94 applications were refused using the SPD

4.6 Infrastructure Funding and Delivery

Infrastructure Delivery Plan

4.6.1 **The delivery of infrastructure required to support the borough's needs and future growth is contained within the Infrastructure Delivery Plan (IDP).**

4.6.2 The IDP covers the same period as the Local Plan (2015-2030) and details the capital projects necessary to support jobs and housing, as well as delivery partners and funding streams.

Health

4.6.3 Increases in population mean that provision of new and expanded medical facilities is important in order to meet the healthcare needs of Redbridge.

4.6.4 No new floorspace for medical or healthcare facilities has been completed within the 2014-17 monitoring period. As Table 4.16 sets out, there was a small loss of health

provision with the redevelopment of the Eastwood Medical Centre and Eastham Medical Centre as part of the NHS estates review. This review determined that with the loss of some small sites that no longer met modern standards, that overall healthcare needs could still be met, with new healthcare provision programmed within the Infrastructure Delivery Plan.

Table 4.16 - Health facilities lost / completed in 2014-17

Planning reference number	Facility	Address	Type of Facility	Description	Floor area	Completed
1650/13	Eastwood Medical Centre	Eastwood Road, South Woodford E18 1BD	Medical Centre	Demolish existing single storey building. Erection of a three storey building comprising of 5x1 bedroom apartments.	-60m ²	2015/16
0313/15	Eastham Medical Centre	128 Albert Road, Ilford IG1 1HT	Doctor's Surgery	Conversion of vacant doctors' surgery to three self-contained flats.	-209m ²	2015/16
TOTAL					-269m ²	

Education

4.6.5 The large school-age population in Redbridge has led to an increase in demand for school places. In light of this, there have been a significant number of completions of new schools and school extensions during the monitoring period. As Indicator 22 sets out, there has been 22,096m² of educational floorspace approved in the borough over the plan period.

Indicator 22 - Delivery of D1 (Education) floorspace in Redbridge

LDF Objective / Policy	Indicator	Target	Performance
SO7 Strategic Policy 10: Community Facilities	Use Class D1 (Non Residential Institutions) Amount of floorspace completed.	Net increase	Net increase of 39,295m ² in 2014-17 period

4.6.6 Performance on this indicator was very strong, and this was mostly due to the amount of new floorspace that was provided in new schools and extensions to existing schools.

4.6.7 New schools, school expansions, and Further Education completions are shown in Table 4.17.

Table 4.17 - New schools and school expansions completed during 2014-17

Planning reference number	School Name	Type of school	Description	Floor area	Student capacity ¹	Completed
1048/11	Beal High School	Secondary, 6 th form	3 storey extension to school for Key Stage 3 students	9,453 m ²	4FE (840 students)	2014/15
2086/11	Mayfield School	Secondary, 6 th form	3 storey block to provide 4 forms of entry, sports hall	8,170 m ²	4FE (840 students)	2014/15
1573/13	Isaac Newton Academy Primary	Primary School	3 storey building to provide 3 forms of entry Primary School	3,045m ²	3FE (630 students)	2014/15
0540/14	Redbridge College	FE College	Removal of existing temporary buildings, two new college buildings (performance block and teaching block).	2,406 m ²	244 students	2015/16
1210/14	Ley Street Primary School	Primary School	2-4 storey block for new primary school	4,178 m ²	4FE (840 students)	2015/16
1543/14	Beal High School	Free School	2/3 storey Business and Innovation Hub	1,458 m ²	100 students	2015/16
2057/14	Oaks Park High School	Secondary, 6 th form	3 storey sixth form building	3,570 m ²	2FE (420 students)	2015/16
4444/14	Woodbridge High School	Secondary, 6 th form	3 storey creative arts building with performance hall	2,700 m ²	2FE (420 students)	2015/16
2831/14	Redbridge Primary School	Primary School	2 storey extension	1,072 m ²	1FE (210 students)	2016/17
1239/15	Ilford County High School	Boy's grammar school, 6 th form	3 storey teaching block	3,243 m ²	2FE (420 students)	2016/17

4.7 Waste and Recycling

4.7.1 Redbridge is committed to the sustainable management of waste, in line with national and regional policy, through prioritising waste reduction, re-use and recycling.

4.7.2 The responsible authority for the disposal and treatment of waste generated in Redbridge is the East London Waste Authority (ELWA). It receives and manages the disposal of waste from Barking & Dagenham, Havering, Newham and Redbridge (the east London waste boroughs). The Council has a Joint Waste Development Plan Document (DPD), prepared with the east London waste boroughs, which was adopted in February 2012.

¹ FE = Forms of Entry. As a measure of student capacity, 1FE is equal to 30 students in each year group within the school.

4.7.3 The Joint Waste DPD sets out a planning strategy for ongoing sustainable waste management and ensures the adequate provision for waste management facilities (including disposal) for municipal (i.e. household) waste, commercial and industrial waste, construction and demolition waste and hazardous waste.

4.7.4 Local authority collected waste (previously termed municipal waste) includes all waste collected for recycling, composting, recovery and disposal from households in the East London area by the boroughs in their capacity as waste collection authorities.

4.7.5 The Council monitors the throughput of identified Recycling Facilities in the borough at its recycling centres in Chigwell Road and Ilford. The most recent data shows that the recycling rate is 28% in 2015/16, a slight decline from the last two monitoring years down from 29% in 2014/15 and 30% in 2013/14. The Council recognises the importance of improving its recycling levels and will work with the ELWA and partners to address this.

4.7.6 Redbridge does need to improve its recycling levels but is constrained by the present waste disposal contract which offers no financial incentive to recycle more. Therefore, it is acknowledged that the future delivery of the waste and recycling services will require a different arrangement from what is run currently. In order to increase recycling levels in Redbridge and meet other challenging external targets set by the Mayor, the Council needs to be dealing directly with all the issues and ensuring that more effort is made to reduce waste and to reuse materials as much as possible.

4.7.7 The recent Cabinet Report (11th January 2018) around future options for waste and recycling collection recommends to in-source the collection service from the current contractor. The future of the waste collection service will also inform discussions with ELWA about the change in the disposal service. Ultimately the implementation of a new waste and recycling collection arrangement will entail a major operational and cultural change for the Council and therefore, contribute to overall improvements in recycling levels and service delivery.

4.8 Minerals

4.8.1 The Redbridge Minerals Local Plan (2012) seeks to manage the resources and extraction of minerals within the borough, as well as associated issues such as site remediation, dust, transport, and recycling of aggregates.

Indicator 23 - Sand and Gravel Extraction per annum

LDF Objective / Policy	Indicator	Target	Performance
SO5	Production of Primary Land Won Aggregates	London Plan target: sand and gravel extraction is 100,000 tonnes per annum, minimum.	No current extraction activity. Permission granted for extraction of 1,000,000 tonnes, subject to Section 106 agreement

4.8.2 In a planning sense, the term ‘minerals’ refers to aggregates, industrial minerals, hydrocarbons, and coal. These are necessary to support construction, road and rail infrastructure, energy production, and various industrial, agricultural and manufacturing processes.

Indicator 24 - Total remaining minerals supply

Objective / Policy	Indicator	Target	Performance
SO5	Total proven remaining Minerals supply	Sufficient to allow 100,000 tonnes annual extraction	c. 1,000,000 tonnes proven reserves

4.8.3 In the local context minerals planning primarily concerns sand and gravel extraction from land at Fairlop Quarry in the north-east of the borough, within the Green Belt. Gravel has been extracted from this area since the mid-1950s.

4.8.4 London Plan Policy 5.20 sets a target that across London for a minimum of 5million tonnes (i.e. a seven year supply) of land won (i.e. extracted / mined) aggregates to have planning consent and be available for extraction at any given time to 2031. The policy **does however acknowledge that the majority of London’s aggregate supply must come from imports.**

4.8.5 Of this, a minimum of 0.7 million tonnes is apportioned to Redbridge (100,000 tonnes annually), and the borough is required to maintain a seven year land bank of readily extractable minerals. This is achievable, as the proven reserve on phases E and F is 1 million tonnes of sand and gravel, meaning Redbridge can achieve its seven year land bank as Indicator 24 demonstrates.

4.8.6 Indicator 23 shows, during the 2014-17 monitoring period, there was no ongoing extraction. However, an application to extract gravel from sites at Fairlop Quarry (application number 2089/16) was approved by the Council in July 2017, subject to completion of the Section 106 agreement. This permission means the 7 year minerals land bank for Redbridge is achieved.

4.9 Transport

4.9.1 In relation to transport improvements, Crossrail is on course to open in 2019.

4.9.2 In addition to the significant transport investment of Crossrail, there are a variety of borough led interventions to improve the safety, capacity and sustainability of the **borough's transport network**.

4.9.3 This is funded through TfL, with the main mechanism being the Local Implementation Plans (LIPs), as well as the **Council's own capital budget**. **Borough funding from TfL is expected to deliver key priorities within the Mayor's Transport Strategy**.

4.9.4 At present, the LIP2 within each borough is in use, however TfL have released guidance on how boroughs can develop their LIP3 plans to deliver transport schemes that **will help to achieve the objectives of the new draft Mayor's Transport Strategy**. Redbridge is currently preparing its LIP3 document.

4.9.5 Significant schemes delivered during the 2014-17 period include a major scheme at Manford Way, Hainault, to improve the walking environment for road users and public realm improvements at Woodford Bridge.

Step Free Access

4.9.6 Planning permission has been granted for a new station entrance and ticketing hall at Ilford Station. In addition, significant progress has been made on step free access at six stations in the borough. These include improvements at Ilford, Goodmayes and Seven Kings as part of Crossrail and Newbury Park (due in 2019), South Woodford (due 2020) and Snaresbrook (due in 2022) on the Central Line.

5 Community Infrastructure Levy, Section 106 and New Homes Bonus

Infrastructure funding and delivery

5.1.1 It is important that communities and new developments are appropriately supported by infrastructure, community facilities and services. The general increase in the level of housing development in the borough has resulted in an increase in monies received via CIL, S106 and the New Homes Bonus.

5.1.2 Indicator 25 shows planning obligations under Section 106 of the Town and Country Planning Act 1990, commonly known as S106 Agreements, impose planning obligations (which may include financial contributions) on persons with an interest in the land. Planning obligations are used as a mechanism to make a development proposal acceptable in planning terms and to mitigate the impact of a proposed new development on local infrastructure and services.

Indicator 25 - Section 106 Agreements

LDF Objective / Policy	Indicator	Target	Performance
S09	<p>Section 106</p> <p>(a) Number of S106 agreements signed for the reported year and by contribution type</p> <p>(b) Amount of S106 money triggered & received for the reported year and where it has been spent.</p> <p>(c) S106 receipts related to affordable housing commuted sums agreed.</p>	Maintain and increase contributions made through the planning system	Volume of Section 106 contributions received and negotiated increased

5.1.3 Section 106 agreements have historically been the primary mechanism for contributions from developers towards community infrastructure. As Indicator 25 demonstrates, the Council has received increased contributions over the monitoring period. Table 5.1 sets the details in terms of income and expenditure over the monitoring period. It shows that the Council has received a total of £8,679,980 via S106. Of this it has spent £7,307,989. As at 31st March 2017, the closing balance for S106 was £9,278,037. The majority of these funds are, however, committed towards specific infrastructure projects within the borough.

Table 5.1 - Section 106 Contributions

Financial year	Summary
2014/15	<p>In the year 2014/15, the Council received a total of £513,661 in S106 financial contributions.</p> <p>In the same period, the Council negotiated five S106 agreements with a total value of £595,575.</p> <p>In addition, 212 on/off site affordable housing units were also secured.</p> <p>The Council spent a total of £2,912,658 in the same financial period.</p>
2015/16	<p>In the year 2015/6, the Council received a total of £1,265,703 in S106 financial contributions.</p> <p>In the same period, the Council negotiated one S106 agreement with a total value of £650,000.</p> <p>The Council spent a total of £4,359,926 in the same financial period.</p>
2016/17	<p>In the year 2016/17, the Council received a total of £6,909,616 in S106 financial contributions.</p> <p>In the same period, the Council negotiated six S106 agreements with a total value of £901,172.</p> <p>In addition, 80 on/off site affordable housing units were also secured.</p> <p>The Council spent a total of £35,405 in the same financial period.</p>

Community Infrastructure Levy (CIL)

5.1.4 On 1st January 2012 Redbridge was the first London Borough to begin operating a Community Infrastructure Levy (CIL). The levy applies to most new development which includes one or more new dwellings, or more than 100m² of additional floor space.

Indicator 26 - Borough CIL

LDF Objective / Policy	Indicator	Target
SO9	Borough CIL (a) The total Borough CIL receipts for the reported year; (b) The total Borough CIL expenditure for the reported year; (c) Summary details of Borough CIL expenditure	Maintain and increase contributions made through the planning system

5.1.5 CIL rates are calculated on a per square metre basis, and the Redbridge CIL is a single flat rate charge of £70 / m² (plus indexation) applied uniformly across the whole borough, with the same rate applying to all new types of development.

5.1.6 In addition to the Redbridge CIL, developers must also pay a Mayoral CIL of £35 / m² (plus indexation) used to fund Crossrail (see paragraphs 5.1.13 - 5.1.17).

5.1.7 The money generated through CIL is required to be spent on infrastructure to support development in the borough; including schools, transport improvements, health care facilities, libraries, leisure and community facilities and open space provision. The full **list of eligible infrastructure is published on the Council's "Regulation 123 List"**.

5.1.8 As Table 5.2 states, between the period 1st April 2014 and 31st March 2017, the Council raised a total of £4,592,538 in CIL receipts, and issued a further £4,594,051 in CIL liabilities, which will be due to be paid once those developments commence.

Table 5.2 - CIL income and expenditure

Financial year	Summary
2014/15	<p>In the year 2014/15, the Council issued 99 liability notices with a potential value of £3,585,497.</p> <p>In the same period, the Council received a total of £1,398,282 in Redbridge CIL. £199,255 of this money was allocated towards the CIL Local Project fund.</p> <p>Total CIL expenditure for strategic infrastructure projects for the same year was £1,580,615.</p>
2015/16	<p>In the year 2015/16, the Council issued 63 liability notices with a potential value of £1,273,757.</p> <p>In the same period, the Council received a total of £1,564,295 in Redbridge CIL. £222,912 of this money was allocated towards the CIL Local Project fund.</p> <p>Total CIL expenditure for strategic infrastructure projects for the same year was £1,564,295.</p> <p>In addition, £15,388 was allocated/spent towards local CIL funded projects. A full breakdown of these projects is provided in Table 5.3.</p>
2016/17	<p>In the year 2016/17, the Council issued 106 CIL liability notices with a potential value of £6,393,617.</p> <p>In the same period, the Council received a total of £1,629,961 in Redbridge CIL. £184,600 of this money was allocated towards the CIL Local Project Fund.</p> <p>Total CIL expenditure for strategic infrastructure projects for the same year was £902,000.</p> <p>In addition, £67,170 was allocated/spent towards local CIL funded projects. A full breakdown of these projects is provided in Table 5.4.</p>

5.1.9 Whilst the majority of CIL funding is spent on strategic infrastructure projects in line with capital spending priorities, the Council is required to allocate 15% of all CIL funds generated to spending at the neighbourhood level.

5.1.10 In Redbridge this neighbourhood CIL is distributed through CIL Local Project Fund, in which local communities can submit suggestions for projects and bid for funding through an annual consultation process. Table 5.3 and Table 5.4 show how this money was spent in 2015/16 and 2016/17; however there was no Local CIL funding spent in 2014/15, and money raised was rolled forward.

5.1.11 . A consultation is run annually to allow residents and community groups to submit applications for funding. Money not spent is rolled over into subsequent years.

Table 5.3 - Local CIL spend 2015/16

Infrastructure item	Amount
Christchurch Green Playground Repair (Snaresbrook ward)	£6,460
Facilities upgrade and expansion at Wanstead Park (Cranbrook ward)	£1,005
Onslow Gardens playground equipment upgrade (Roding ward)	£2,693
Top up contribution towards the facilities upgrade at Wanstead (Wanstead ward)	£5,230
Total	£15,388

Table 5.4 - Local CIL spend 2016/17

Infrastructure item	Amount
Purchase of a small boat for South Park User Group to conserve the pond (Mayfield ward)	£800
Upgrade and replacement of scout toilet facilities with new plumbing and fittings for Seven Kings Scout Group (Seven Kings ward)	£1,170
New gateposts for the front of the garage at Elmhurst Gardens (Roding)	£600
Funding to support sector based employability project to address skills need in the borough (borough wide)	£12,000
Funding for Trading Post Project, which will provide the opportunity for new start-up businesses to test trade their products and services in the borough (borough wide)	£12,000
Funding to develop a strategic partnership between LBR and Trees for Cities. (borough wide)	£25,000
Funding towards a large scale bulb planting scheme across the borough (borough wide)	£15,000
Funding to plant four trees on Twyford Road (Loxford ward)	£600
Total	£67,170

5.1.12 As detailed in paragraph 2.4.2, in 2018 the Council will commission a review of its CIL charging schedule.

Mayoral CIL

5.1.13 Mayoral CIL (MCIL) is a levy to fund Transport for London strategic transport infrastructure (specifically Crossrail), charged at £35 per square metre (plus indexation) for all development within the borough (excluding health and education). Boroughs are located in one of three charging “bands” for the purposes of MCIL.

Indicator 27 - Mayoral CIL

LDF Objective / Policy	Indicator	Target	Performance
SO9	<p>Mayoral CIL</p> <p>(a) The total Mayoral CIL receipts collected for the reported year;</p> <p>(b) The total amount of Mayoral CIL transferred to TfL for the reported year;</p> <p>(c) The total amount of Mayoral CIL applied to administrative expenses</p>	Maintain and increase contributions made through the planning system	Level of contributions generally increasing

5.1.14 As Table 5.5 states, over the past five years, the Council has collected a total of £1,346,931 in MCIL.

Table 5.5 - MCIL collected per financial year (£)

MCIL	12/13	13/14	14/15	15/16	16/17	Total (£)
Payments	£29,370	£189,257	£300,904	£450,266	£377,134	£1,346,931

5.1.15 The present MCIL mechanism expires in 2019, and is expected to reach its London wide £600 million funding target a year early, with the cumulative total having reached £381 million as of the end of 2016/17. As the contribution to Crossrail from MCIL is capped at £600 million, the surplus will be spent on other strategic transport infrastructure.

5.1.16 It is intended that MCIL will be replaced by Mayoral Community Infrastructure 2 (MCIL2) in 2019. This has a more ambitious funding target of £5.4 billion and will be used to provide a proportion of funding for Crossrail 2.

5.1.17 The Preliminary Draft Charging Schedule for MCIL2 was published for consultation in June 2017 and proposes an increased rate of £60 per square metre (plus indexation, **although the index is “reset”**) for **Band 2 authorities, including Redbridge**. The exemptions are the same as previously. The schedule will be subject to further consultation and Examination, and is scheduled for introduction in April 2019 to replace the existing MCIL mechanism.

New Homes Bonus

5.1.18 The New Homes Bonus was introduced in 2011. This is a grant paid by the Government in order to promote housing growth. For each new home constructed, the Government provides match funding for the Council tax liable (set as the national average council tax for the relevant band of property) for a six year period, with an additional £350 per year premium for affordable homes. This funding can then be spent as a given local authority sees fit. As Table 5.6 sets out, since 2012 the Council has received a total of £17,632,739 in New Homes Bonus.

Table 5.6 - Cumulative payments from the New Homes Bonus

Cumulative Payments in £	2011 / 12	2012 / 13	2013 / 14	2014 / 15	2015 / 16	2016 / 17
Payments for Year 1	1,285,543	1,285,543	1,285,543	1,285,543	1,285,543	1,285,543
Payments for Year 2		576,172	576,172	576,172	576,172	576,172
Payments for Year 3			929,098	929,098	929,098	929,098
Payments for Year 4				519,350	519,350	519,350
Payments for Year 5					652,136	652,136
Payments for Year 6						459,905
Total Payments in each year	1,285,543	1,861,715	2,790,814	3,310,163	3,962,300	4,422,204

5.1.19 There has been a year on year increase in the level of New Homes Bonus which the Council has received. This trend correlates with the increased completions which the Council has experienced over the monitoring period.

6 Planning Performance

This chapter assesses the performance of Redbridge in terms of assessing and determining planning applications, and carrying out planning enforcement action.

6.1 Planning Applications

6.1.1 The number and type of planning applications within a local authority can give a good indication of the overall level of development, notwithstanding that the applications themselves vary in size.

6.1.2 A summary of applications is provided within Table 6.1 with percentage figures. This table shows that the Council has seen a significant increase in the number of applications it received each year. Table 6.1 shows that in 2014/15 the Council received a total of 5,306 applications, which has increased by 12% to 5,982 by 2016/17.

6.1.3 Fee income from planning applications is a significant source of income for Planning and Regeneration, and the Government has increased planning application fees by 20% across England from 17th January 2018, allowing for current service levels to be sustained as the number of applications increases.

Table 6.1 – Applications received by Type (Summary), 2014-17

Type of Application	2014/15	%	2015/16	%	2016/17	%
Major Applications	24	0	20	0	47	1
Minor Applications	557	10	549	10	622	10
Others	2449	46	2619	48	3050	51
Not Required	2276	43	2282	42	2263	38
Total	5306	-	5470	-	5982	-

6.2 Planning Determinations

6.2.1 There are national indicators for the determination of planning applications, which apply in the absence of a Planning Performance Agreement. 60% of major planning applications should be determined in 13 weeks and 70% of minor applications determined in 8 weeks. **This is part of the Government's efforts to ensure the speedy delivery of housing.**

6.2.2 Despite this significant increase in caseload, as set out in Table 6.2, **the Council's** performance at determining applications within government set target timescales has improved over the monitoring period. Indeed, in the last financial year the Council met

and exceeded national targets with 71% (60% target) of major applications and 77% (target 70%) of minor applications.

Table 6.2 - Determination of Applications within time

Number and percentage of applications determined within target time									
Year	2014/15			2015/16			2016/17		
Application Type	On Time	Total	%	On Time	Total	%	On Time	Total	%
Major	17	27	63	9	20	45	29	41	71
Minor	2,297	3,041	76	2,141	3,019	71	2,643	3,434	77
Not Required	1820	1958	93	2061	2195	94	1959	2115	93
Total	4134	5026	82	4211	5234	80	4631	5590	83

6.3 Appeals

6.3.1 One option available to applicants when the Council refuses to grant planning permission for a development is to appeal to the Secretary of State against the Council's decision. The Council has a target that no more than 35% of appeals against the Council's decisions should be allowed.

6.3.2 As Table 6.3 shows, the percentage of appeals allowed in favour of the applicant each year. The Council was below target for the first two years of the monitoring period and just over the target in the last year.

Table 6.3 - Appeals allowed in each year

Year	2014/15	2015/16	2016/17
Percentage of Appeals Allowed	27%	34%	38%

6.4 Pre-Application Advice

6.4.1 In common with most other local authorities, Redbridge offers a paid pre-application service, allowing prospective developers to receive comments on potential developments before they submit a full planning application. This is of particular importance for larger proposals, or those of a complex or novel nature. Table 6.4 shows the number of pre-application enquiries per year during the monitoring period.

6.4.2 Pre-applications allow for draft layouts and designs to be submitted for comment from officers, prior to an application, allowing for potential issues to be identified earlier in the development process. This therefore means an application is both of a higher quality and is also more likely to be approved.

Table 6.4 - Number of Pre-Application Enquiries per year

	2014/15	2015/16	2016/17
Pre-App Enquiries	126	149	206

6.4.3 The increase in overall enquiry numbers is a good indicator of an increased developer interest in Redbridge, in addition to awareness of the pre-application service itself.

6.5 Strategic Applications

6.5.1 Planning applications of a strategic nature must be referred to the Mayor of London. These include (amongst other criteria) developments of 150 housing units or more, over 30 metres tall, or those on Green Belt or Metropolitan Open Land.

6.5.2 When an application is submitted to a local authority, they refer it to the Mayor, who provides an initial “stage one” consultation response. After the application is considered by planning officers or a planning committee, this is again referred to the Mayor as a “stage two” referral. The Mayor then decides whether to allow this decision to stand, to direct refusal, or to take over the application.

6.5.3 A total of five Mayoral representations were made in relation to Strategic Applications during 2014-17. Four relate to sites within Ilford Metropolitan Centre (namely Sainsbury’s, the Exchange Car Park, Harrison Gibson, and Britannia Music), and one relates to a previously developed site within the Green Belt (Sinclair House).

6.6 Enforcement

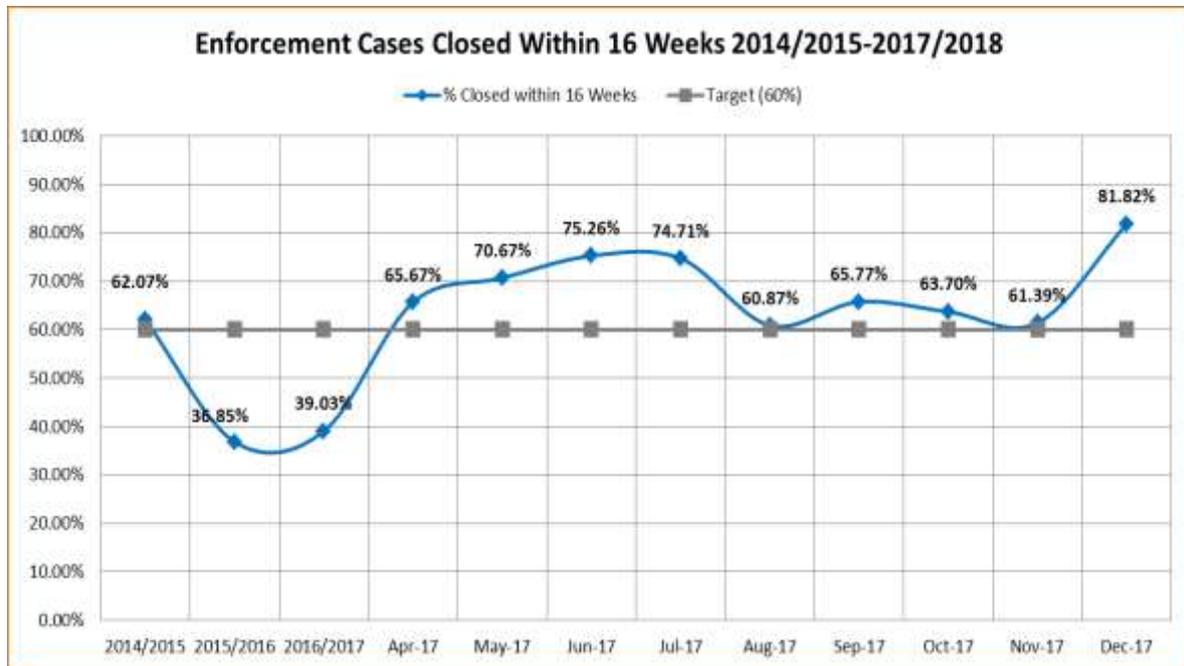
6.6.1 The NPPF states that effective planning enforcement is important in maintaining public confidence in the planning system, so that unauthorised structures and uses do not undermine the purpose of development management. Enforcement action is discretionary, and local authorities should act proportionately in responding to suspected breaches of planning control. Local authorities are encouraged to produce local enforcement plans.

6.6.2 A key achievement for in terms of Enforcement Planning was the adoption of the new Planning Enforcement and Direct Action Policy (2017). This document now sets out clearer guidance and consistency around the planning enforcement process.

6.6.3 The Council has a corporate target to close 60% of enforcement cases within 16 weeks of them being opened. Over the monitoring period performance against this target has been mixed. Figure 6.1 - Enforcement cases closed within 16 weeks. In 2014/15 the

Council closed 63% of cases, in 2015/16 it closed 37% of cases and in 2016/17 it closed 39%. However, it should be noted that whilst not within the monitoring period the Council has seen a significant improvement in recent months with 69% of cases closed within 16 weeks.

Figure 6.1 - Enforcement cases closed within 16 weeks



7 Conclusions

7.1.1 The Council has made impressive progress in a number of areas throughout the AMR monitoring period.

7.1.2 The most significant is the progress made on developing the Redbridge Local Plan (2015 – 2030). **The Local Plan has now been found 'sound' by an independent planning inspector and the Council will progress to adoption in March 2018.**

7.1.3 The numbers of housing approvals and completions have both risen rapidly during the monitoring period, increasing overall housing supply in the borough. The borough has a healthy housing pipeline and the Council can demonstrate a five year land supply. Significant steps are being taken including implementation of the Ilford Housing Zone, Ilford Prospectus and borough wide Housing Strategy to further increase supply and affordable housing delivery.

7.1.4 The general increase in the level of housing development in the borough has resulted in an increase in monies received via CIL, S106 and New Homes Bonus. These funds contribute to the delivery of key infrastructure projects in the borough which **supports the borough's growing communities.**

7.1.5 The Council aims to facilitate the regeneration of the borough and the recently approved Regeneration Strategy (2017 - 2027) sets out these ambitious plans. The Council has delivered and continues to undertake and seek funding for projects in the borough to facilitate regeneration. These projects include major investment in an improved public realm in Ilford, Barkingside and Gants Hill town centres as well development of the Ilford Manifesto and Prospectus.

7.1.6 Overall, Development Management and Enforcement performance is much improved, with an increase in the pace of determining planning applications such that all major targets are now being met or exceeded.

7.1.7 Future AMRs will continue to assess the performance and effectiveness of Redbridge's planning policies in delivering the key objectives of the Local Plan.

Appendix 1 - Abbreviations

Abbreviation	Term
AAP	Area Action Plan
AMR	Authority Monitoring Report
AQAP	Air Quality Action Plan
BWPP	Borough Wide Primary Policies
CIL	Community Infrastructure Levy
DCLG	Department for Communities and Local Government (now MHCLG)
DPD	Development Plan Document
dph	dwellings per hectare
EiP	Examination in Public
GLA	Greater London Authority
GPDO	General Permitted Development Order
HMO	House in Multiple Occupation
IDP	Infrastructure Delivery Plan
LDD	London Development Database
LDF	Local Development Framework
LDS	Local Development Scheme
LSOA	Lower Layer Super Output Area
MCIL	Mayoral Community Infrastructure Levy
MHCLG	Ministry of Housing, Communities and Local Government
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance

Abbreviation	Term
OAN	Objectively Assessed (Housing) Need
PPG	Planning Practice Guidance
S106	Section 106
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
SUDS	Sustainable Drainage Systems
TfL	Transport for London
ULEZ	Ultra Low Emission Zone
VOA	Valuation Office Agency