

Redbridge Local Plan

Appendix 1: Opportunity Sites

March 2018




Appendix 1: Opportunity Sites – March 2018


Introduction


The content of this supplementary document is related to Appendix 1 'Opportunity Sites' in the Redbridge Local Plan, and provides further details, including a site plan for each allocated Opportunity Site identified in the Plan. The sites identified have the potential to come forward for mixed use development during the Plan period up to 2030.


The information includes further detail on indicative individual site capacities based on latest planning information, including non-residential uses, residential capacity, and the likely phasing for each site. The information consists of clear detail on form, scale, access and the quantum of each individual Development Opportunity Site as well as guidance on how the mix of uses should be settled.


In line with Appendix 1 in the Local Plan the sites are ordered by Investment and Growth Area Order and the rest of the borough.


 <p>London Borough of Redbridge</p> <p>© Crown copyright and database rights 2015 Ordnance Survey. L8 Redbridge 130517755 Planning and Regeneration October 2015</p>	LP Site Number: 1
	Site Name: Sainsbury's, Roden Street, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 1.96
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Retail
	Proposed Use: Retail, Employment, Housing
	New Homes: 683
	Retail Floorspace : 4,745sqm
	Employment Floorspace: 951 sqm
Proposed Site Allocation Description: <p>Comprehensive redevelopment of site is proposed, to include provision of a new supermarket, employment floorspace and the delivery of approximately 700 new homes.</p> <p>As part of comprehensive redevelopment the Council seek improvements to the surrounding public realm (including a designated open space within the site boundary), particularly where they address access issues to the High Street and Ilford Station.</p> <p>Housing Zone funding is available to facilitate development.</p>	Social Infrastructure: None
	Planning Designations: <p>Ilford Metropolitan Centre</p> <p>Designated open space</p> <p>Archaeological Priority Area</p>
	Plan Phase: Phase 1 - 2015 -2020
	Planning Status: Planning application ref: 4499/15 for 683 homes and commercial space refused. Appeal to be heard in Autumn 2017 – the Council does not contest the principle and scale of development proposed.

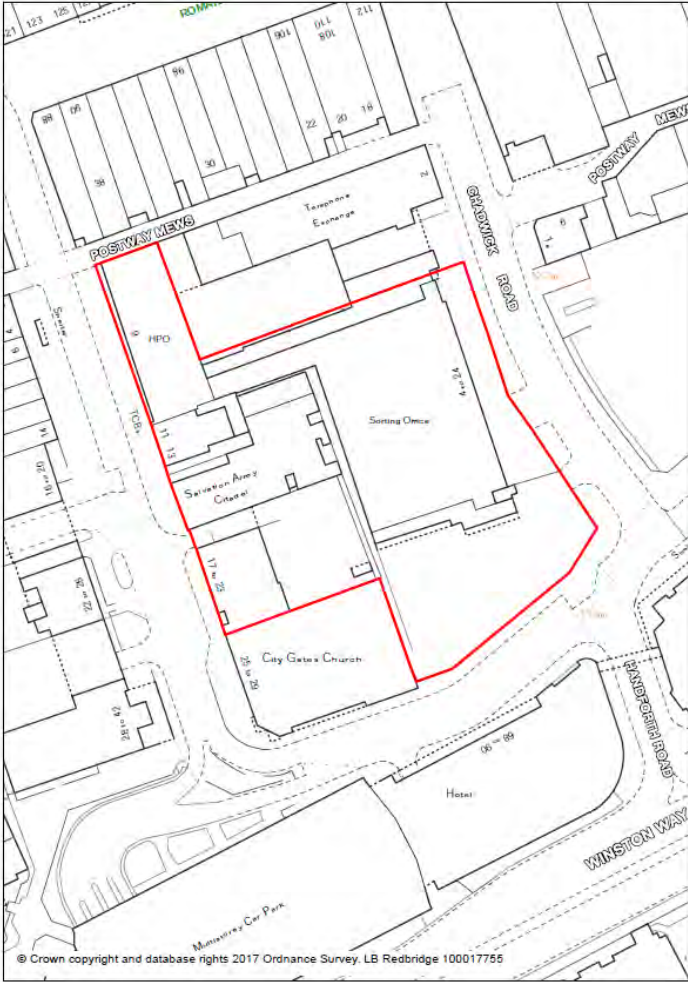
	LP Site Number: 2
	Site Name: The Exchange Shopping Centre, High Road, Ilford.
	Investment and Growth Area: Ilford
	Site Area (ha): 2.5
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Retail
	Proposed Use: Retail, Housing, Employment, Leisure (including restaurant, beverage, café, cinema, hotel and similar leisure uses compatible with a town centre location)
	New Homes: 214
	Retail Floorspace : 300sqm
	Employment Floorspace: 0
Proposed Site Allocation Description: The Exchange Shopping Centre is a key part of Ilford's retail and leisure offer. Primarily retail uses will be supported within the Shopping Centre, however other uses including new compatible employment and leisure (including restaurant, beverage café, cinema, hotel and similar leisure uses compatible with a town centre location) which will enhance the vitality and viability of the town centre will also be supported. Housing Zone funding is available to facilitate development.	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre. Archaeological Priority Area
	Plan Phase: Phase 1 - 2015 -2020
	Planning Status: Planning permission ref: 4265/15 for 214 new homes and commercial space.

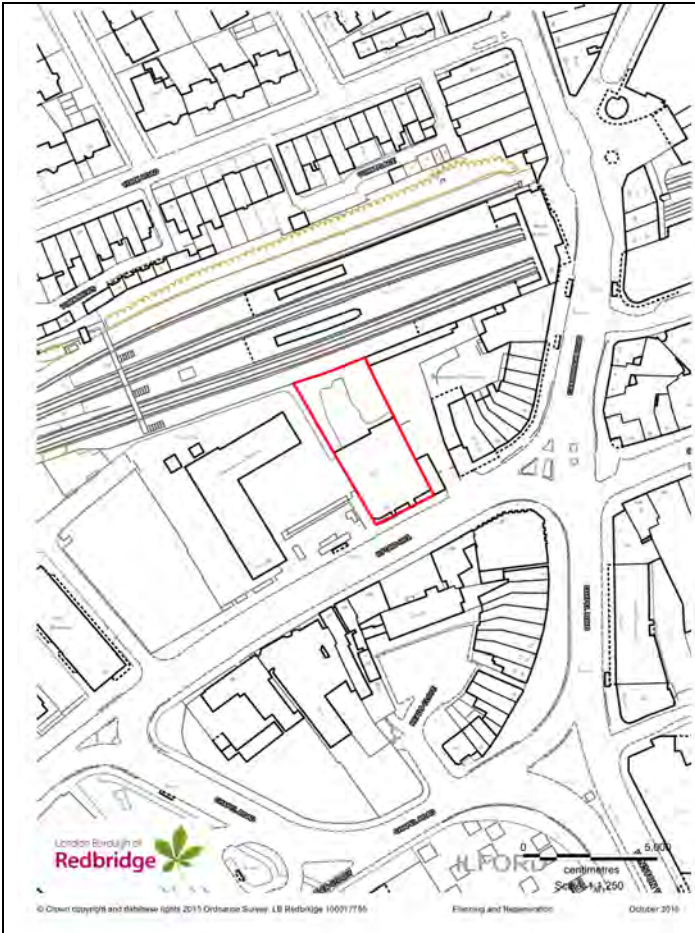
	LP Site Number: 3
	Site Name: Britannia Music, 60-70 Roden Street, and land between Chapel Road and Roden Street, Ilford.
	Investment and Growth Area: Ilford
	Site Area (ha): 0.7
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Vacant
	Proposed Use: Employment, Retail, Housing
	New Homes: 354
	Retail Floorspace : 831sqm
	Employment Floorspace: 2,510sqm
	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
Proposed Site Allocation Description: The site is proposed for a mixed use development including housing, retail and compatible employment floorspace. This site is currently under construction. Housing Zone funding is available to facilitate development.	Plan Phase: Phase 1 - 2015 -2020
	Planning Status: Planning permission ref: 2434/12 for 354 homes and commercial space under construction.

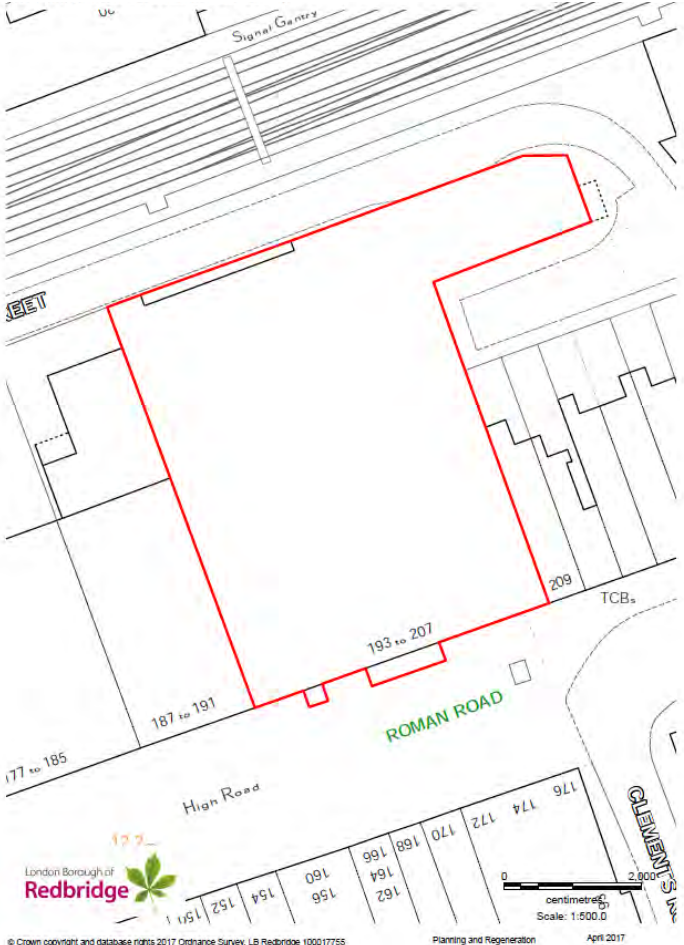
	LP Site Number: 4
	Site Name: Depot Mill Road/Mill House, Ilford Hill.
	Investment and Growth Area: Ilford
	Site Area (ha): 0.91
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment, Depot, Car Park
	Proposed Use: Employment, Housing
	New Homes: 343
Proposed Site Allocation Description: The proposal for this site to deliver mixed use development including new housing and compatible employment uses. Proposals should provide a new active frontage on Ilford Hill. There is a need to consider re-provision of telecoms infrastructure as part of a mixed use scheme.	Retail Floorspace : 0
	Employment Floorspace: 2,275sqm
	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 3 - 2026 -2030
	Planning Status: No current planning application or permissions.


	LP Site Number: 5
	Site Name: Ley Street Car Park and Bus Depot, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.8 (0.5 Net)
	PTAL: 6a
	Ownership: London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Car Park (Multi-storey), Bus Depot
	Proposed Use: Housing, Education
	New Homes: 182
	Retail Floorspace : 0
	Employment Floorspace: 0
Proposed Site Allocation Description: The site is Council owned and the proposal is to deliver a mixed use scheme including housing and education. Development proposals should consider the need to provide facilities for infrastructure to support the bus network. Housing Zone funding is available to facilitate development.	Social Infrastructure: Education - Primary School
	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: No current planning applications or permissions.


	LP Site Number: 6
	Site Name: Town Hall Car Park Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.7
	PTAL: 6a
	Ownership: London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Car Park, Civic
	Proposed Use: Civic, Leisure, Retail, Housing
	New Homes: 203
	Retail Floorspace : 2,000sqm
	Employment Floorspace: 0
Proposed Site Allocation Description: <p>The site is proposed for mixed use development including community, leisure, retail and housing. In combination with other neighbouring Opportunity Sites there is the potential for a new cultural quarter to be created in this area of the town centre.</p> <p>The site is also located within the curtilage of Redbridge Town Hall, which is a statutory listed building. Development proposals should consider the setting of this important historic building.</p> <p>Housing Zone funding is available to facilitate development.</p>	Social Infrastructure: None
	Planning Designations: <p>Ilford Metropolitan Centre</p> <p>Statutory and Locally Listed Building</p> <p>Archaeological Priority Area</p>
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current planning application or permissions.


	<p>LP Site Number: 7</p> <p>Site Name: Land Bounded by Clements Road, Chadwick Road and Postway Mews, Ilford</p> <p>Investment and Growth Area: Ilford</p> <p>Site Area (ha): 0.57</p> <p>PTAL: 6a</p> <p>Ownership: Private</p> <p>How site was identified: SHLAA 2013</p> <p>Existing/Previous Use: Mail Sorting Office/ Retail</p> <p>Proposed Use: Retail, Housing and Employment</p> <p>New Homes: 180</p> <p>Retail Floorspace : 2,500sqm</p> <p>Employment Floorspace: 1,425sqm</p>
<p>Proposed Site Allocation Description:</p> <p>The site is proposed to deliver a major mixed use scheme including housing, retail and compatible employment uses.</p> <p>Proposals should include active frontages at ground floor level facing High Road and Clements Road.</p> <p>Housing Zone funding is available to facilitate development.</p>	<p>Social Infrastructure: Community – Place of Worship</p> <p>Planning Designations:</p> <p>Ilford Metropolitan Centre</p> <p>Archaeological Priority Area</p> <p>Plan Phase: Phases 1 and 2 – 2015-2020 and 2021-2025</p> <p>Planning Status: No current planning application or permissions.</p>


	LP Site Number: 8
	Site Name: If Bar, 71 Ilford Hill, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.15
	PTAL: 6a
	Ownership: London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Public House (vacant)
	Proposed Use: Housing, Retail, Employment
	New Homes: 52
Proposed Site Allocation Description: The site is Council owned and the objective is to deliver a mixed use scheme including housing, retail and compatible employment uses. Proposals should include an active frontage at ground floor level on Ilford Hill. The Council is keen to facilitate development of a comprehensive scheme with neighbouring sites (16 and 28). Development proposals should consider the setting of the group of listed buildings situated to the south of the site.	Retail Floorspace : 350sqm
	Employment Floorspace: 375sqm
	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Locally Listed Buildings Archaeological Priority Area
	Plan Phase: Phase 1 -2015-2020
	Planning Status: No current planning applications or permissions.


 <p>© Crown copyright and database rights 2017 Ordnance Survey. LB Redbridge 100017755 Planning and Regeneration April 2017</p>	<p>LP Site Number: 9</p> <p>Site Name: 193-207 High Road, Ilford (Harrison & Gibson)</p> <p>Investment and Growth Area: Ilford</p> <p>Site Area (ha): 0.31</p> <p>PTAL: 6a</p> <p>Ownership: Private</p> <p>How site was identified: SHLAA 2013</p> <p>Existing/Previous Use: Retail, Offices</p> <p>Proposed Use: Retail, Employment, Housing</p> <p>New Homes: 285</p> <p>Retail Floorspace : 3,000sqm</p> <p>Employment Floorspace: 1,750sqm</p>
<p>Proposed Site Allocation Description:</p> <p>The site is proposed to deliver a housing led mixed use scheme with new purpose built retail and compatible employment uses.</p> <p>Proposals should include active frontages at ground floor to ensure activity to the High Street and connection to an improved public realm.</p> <p>Proposals should be sensitive to the setting of important historic buildings close by such as the Town Hall and original Victorian shops along the High Road creating an engaging environment of historic and contemporary buildings.</p> <p>Development on this site should complement proposals on neighbouring sites (22 and 37).</p> <p>Housing Zone funding is available to facilitate development.</p>	<p>Social Infrastructure: None</p> <p>Planning Designations:</p> <p>Ilford Metropolitan Centre</p> <p>Archaeological Priority Area</p> <p>Plan Phase: Phase 1 - 2015-2020</p> <p>Planning Status: No current planning applications or permissions.</p>


	<p>LP Site Number: 10</p> <p>Site Name: Site bounded by Chapel Road and High Road and Clements Lane, Ilford</p> <p>Investment and Growth Area: Ilford</p> <p>Site Area (ha): 0.74</p> <p>PTAL: 6a</p> <p>Ownership: Private / London Borough of Redbridge</p> <p>How site was identified: SHLAA 2013</p> <p>Existing/Previous Use: Retail, Employment</p> <p>Proposed Use: Retail, Employment, Housing</p> <p>New Homes: 251</p> <p>Retail Floorspace : 6,000sqm</p> <p>Employment Floorspace: 1,850sqm</p>
<p>Proposed Site Allocation Description:</p> <p>The site is proposed to deliver a housing led mixed use scheme with new retail and compatible employment uses.</p> <p>Proposals should include active frontages at ground floor level facing Chapel Road and High Road.</p> <p>As part of comprehensive redevelopment the Council will seek improvements to the surrounding public realm and improving connections into the High Street and Clements Lane.</p>	<p>Social Infrastructure: None</p> <p>Planning Designations:</p> <p>Ilford Metropolitan Centre</p> <p>Archaeological Priority Area</p> <p>Plan Phase: Phase 1 - 2015-2020</p> <p>Planning Status: No current planning applications or permissions.</p>


	LP Site Number: 11
	Site Name: Peachy House, 39 Ilford Hill, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.59
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous: Employment/Car Park
	Proposed Use: Retail, Employment, Housing
	New Homes: 141
	Retail Floorspace : 300sqm
	Employment Floorspace: 0
Proposed Site Allocation Description: The site has been granted planning permission for a mixed use development scheme, including 141 new homes, and flexible commercial space that could be occupied by retail or compatible employment uses. Proposals include active frontages on Ilford Hill. Housing Zone funding is available to facilitate development.	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Planning permission ref: 1279/13 - 141 units and commercial space (under construction).

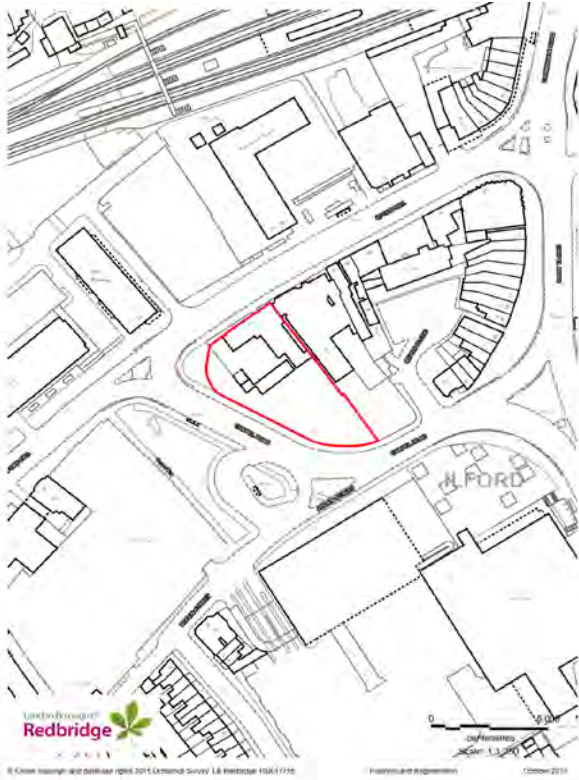
	LP Site Number: 12
	Site Name: 51-69 Ilford Hill (Valentines House)
	Investment and Growth Area: Ilford
	Site Area (ha): 0.43
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Retail, Housing
	New Homes: 122
	Retail Floorspace : 2,412sqm
	Employment Floorspace: 0
Proposed Site Allocation Description: The site has been granted planning permission for a mixed use development scheme, including 122 new homes and retail floorspace. Proposals include active frontages on Ilford Hill. The Council has undertaken feasibility work to introduce a new entrance to Ilford Station. Housing Zone funding is available to facilitate development.	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Planning application ref: 3782/14 for 122 units and commercial space (under construction).

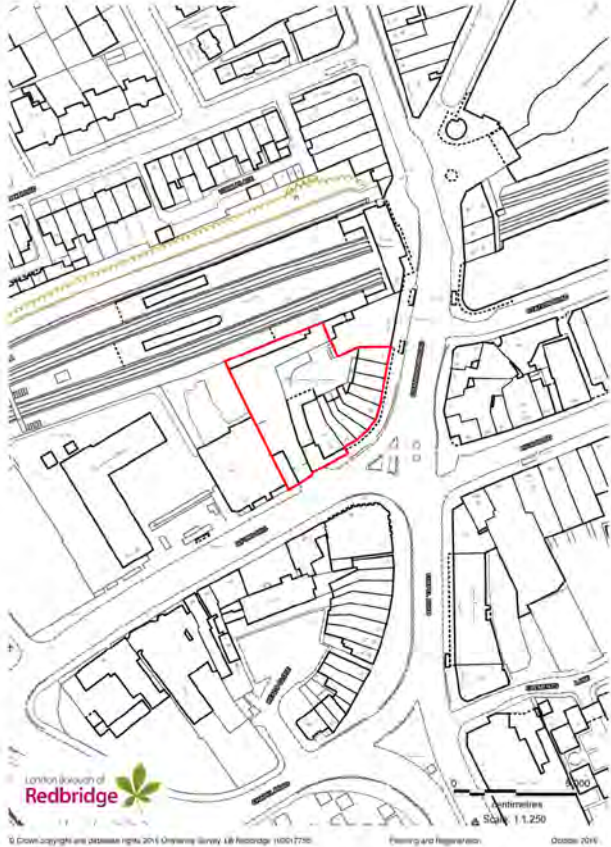
	LP Site Number: 13
	Site Name: 226-244 High Road, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.14
	PTAL: 6a
	Ownership: Private
	How site was identified: Site allocated in the 2008 Redbridge Local Development Framework
	Existing/Previous Use: Employment
	Proposed Use: Retail, Employment, Housing
	New Homes: 124
Proposed Site Allocation Description: The site has been granted planning permission for a mixed use development scheme, including new homes, compatible employment and retail floorspace. Proposals include active frontages on the ground floor fronting High Road.	Retail Floorspace: 405sqm
	Employment Floorspace: 1,894sqm
	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Planning permission ref: 2579/09 for 101 homes and commercial space (under construction). Subsequent application for revised scheme (ref: 4462/16) for 124 units and commercial space submitted.


	LP Site Number: 14
	Site Name: 51-71 Cranbrook Road, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.35 (0.1 Net)
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Retail, Housing, Employment
	New Homes: 41
Proposed Site Allocation Description: The site is proposed to deliver a mixed use scheme through the retention of existing retail and compatible employment uses to the Cranbrook Road frontage, and provision of new residential uses at the car park to the rear. The existing frontage to Cranbrook Road, which while not statutory or locally listed, is considered to be an attractive façade and which provides active frontages that should be retained.	Retail Floorspace: 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current planning application or permissions.


 <p>London Borough of Redbridge</p> <p>© Crown copyright and database rights 2015 Ordnance Survey. Lb Redbridge 100017755 Planning and Regeneration October 2015</p>	LP Site Number: 15
	Site Name: Land Between Mill Road and the Railway Line, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.3 (0.24 Net)
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Car Park
	Proposed Use: Housing
	New Homes: 97
	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Flood Risk Archaeological Priority Area
Proposed Site Allocation Description: The site is proposed to deliver a new housing scheme. Proposals should enhance and upgrade access to the River Roding. Part of the site is in a Flood Risk Zone so a flood risk assessment will be required and potential mitigation measures included in design proposals.	Plan Phase: Phase 1 - 2015-2020
	Planning Status: No current applications or permissions.

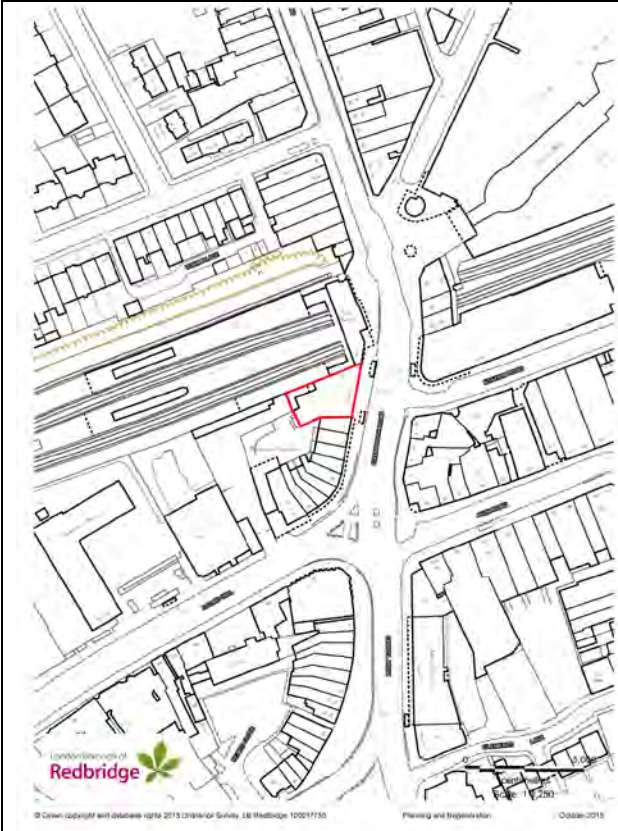
	LP Site Number: 16
	Site Name: 245-275 Cranbrook Road, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.54 (0.39 Net)
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Employment, Housing
	New Homes: 129
Proposed Site Allocation Description: The site offers scope for a mixed uses scheme including housing and compatible employment space. The site includes Mount Rose College, an educational use, which is proposed to be retained. Proposals should include active frontages on the ground floor facing Cranbrook Road. The site is in a gateway location, which proposals should address, providing opportunities for a structure with visual prominence. Development proposals should be sensitive to the setting on statutory listed building Wycliffe House. Part of the site is in a Flood Risk Zone so a flood risk assessment will be required and potential mitigation measures included in design proposals. The site is in multiple land ownerships.	Retail Floorspace : 0
	Employment Floorspace: 825sqm
	Social Infrastructure: None
	Planning Designations: Flood Risk Archaeological Priority Area
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current planning applications or permissions.


	LP Site Number: 17
	Site Name: 40 Ilford Hill, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.29
	PTAL: 6a
	Ownership: Mixed – Private and London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Former Police Station, Car Park
	Proposed Use: Housing
	New Homes: 117
Proposed Site Allocation Description: The site is proposed for housing. As part of the wider island of sites, proposals offer the opportunity to transform the arrival experience into Ilford and integrate this fragmented part of the town centre. This could include a network of new routes and public spaces, and the opening up of views of the listed Saint Mary's Chapel. New direct pedestrian routes could be created providing an alternative route to the station and High Road. Development proposals should consider the setting of the group of listed buildings situated to the east of the site. Housing Zone funding is available to facilitate development.	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Close proximity to Statutory and Locally Listed Buildings Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: No current planning applications or permissions.

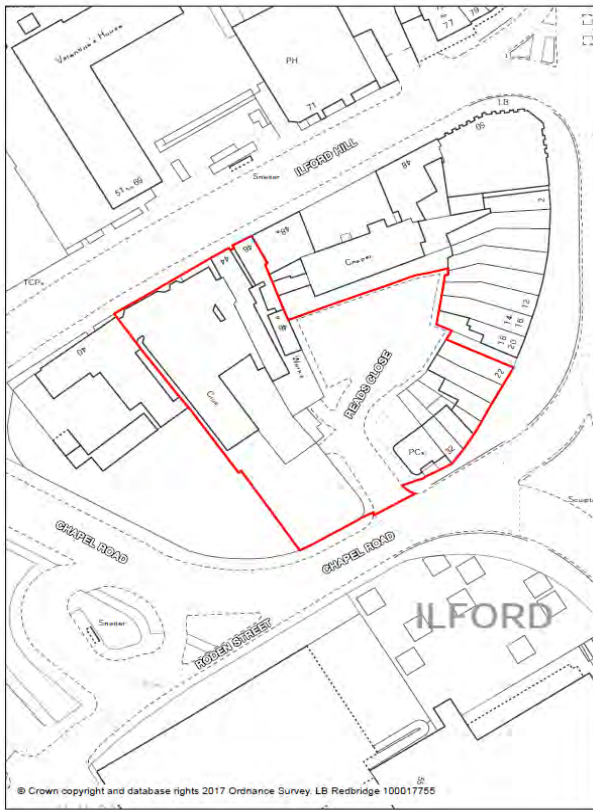
	LP Site Number: 18
	Site Name: 73-85 Ilford Hill and 1-7 Cranbrook Road
	Investment and Growth Area: Ilford
	Site Area (ha): 0.26
	PTAL: 6a
	Ownership: Private and London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Employment, Housing
	New Homes: 98
	Retail Floorspace : 0
	Employment Floorspace: 650sqm
Proposed Site Allocation Description: <p>The site is proposed for housing and compatible employment development which should include active frontages on the ground floor facing Cranbrook Road and Ilford Hill.</p> <p>Proposals should seek to establish the creation of a gateway to Ilford town centre in conjunction with development of site 8.</p> <p>Development proposals should consider the setting of the group of listed buildings situated to the south of the site.</p> <p>As part of redevelopment the Council will seek improvements to the surrounding public realm and improved connections into the High Street, Ilford Station and Ilford Hill.</p>	Social Infrastructure: None
	Planning Designations: <p>Ilford Metropolitan Centre</p> <p>Close proximity to Statutory and Locally Listed Buildings</p> <p>Archaeological Priority Area</p>
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: No current planning applications or permissions.

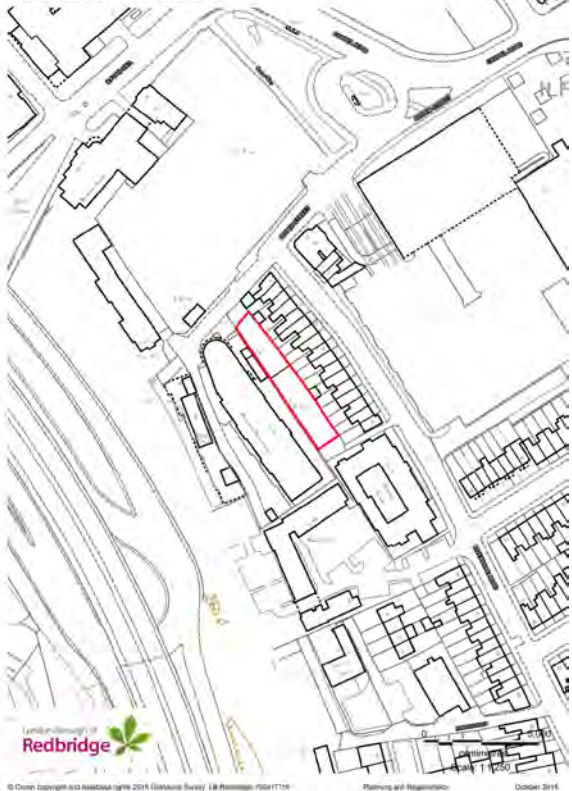
	LP Site Number: 19
	Site Name: Land adjacent to Clements Lane and Clements Road
	Investment and Growth Area: Ilford
	Site Area (ha): 0.24
	PTAL: 6a
	Ownership: London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment, Retail, Hotel, Car Park
	Proposed Use: Retail, Employment, Housing
	New Homes: 73
	Retail Floorspace : 1,500sqm
	Employment Floorspace: 600sqm
	Social Infrastructure: None
Proposed Site Allocation Description: <p>The site is proposed to deliver a housing led mixed use scheme with new purpose built retail and compatible employment uses. This could be through an office to housing conversion.</p> <p>Proposals should include active frontages at ground floor level facing Clements Road.</p> <p>Housing Zone funding is available to facilitate development.</p>	Planning Designations: <p>Ilford Metropolitan Centre</p> <p>Close proximity to Locally Listed Building</p> <p>Archaeological Priority Area</p>
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: No current planning applications or permissions.


	LP Site Number: 20
	Site Name: 262-268 High Road, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.13
	PTAL: 6a
	Ownership: Private and London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Public Toilets, Retail
	Proposed Use: Housing
	New Homes: 42
	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
Proposed Site Allocation Description: The site is proposed for housing development. Proposals should complement planned public realm improvements into the High Street.	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: No current planning application or permissions.


	LP Site Number: 21
	Site Name: City House, 9-17 Cranbrook Road
	Investment and Growth Area: Ilford
	Site Area (ha): 0.05
	PTAL: 6a
	Ownership: Private
	How site was identified: Redbridge Local Development Framework (2008)
	Existing/Previous Use: Employment
	Proposed Use: Housing
	New Homes: 27
Proposed Site Allocation Description: The site has been granted prior approval for a scheme including 27 new homes. Proposals include active frontages on the ground floor fronting Cranbrook Road. There is further potential to redevelop the site and neighbouring sites (6 and 28) in order to deliver a comprehensive scheme.	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Prior approval ref: 0039/15 for 27 homes (completed – proposal only relates to change of use on upper floors).


	LP Site Number: 22
	Site Name: 1 Riches Road, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.04
	PTAL: 6a
	Ownership: Private
	How site was identified: Redbridge Local Development Framework (2008)
	Existing/Previous Use: Housing
	Proposed Use: Housing, Employment, Retail
	New Homes: 24
	Retail Floorspace: 100sqm
	Employment Floorspace: 200sqm
Proposed Site Allocation Description: The site has been granted planning permission for a mixed use development scheme, including 24 new homes, retail and compatible employment floorspace. Proposals include active frontages on the ground floor fronting Riches Road.	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Application ref: 2978/10 for 24 units and commercial space (completed).

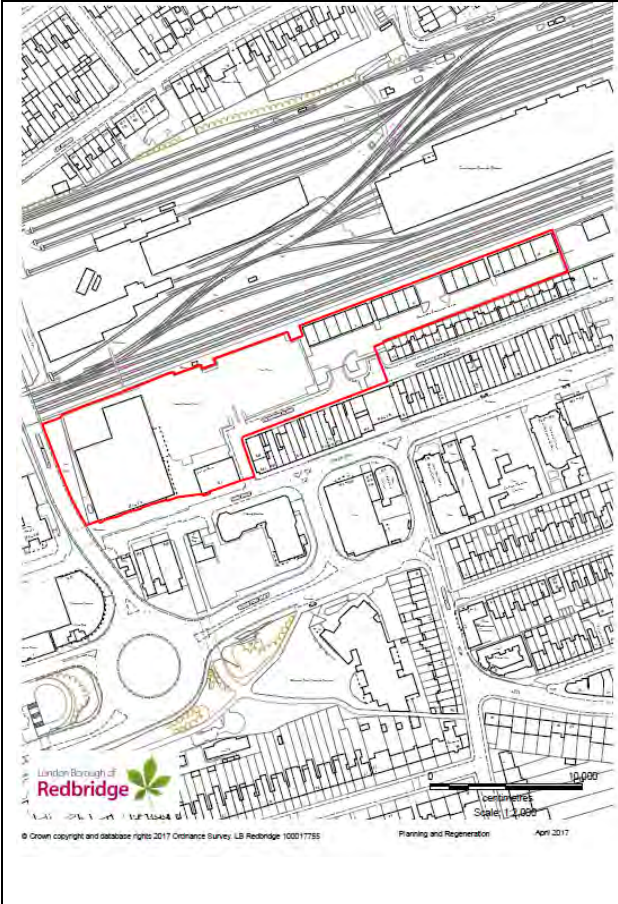
	LP Site Number: 23
	Site Name: 22-32 Chapel Road, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.31
	PTAL: 6a
	Ownership: Private
	How site was identified: Redbridge Local Development Framework (2008)
	Existing/Previous Use: Public Toilet, Retail, Housing
	Proposed Use: Housing, Employment
	New Homes: 97
Proposed Site Allocation Description: The site is proposed for housing and compatible employment uses. As part of the wider island of sites proposals offer the opportunity to transform the arrival experience into Ilford and integrate this fragmented part of the town centre. This could include a network of new routes and public spaces and improved views of the listed Saint Mary's Chapel. Development proposals should consider the setting of the group of listed buildings situated to the north of the site. New pedestrian routes could provide an alternative route to the station and High Road. Housing Zone funding is available to facilitate development.	Retail Floorspace: 0
	Employment Floorspace: 300sqm
	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Close proximity to Statutory and Locally Listed Buildings Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: No current planning application or permissions.


	LP Site Number: 24
	Site Name: Rear of 2-34 Riverdene Road, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.07
	PTAL: 6a
	Ownership: Private
	How site was identified: Redbridge Local Development Framework (2008)
	Existing/Previous Use: Employment
	Proposed Use: Housing
	New Homes: 15
	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
Proposed Site Allocation Description: The site has been granted planning permission for a housing scheme including 15 new homes.	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Planning permission ref: 1049/13 for 15 units (completed).


	LP Site Number: 25
	Site Name: 20 Clements Lane, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.63
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Leisure
	Proposed Use: Housing, Retail
	New Homes: 14
	Retail Floorspace : 64sqm
	Employment Floorspace: 0
Proposed Site Allocation Description: The site has been granted planning permission for a mixed use development scheme including 14 new homes and retail floorspace. Proposals include active frontages on the ground floor fronting Clements Lane.	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Planning permission 0613/12 for 14 units (under construction).

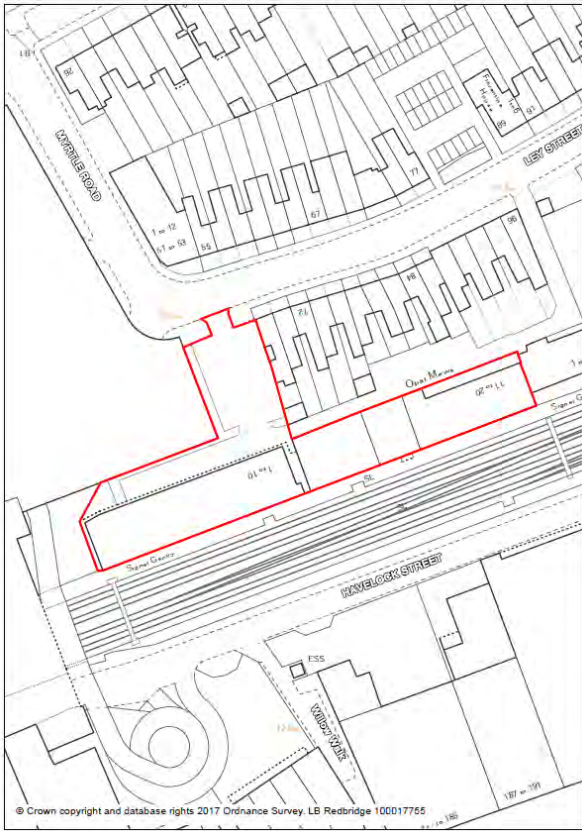
	LP Site Number: 26
	Site Name: 202-224 High Road
	Investment and Growth Area: Ilford
	Site Area (ha): 0.1
	PTAL: 6a
	Ownership: Private
	How site was identified: Redbridge Local Development Framework (2008)
	Existing/Previous Use: Employment
	Proposed Use: Housing
	New Homes: 15
	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
Proposed Site Allocation Description: The site has been granted prior approval for a housing development scheme including 15 new homes at the upper floors of the building.	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Planning permission 0750/15 for 15 units.


 <p>London Borough of Redbridge</p> <p>© Crown copyright and database rights 2013 Ordnance Survey. All Rights Reserved. 100017752</p> <p>Planning and Regeneration</p> <p>October 2014</p>	LP Site Number: 27
	Site Name: Central Library Service Yard, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.05
	PTAL: 6a
	Ownership: London Borough of Redbridge
	How site was identified: Council asset review
	Existing/Previous Use: Employment
	Proposed Use: Housing
	New Homes: 20
	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
Proposed Site Allocation Description: <p>The site is proposed for housing development.</p> <p>In combination with other neighbouring Opportunity Sites there is the potential for a new cultural quarter to be created.</p> <p>Housing Zone funding is available to facilitate development.</p>	Planning Designations: <p>Ilford Metropolitan Centre.</p> <p>Archaeological Priority Area</p>
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current planning application or permissions.

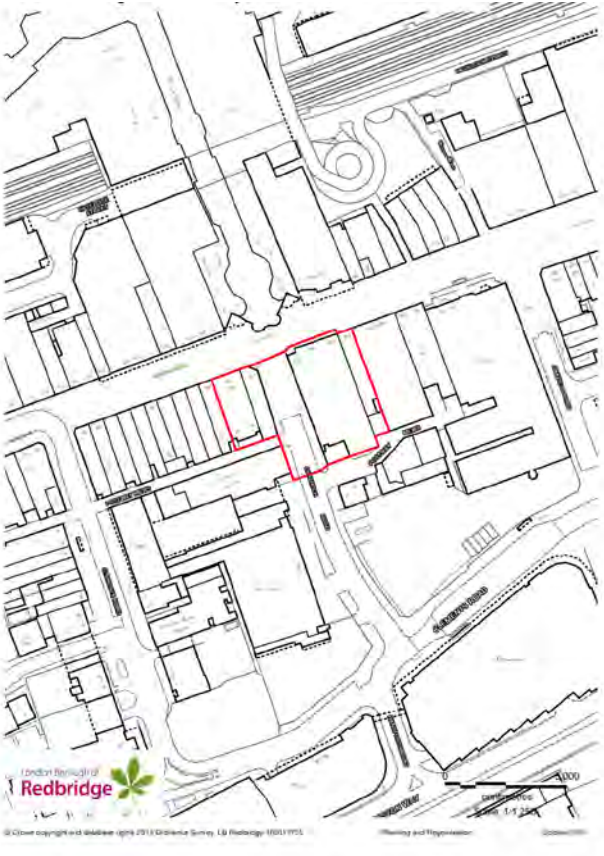
	LP Site Number: 36
	Site Name: Redbridge Enterprise and Ilford Retail Park
	Investment and Growth Area: Ilford
	Site Area (ha): 1.86 (1.53 Net)
	PTAL: 6a-3
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Retail, Employment
	Proposed Use: Employment, Retail, Housing, Education
	New Homes: 370
	Retail Floorspace : 1,500sqm
	Employment Floorspace: 3,825sqm
Proposed Site Allocation Description: The site is proposed for a comprehensive redevelopment including compatible employment, housing, retail and education uses. Proposals should include active frontages at ground floor to ensure activity to the High Street and connection to an improved public realm. New buildings will need to be sensitive to the amenity of neighbouring small scale homes and properties. A comprehensive planning brief or masterplan should be prepared for the site.	Social Infrastructure: Education - Primary School Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area Plan Phase: Phase 2 - 2021 – 2025 and Phase 3 2026-2030 Planning Status: No current planning application or permissions.


	LP Site Number: 37
	Site Name: Land adjacent to Cranbrook Road, High Road and the railway, incorporating Station Road (includes Bodgers)
	Investment and Growth Area: Ilford
	Site Area (ha): 0.8
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment, Retail
	Proposed Use: Retail, Housing
	New Homes: 295
	Retail Floorspace: 2,500sqm
	Employment Floorspace: 0
	Social Infrastructure: None
Proposed Site Allocation Description: The site is proposed to deliver a housing led mixed use scheme with new purpose built retail uses. Proposals should include active frontages at ground floor level facing Cranbrook Road. As part of comprehensive redevelopment the Council will seek improvements to the surrounding public realm and improving connections and pedestrian linkages into the High Street and Ilford Station.	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: No current planning application or permissions.


	LP Site Number: 38
	Site Name: Kenneth More Theatre, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.4
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Theatre, Warehouses
	Proposed Use: Retail, Housing, Leisure, Health
	New Homes: 124
	Retail Floorspace : 850sqm
	Employment Floorspace: 0
Proposed Site Allocation Description: The site is proposed for a mixed use development including, leisure, retail health and housing. In combination with other neighbouring Opportunity Sites there is the potential for a new cultural quarter to be created. Proposals should improve connections to the town centre and communities south of Winston Way and include active frontages to encourage greater activity throughout the day on Clements Road, supporting existing leisure and restaurant uses in the immediate area. Development proposals should consider the setting of the listed town hall building situated to the west of the site. The access road to the site should be retained. Housing Zone funding is available to facilitate development.	Social Infrastructure: Health Facility
	Planning Designations: Ilford Metropolitan Centre Close proximity to Statutory and Locally Listed Buildings Archaeological Priority Area
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current planning application or permissions.


	LP Site Number: 39
	Site Name: 68-126 Ley Street & Opal Mews, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.32
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Retail, Housing
	Proposed Use: Housing, Health
	New Homes: 62
	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: Health Facility
	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current planning application or permissions.
Proposed Site Allocation Description: The site is proposed for redevelopment of housing, and new health facility uses. It offers the opportunity to improve and reinvigorate this isolated area of the town centre. The site is also close to existing housing areas that are small in scale and new buildings will need to be sensitive to the amenity of neighbouring properties. In addition, mitigation measures may need to be incorporated into the design of development to mitigate noise from the adjacent rail line.	


	LP Site Number: 41
	Site Name: Britannia Car Park, Clements Road/Albert Road, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.2
	PTAL: 6a
	Ownership: London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Car Park
	Proposed Use: Housing
	New Homes: 81
	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
Proposed Site Allocation Description: The site is proposed to deliver a housing development. The car park serves the wider town centre, so overall parking provision should be considered before redevelopment. The existing use will either have to be re-provided in an alternative location or be demonstrated to be surplus to requirements.	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 3 - 2026-2030
	Planning Status: No current planning application or permissions.


	LP Site Number: 42
	Site Name: 112-114 High Road and 18-20 Postway Mews, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.2
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Retail, Offices
	Proposed Use: Retail, Housing
	New Homes: 70
	Retail Floorspace : 1,000sqm
	Employment Floorspace: 0
Proposed Site Allocation Description: The site is proposed for a mixed use development scheme including housing and retail. Proposals should include active frontages to encourage greater activity throughout the day and into the evening on the High Road and Chadwick Road.	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current planning application or permissions.

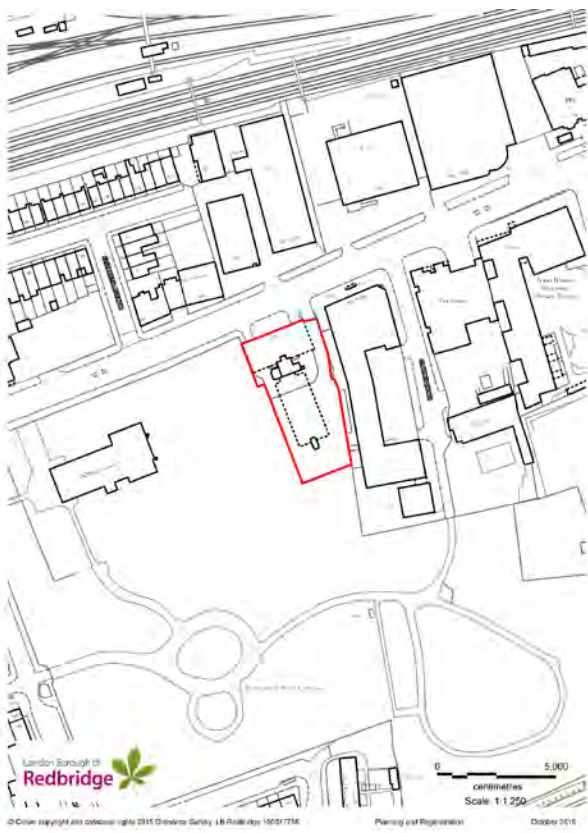
	LP Site Number: 43
	Site Name: Between Mansfield House & 2 Mansfield Road, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.11
	PTAL: 6a
	Ownership: Private
	How site was identified: Redbridge Local Development Framework (2008)
	Existing/Previous Use: Housing
	Proposed Use: Housing
	New Homes: 45
	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
Proposed Site Allocation Description: The site is proposed for intensification of housing uses given its proximity to Ilford Station.	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current planning application or permissions.


	LP Site Number: 44
	Site Name: 7 Morland Road, Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.1
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment, Retail
	Proposed Use: Housing
	New Homes: 41
	Retail Floorspace : 0
	Employment Floorspace: 0
Proposed Site Allocation Description: The site is proposed for housing development. The site is close to existing housing areas that are small in scale and new buildings will need to be sensitive to the amenity of neighbouring properties. The irregular shape of the site may need an innovative design solution.	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Archaeological Priority Area
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current planning application or permissions.

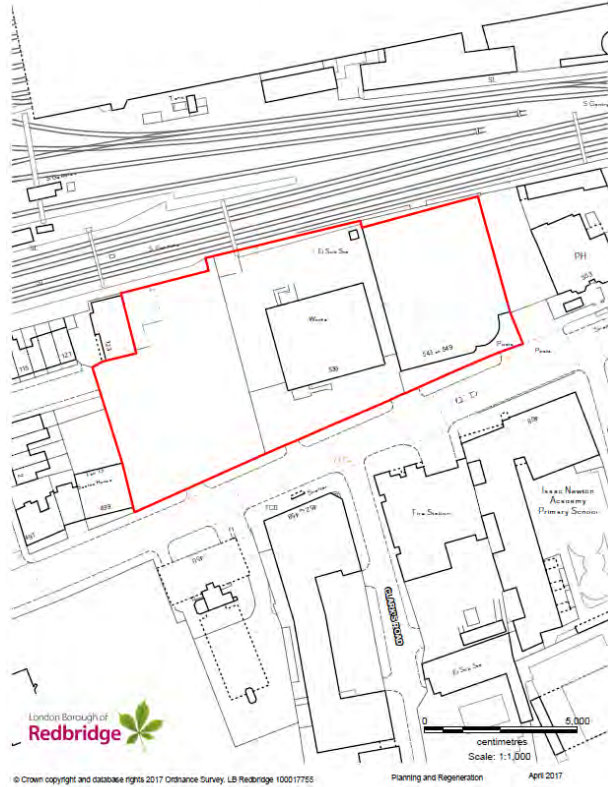
	LP Site Number: 45
	Site Name: 300-318 High Road
	Investment and Growth Area: Ilford
	Site Area (ha): 0.27
	PTAL: 5
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Retail, Housing
	New Homes: 97
	Retail Floorspace : 650sqm
	Employment Floorspace: 0
	Social Infrastructure: 0
Proposed Site Allocation Description: The site is proposed to be redeveloped for housing and retail uses. The site is also located close to, a statutory listed building. Development proposals should consider the setting of Ilford Baptist Church situated to the east of the site. Proposals should include active frontages on the High Street.	Planning Designations: Ilford Metropolitan Centre Close proximity to Statutory Listed Building Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: No current planning application or permissions.

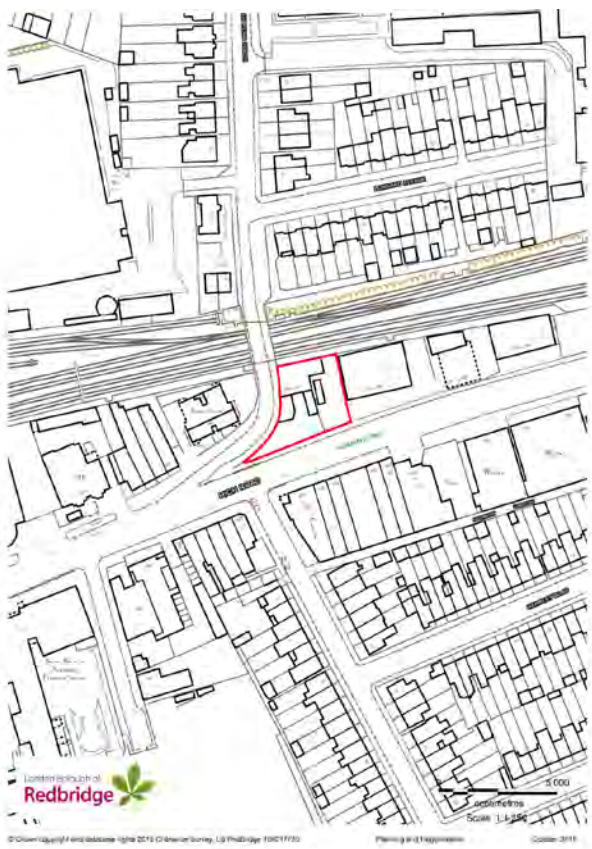
	LP Site Number: 46
	Site Name: Land in and around King George/ Goodmayes Hospitals
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 51
	PTAL: 2
	Ownership: NHS
	How site was identified: SHLAA 2013
	Existing/Previous Use: Health, Open Space, Car Park
	Proposed Use: Hospital retained – Housing, Community, Healthcare, Education, Public Open Space
	New Homes: 500
<p>Proposed Site Allocation Description:</p> <p>The site is proposed to be comprehensively redeveloped to deliver approximately 500 new homes, new secondary school, health/community hub and open space/sport provision. The existing King George Hospital and Sunflowers Court will be retained.</p> <p>Proposals should conform with the principles set out in the Council's Concept Masterplans Green Belt Release Sites.</p> <p>The Council seeks a comprehensive redevelopment and a Masterplan for the whole site.</p>	Retail Floorspace : 0
	Employment Floorspace: 0
	<p>Social Infrastructure:</p> <p>Education - Secondary School</p> <p>Health – New health hub</p>
	<p>Planning Designations:</p> <p>Flood Risk</p> <p>Site of Importance for Nature Conservation</p>
	Plan Phase: Phase 2 - 2021-2025
	<p>Planning Status: No current planning application or permissions.</p>

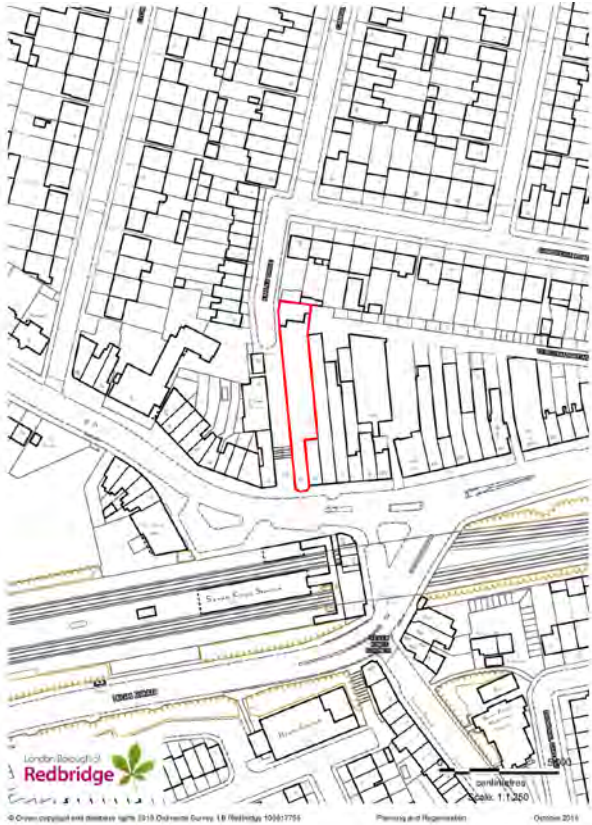
	LP Site Number: 47
	Site Name: Seven Kings Car Park & Lorry Park, High Road, Seven Kings
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.62
	PTAL: Urban (PTAL 4)
	Ownership: London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Car Park (partly vacant)
	Proposed Use: Retail, Health, Housing
	New Homes: 170
	Retail Floorspace : 1,500sqm
	Employment Floorspace: 0
Proposed Site Allocation Description: <p>The site is proposed for a mixed use development including health, retail and housing.</p> <p>Proposals should include active frontages to encourage greater activity on the High Road and contribute to the regeneration of Seven Kings Local centre, improving the retail offer and providing important social infrastructure.</p> <p>The site could provide a gateway to Seven Kings local centre and support the regeneration potential of Crossrail.</p> <p>The site is within a Flood Risk Zone, and a site specific flood risk assessment will be required with potential mitigation measures incorporated into the design of any new buildings.</p>	Social Infrastructure: Health Facility
	Planning Designations: <p>Seven Kings Local Centre</p> <p>Flood Risk</p> <p>Archaeological Priority Area</p>
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: No current planning application or permissions.


	LP Site Number: 49
	Site Name: Charter House, 450 High Road, Ilford
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.18
	PTAL: Urban (PTAL 3)
	Ownership: Private
	How site was identified: Redbridge Local Development Framework (2008)
	Existing/Previous Use: Employment
	Proposed Use: Housing
	New Homes: 96
Proposed Site Allocation Description: The site has prior approval for 96 new homes.	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Prior Approval ref: 3678/14 and 2792/15 for 96 units (under construction).

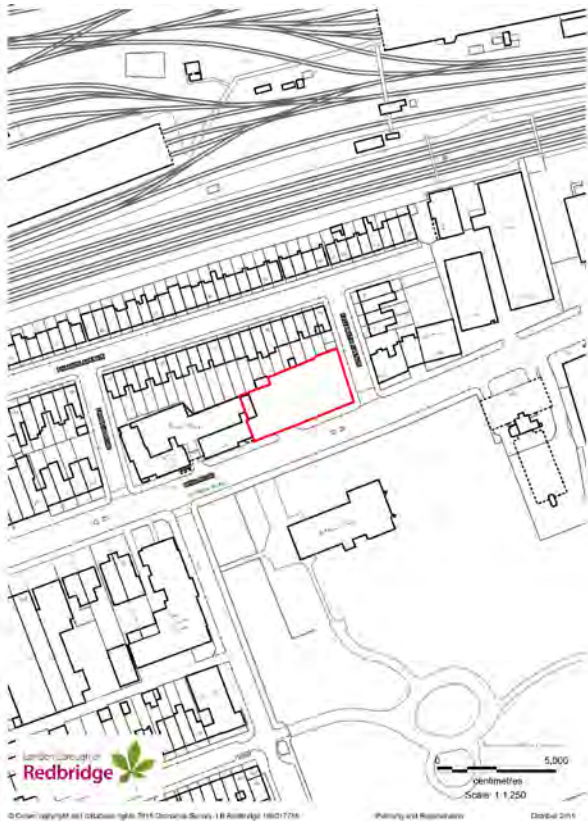
	LP Site Number: 50
	Site Name: Newbury House, 800-900 Eastern Avenue
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.5
	PTAL: Urban
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment, Public House
	Proposed Use: Housing
	New Homes: 237
	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: N/A
Proposed Site Allocation Description: The site is proposed for housing development. Part of the site has been granted prior approval 60 new homes.	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Application 2125/14 for 60 units under construction; application 5988/16 for a further 177 units refused. No objection to the principle of residential development.


 <p>London Borough of Redbridge</p> <p>© Crown copyright and database rights 2017 Ordnance Survey. LB Redbridge 100017755</p> <p>Planning and Regeneration April 2017</p>	LP Site Number: 51
	Site Name: Recorder House 531-549 High Road, and 501 High Road Ilford
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 1
	PTAL: Urban (PTAL 3)
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Employment, Housing
	New Homes: 180
	Retail Floorspace : 0
	Employment Floorspace: 1,300sqm
Proposed Site Allocation Description: <p>Part of the site (501 and 531-535 High Road) has planning permission for the development of a mixed use scheme including a banqueting suite, and 105 units.</p> <p>The remainder of the site offers the opportunity for the development of further housing and compatible employment.</p> <p>Proposals should include active frontages to encourage greater activity on the High Road.</p> <p>The site is in close proximity to statutory a listed building (Cauliflower Pub) and any proposals should sensitive their setting.</p>	Social Infrastructure: None
	Planning Designations: <p>Archaeological Priority Area</p> <p>Key Retail Parade</p> <p>Close proximity to Statutory Listed Building.</p>
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Part of the site makes up planning permission ref: 2483/10 – 105 units (under construction). Remainder of site (0.7ha) subject of developer interest.

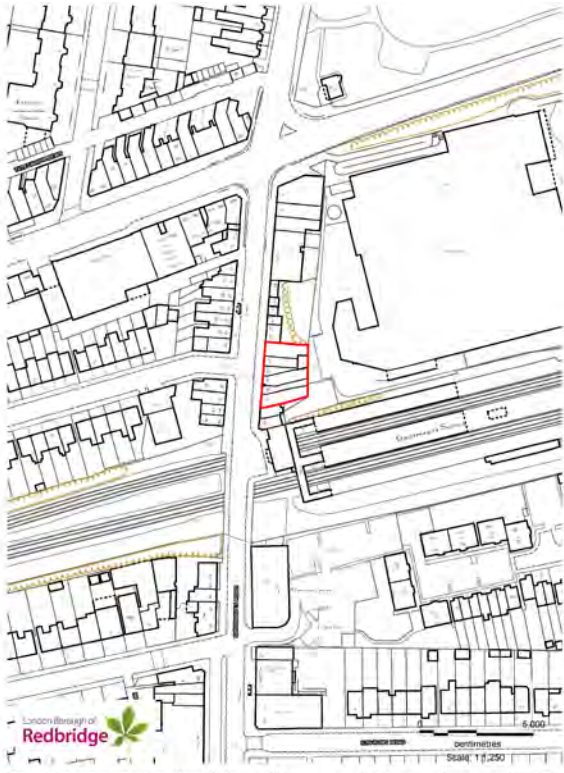
	LP Site Number: 52
	Site Name: 567-571 High Road, Ilford
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.09
	PTAL: Urban (PTAL 3)
	Ownership: Private
	How site was identified: Redbridge Local Development Framework (2008).
	Existing/Previous Use: Retail
	Proposed Use: Housing
	New Homes: 35
Proposed Site Allocation Description: The site has been granted planning permission for 35 new homes and is under construction.	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Planning permission ref: 2364/15 for 35 units (under construction).


	LP Site Number: 53
	Site Name: Shannon Centre, 14 Cameron Road, Seven Kings
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.08
	PTAL: Urban (PTAL 4)
	Ownership: Private
	How site was identified: Redbridge Local Development Framework (2008)
	Existing/Previous Use: Leisure
	Proposed Use: Housing
	New Homes: 32
Proposed Site Allocation Description: The site has been granted planning permission for 32 new homes.	Retail Floorspace: 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Seven Kings Local Centre Flood Risk Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Planning permission ref: 0951/13 for 32 units.

	LP Site Number: 54
	Site Name: Former Lord Napier, 521 Green Lane
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.09
	PTAL: Urban (PTAL 4)
	Ownership: Private
	How site was identified: Crossrail Corridor
	Existing/Previous Use: Vacant/Demolished Public House
	Proposed Use: Housing
	New Homes: 31
	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
Proposed Site Allocation Description: The site has been granted planning permission for 31 new homes.	Planning Designations: N/A
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Planning permission ref: 2537/15 for 31 units.


	LP Site Number: 55
	Site Name: 463 High Road
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.1
	PTAL: Urban (PTAL 3)
	Ownership: Private
	How site was identified: Redbridge Local Development Framework (2008)
	Existing/Previous Use: Retail
	Proposed Use: Housing
	New Homes: 25
	Retail Floorspace: 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: App: 2002/14 for 25 units refused. Appeal due autumn 2017 – principle and scale of development not in dispute.
Proposed Site Allocation Description: The site is proposed for housing development.	

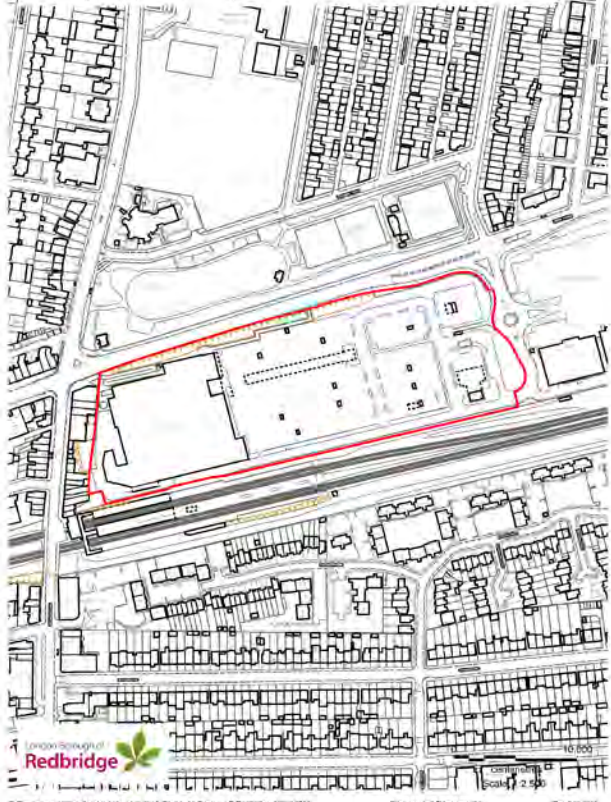
	LP Site Number: 56
	Site Name: Chadwell Heath Service Station, 1023 High Road, Chadwell Heath
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.08
	PTAL: 3
	Ownership: Private
	How site was identified: Redbridge Local Development Framework (2008)
	Existing/Previous Use: Vacant (Former service station)
	Proposed Use: Housing
	New Homes: 23
	Retail Floorspace : 0
	Employment Floorspace: 0
Proposed Site Allocation Description: The site has been granted planning permission for 23 new homes.	Social Infrastructure: None
	Planning Designations: Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Planning application ref: 3029/05 for 23 units (completed).

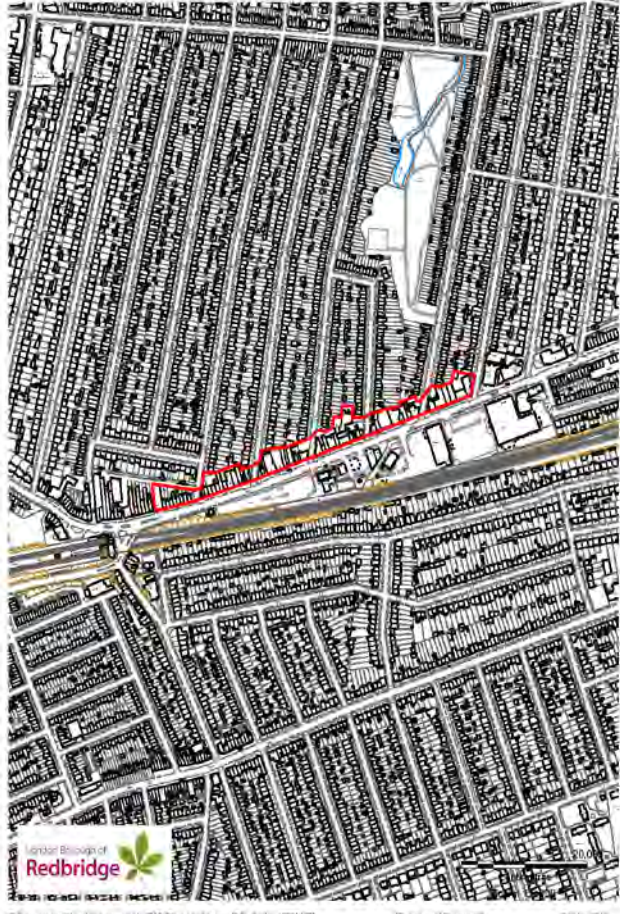
	LP Site Number: 57
	Site Name: 25-31 Goodmayes Road
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.05
	PTAL: Urban (PTAL 4)
	Ownership: Private
	How site was identified: Planning application
	Existing/Previous Use: Retail
	Proposed Use: Housing
	New Homes: 16
Proposed Site Allocation Description: The site has been granted planning permission for 16 new homes.	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Goodmayes Local Centre Archaeological Priority Areas
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: Planning permission ref: 0582/13 for 16 units (under construction).


	LP Site Number: 59
	Site Name: 58-64 Goodmayes Road, Goodmayes
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.07
	PTAL: 4
	Ownership: Private
	How site was identified: Redbridge Local Development Framework (2008)
Proposed Site Allocation Description: The site is proposed for a mixed use scheme with retail uses at ground floor and housing above. Proposals should include active frontages to encourage greater activity on the Goodmayes Road. Proposals should contribute to the regeneration of the Goodmayes Local Centre, improving the retail offer.	Existing/Previous Use: Employment, Public House
	Proposed Use: Retail, Housing
	New Homes: 13
	Retail Floorspace : 170sqm
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Goodmayes Local Centre Archaeological Priority Areas
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: No current Planning application or new permission.


Planning Status: No current Planning application or new permission.


	LP Site Number: 65
	Site Name: 1145 (former Alfa Romeo) High Road, Chadwell Heath
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.15
	PTAL: 3-4
	Ownership: Private
	How site was identified: Redbridge Local Development Framework (2008)
	Existing/Previous Use: Car Showroom
	Proposed Use: Retail, Housing
	New Homes: 27
	Retail Floorspace : 400sqm
	Employment Floorspace: 0
	Social Infrastructure: Health Facility
Proposed Site Allocation Description: This site is proposed to be developed for a housing, and retail use. Proposals should include active frontages to encourage greater activity on the High Road and contribute to the regeneration of the Chadwell Heath District Centre, improving the retail offer.	Planning Designations: Chadwell Heath District Centre Archaeological Priority Areas
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current planning application or permissions.


	LP Site Number: 67
	Site Name: 822 High Road (Tesco), Goodmayes
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 4.06 (3.76 Net)
	PTAL: 2-4
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Retail
	Proposed Use: Retail, Housing, Education
	New Homes: 723
	Retail Floorspace : 2,500sqm
	Employment Floorspace: 0
Proposed Site Allocation Description: <p>Comprehensive redevelopment of this underutilised site is proposed including housing, retail and education uses.</p> <p>The site could provide a gateway to Goodmayes Local Centre, make a more effective use of land, and respond to local context and public transport accessibility.</p> <p>As part of comprehensive redevelopment the Council seeks improvements to the surrounding public realm particularly where they support links to Goodmayes Station, town centre, and Barley Lane.</p> <p>There is potential to link development with the neighbouring site at Goodmayes Retail Park (Site 58).</p> <p>The Council seeks a comprehensive Masterplan to be prepared for the whole site.</p>	Social Infrastructure: <p>School – Primary School</p> Planning Designations: <p>Archaeological Priority Area</p> Plan Phase: Phase 2 - 2021-2025 <p>Planning Status: No current planning application or permissions.</p>

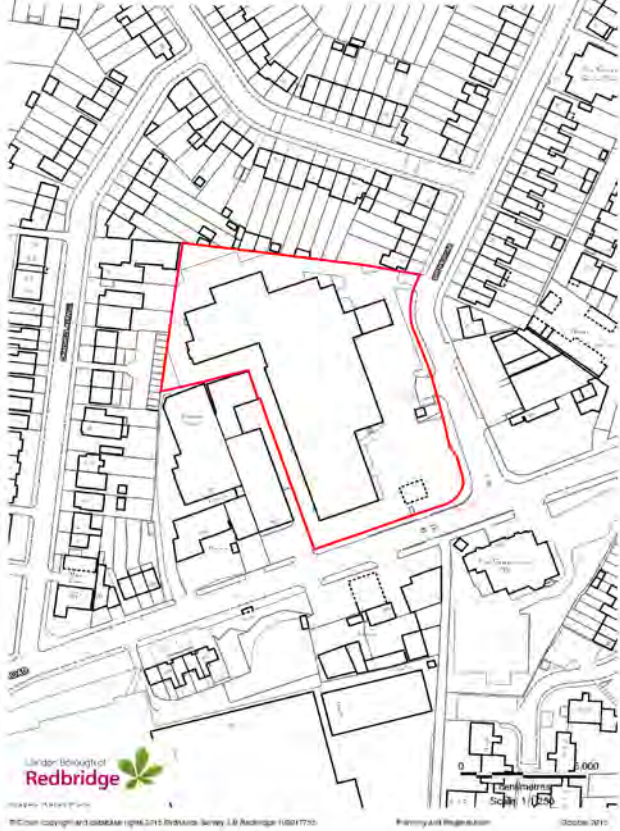
 <p>London Borough of Redbridge</p> <p>© Crown Copyright and Licences (1994-2015) Ordnance Survey, London Borough of Redbridge 100011115 Photograph: Redbridge October 2012</p>	LP Site Number: 68
	Site Name: 645-861 High Road, Seven Kings
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 1.61 (1.37 Net)
	PTAL: 3a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment, Housing
	Proposed Use: Retail, Housing
	New Homes: 233
	Retail Floorspace : 4,500sqm
	Employment Floorspace: 0
Proposed Site Allocation Description: <p>The site is proposed for a mixed-use housing and retail development.</p> <p>Proposals should include active frontages to encourage greater activity on the High Road and support the Seven Kings Local Centre.</p> <p>It is anticipated that new retail provision will be at ground floor, with residential development above. The site is within a Flood Risk Zone, and a site specific flood risk assessment will be required with potential mitigation measures incorporated into the design of any new buildings.</p> <p>Site is in multiple site ownership.</p>	Social Infrastructure: None
	Planning Designations: <p>Seven Kings Local Centre</p> <p>Flood Risk</p>
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current planning application or permissions.


	LP Site Number: 69
	Site Name: Chadwell Heath Retail Park, High Road, Chadwell Heath
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 1.5
	PTAL: 1b-3
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Retail
	Proposed Use: Retail, Housing
	New Homes: 135
	Retail Floorspace : 2,500sqm
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Archaeological Priority Zone
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No Current planning application or permissions.
Proposed Site Allocation Description: The site is proposed for a mixed use development scheme including retail and housing to make a more efficient use of land. The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above.	


	LP Site Number: 70
	Site Name: Goodmayes Retail Park, High Road Goodmayes
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 2.74
	PTAL: 0-3
	Ownership: Private
	How site was identified:
	Existing/Previous Use: Retail
	Proposed Use: Retail, Housing, Health
	New Homes: 514
	Retail Floorspace : 500sq m
	Employment Floorspace: 0
	Social Infrastructure: Health Facility
	Planning Designations: Archaeological Priority Zone
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No Current Planning application or new permissions.
Proposed Site Allocation Description: Comprehensive redevelopment of the site is proposed to deliver approximately 514 new homes and a health facility. As part of a comprehensive redevelopment the Council seeks improvements to the surrounding public realm particularly where they support links to Goodmayes Station and town centre, and improvements to Barley Lane. There is potential to link development with the neighbouring site at 822 High Road (Site 55), and the site should be comprehensively master-planned.	

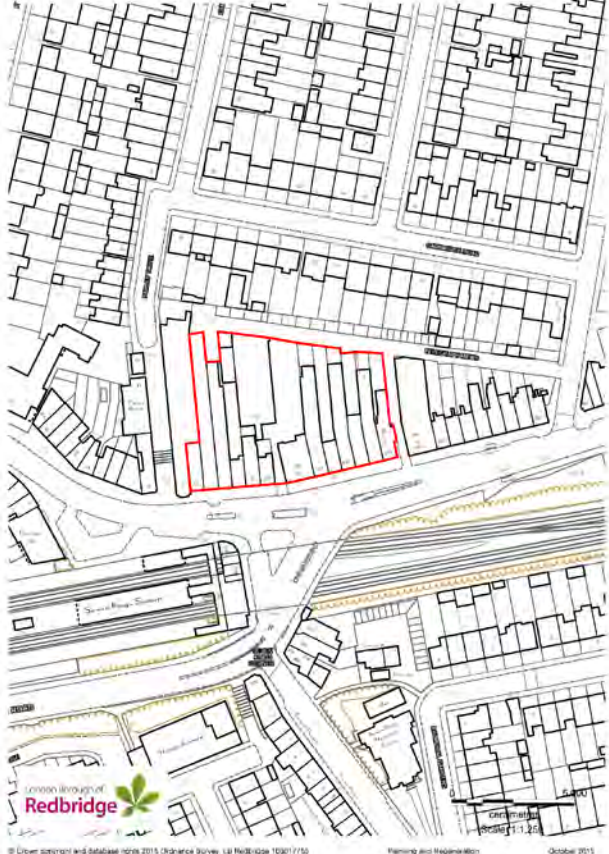
	LP Site Number: 72
	Site Name: 674-700 High Road, Seven Kings
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 1.06
	PTAL: 2-3
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment, Restaurant
	Proposed Use: Retail, Employment, Housing,
	New Homes: 170
Proposed Site Allocation Description: This site is proposed for a major mixed use development scheme which includes retail, compatible employment, and housing uses. Proposals should contribute to the regeneration of Seven Kings Centre, improving the retail and employment offer. Proposals should include active ground floor frontages to encourage greater activity on the High Road. The site is also within a Flood Risk Zone, and a site specific flood risk assessment will be required for development with potential mitigation measures. There is potential to link development with neighbouring site at 706-720 (Homebase), High Road (site 73).	Retail Floorspace : 1,000sqm
	Employment Floorspace: 2,650sqm
	Social Infrastructure:
	Planning Designations: Seven Kings Local Centre Flood Risk Archaeological Priority Area
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current planning application or permissions.


	LP Site Number: 73
	Site Name: 706-720 (Homebase), High Road, Seven Kings
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 1.04
	PTAL: 3-4
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Retail
	Proposed Use: Retail, Housing
	New Homes: 179
Proposed Site Allocation Description: This site is proposed for a major mixed use development scheme which includes retail and housing. Proposals should contribute to the regeneration of the Seven Kings local centre, improving the retail offer and should include ground floor active frontages to encourage greater activity on the High Road. There is potential to link development with the neighbouring site at 674-700 High Road (Site 59). The site is also within a Flood Risk Zone, meaning that site specific flood risk assessment will be required with potential mitigation measures incorporated into the design of any new building.	Retail Floorspace : 2,500sqm
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Seven Kings Local Centre Flood Risk Archaeological Priority Area
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current planning application or permissions.


	LP Site Number: 74
	Site Name: Metropolitan Police, 919-925 High Road, Chadwell Heath
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.91
	PTAL: 2-3
	Ownership: Met Police Authority
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Employment, Housing
	New Homes: 73
	Retail Floorspace : 0
	Employment Floorspace: 2, 275sqm
	Social Infrastructure: Health Facility
Proposed Site Allocation Description: This site is proposed for a mixed use development scheme which includes compatible employment and housing uses. Proposals should include ground floor active frontages to encourage greater activity on the High Road.	Planning Designations: Archaeological Priority Zone
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current planning application or permissions.


	LP Site Number: 75
	Site Name: Land at Newbury Park Station, Eastern Avenue
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.73 (0.54 Net)
	PTAL: 3
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Car Park
	Proposed Use: Housing
	New Homes: 72
	Retail Floorspace : 0
	Employment Floorspace: 0
Proposed Site Allocation Description: <p>The site is proposed to be redeveloped for housing. The existing level of car parking will be retained.</p> <p>The site includes an area of Importance for Nature Conservation.</p> <p>The site is located in close proximity to a statutory listed building at Newbury Park station. Proposals should be sensitive to the setting of this important historic building.</p> <p>The site is close to an existing housing area on Crownfield Avenue, with properties that are small in scale. New buildings will need to be sensitive to the amenity of neighbouring properties.</p> <p>Proposals should make provision for the retention of station car parking on site. A podium style development with residential above such uses is therefore anticipated.</p>	Social Infrastructure: None
	Planning Designations: <p>Site of Importance for Site of Importance for Nature Conservation</p>
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: No current planning application or permissions.


 <p>London Borough of Redbridge © Crown copyright and database right 2011 Ordnance Survey 100017759 Planning and Regeneration October 2018</p>	LP Site Number: 76
	Site Name: B&Q Store, Springfield Drive, Barkingside
	Investment and Growth Area: None
	Site Area (ha): 0.59
	PTAL: 3
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Retail
	Proposed Use: Housing
	New Homes: 64
	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Archaeological Priority Zone
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current planning application or permissions.
Proposed Site Allocation Description: The site is proposed to be developed for housing development given its sustainable location being close to a local centre and Newbury Park station.	


	LP Site Number: 77
	Site Name: 4-12 Cameron Road and 625-643 High Road
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.43
	PTAL: 4
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Retail, Housing
	Proposed Use: Housing, Retail
	New Homes: 73
	Retail Floorspace : 1,400sqm
	Employment Floorspace: 0
Proposed Site Allocation Description: The site is proposed for a mixed use housing and retail development. Proposals should include active frontages to encourage greater activity on the High Road and support the Seven Kings Local Centre The site is within a Flood Risk Zone, meaning that a site specific flood risk assessment will be required with potential mitigation measures incorporated into the design of any new buildings.	Social Infrastructure: None
	Planning Designations: Seven Kings Local Centre Flood Risk Archaeological Priority Zone
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current Planning application or new permission.


	LP Site Number: 78
	Site Name: Car Park and Works, Corner of Cedar Park Gardens and Wangey Road, Chadwell Heath
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.29
	PTAL: 3
	Ownership: Private and London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Car Park, Employment
	Proposed Use: Housing
	New Homes: 32
	Retail Floorspace : 0
	Employment Floorspace: 0
Proposed Site Allocation Description: The site is proposed for housing. The site is close to existing housing areas that are small in scale and new buildings will need to be sensitive to the amenity of neighbouring properties. The site is also at the gateway to the town centre, and has the potential to be redeveloped for a landmark development.	Social Infrastructure: None
	Planning Designations: Chadwell Heath District Centre Archaeological Priority Zone
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current Planning application or new permission.

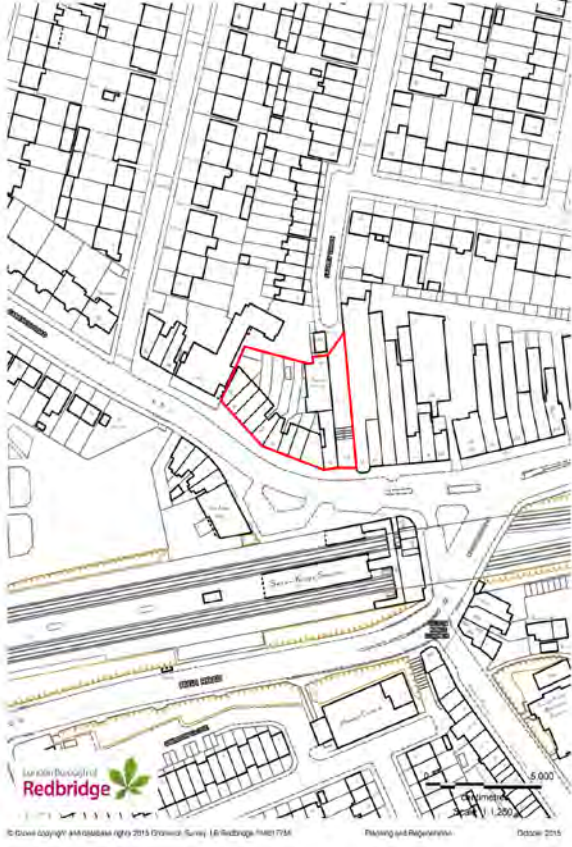
	LP Site Number: 79
	Site Name: Dunelm Nursing Home and Grovelands Day Centre, Grove Road, Chadwell Heath
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.69
	PTAL: 2
	Ownership: NHS
	How site was identified: SHLAA 2013
	Existing/Previous Use: Community
	Proposed Use: Housing
	New Homes: 63
	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
Proposed Site Allocation Description: The site is proposed for housing. The site is currently underutilised and offer intensification/reconfiguration opportunities for additional housing.	Planning Designations: N/A
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current Planning application or new permission.


	LP Site Number: 80
	Site Name: 530-562 High Road, Ilford
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.3
	PTAL: 3
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Housing, Retail
	New Homes: 19
	Retail Floorspace : 1,200sqm
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Key Retail Parade Archaeological Priority Zone
Proposed Site Allocation Description: The site is proposed for housing and retail development with housing on the upper floors and active retail frontages at ground floor.	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current Planning application or new permission.


	LP Site Number: 81
	Site Name: 573-603 High Road, Ilford
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.3
	PTAL: 3
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Housing, Employment
	New Homes: 20
Proposed Site Allocation Description: The site is proposed for a mixed use housing and compatible employment development. Proposals should include active frontages to encourage greater activity on the High Road.	Retail Floorspace : 0
	Employment Floorspace: 1,100sqm
	Social Infrastructure: None
	Planning Designations: Archaeological Priority Zone
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current Planning application or new permission.


	LP Site Number: 82
	Site Name: Telephone Exchange, Corner of Kingswood Road and High Road, Goodmayes
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.14
	PTAL: 4
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment, Nursery
	Proposed Use: Housing
	New Homes: 17
	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
Proposed Site Allocation Description: The site is proposed for housing development. The site is also adjacent to existing housing to the north and new buildings will be required to respect the local character, scale and massing.	Planning Designations: Archaeological Priority Zone
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current Planning application or new permission.

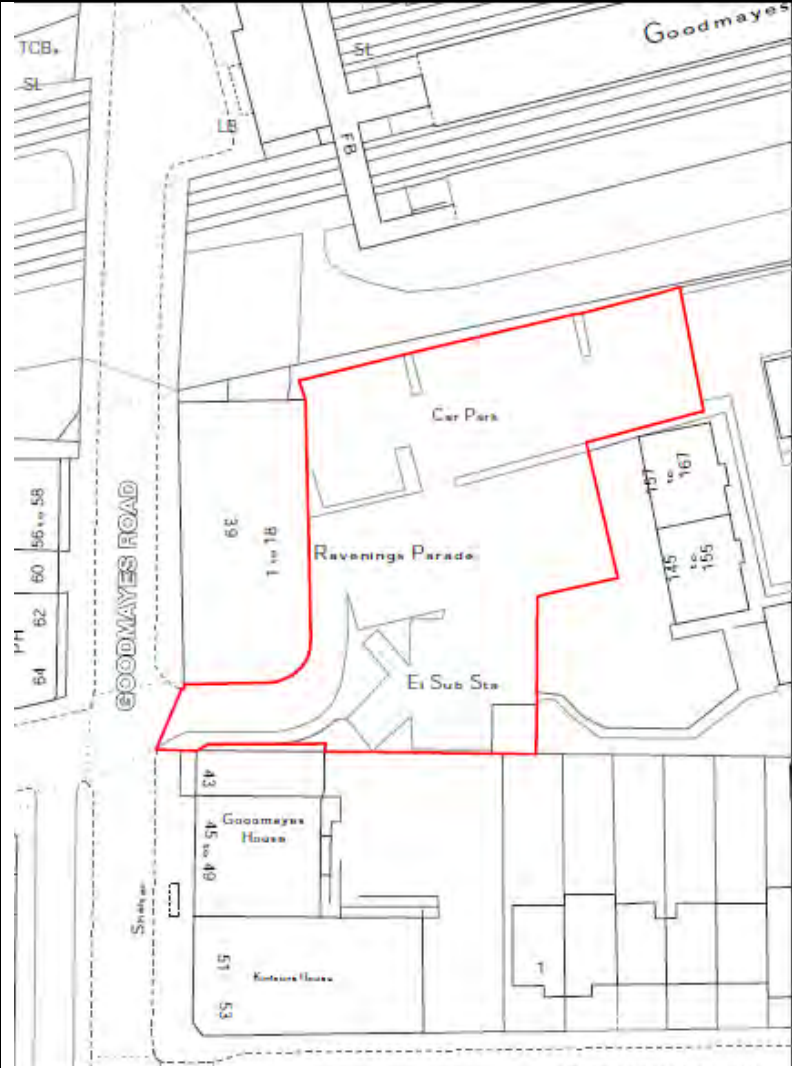
	LP Site Number: 83
	Site Name: 55-61 Goodmayes Road, Goodmayes
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.13
	PTAL: 3-4
	Ownership: Private
	How site was identified: Redbridge Local Development Framework (2008)
	Existing/Previous Use: Retail, Housing
	Proposed Use: Retail, Housing
	New Homes: 21
	Retail Floorspace: 500sqm
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Goodmayes Local Centre
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current Planning application or new permission.
Proposed Site Allocation Description: The site is proposed for a mixed use housing and retail development scheme to support Goodmayes Local Centre. The site is also close to existing housing areas that are small in scale and new buildings will need to be sensitive to the amenity of neighbouring properties. The provision of non-residential floorspace is anticipated to be at ground floor level with residential development above.	


	LP Site Number: 84
	Site Name: 16-32b Cameron Road, Seven Kings
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.21
	PTAL: 3
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Retail, Housing
	Proposed Use: Retail, Housing
	New Homes: 24
	Retail Floorspace : 720sqm
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Seven Kings Local Centre Flood Risk Archaeological Priority Zone
Proposed Site Allocation Description: The site is proposed for a mixed use housing and retail development. Proposals should include active frontages to encourage greater activity on the Cameron Road and support the Seven Kings Local Centre. The site is within a Flood Risk Zone, and a site specific flood risk assessment will be required with potential mitigation measures incorporated into the design of any new buildings.	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current Planning application or new permission.


	LP Site Number: 85
	Site Name: 1171 (Kia) High Road, Chadwell Heath
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.12
	PTAL: 4
	Ownership: Private
	How site was identified: Redbridge Local Development Framework (2008)
	Existing/Previous Use: Car Showroom
	Proposed Use: Retail, Housing
	New Homes: 19
	Retail Floorspace: 500sqm
	Employment Floorspace: 0
	Social Infrastructure: None
Proposed Site Allocation Description: The site is proposed for a mixed use housing and retail development to support Chadwell Heath District Centre. Proposals should include active frontages to encourage greater activity on the High Road.	Planning Designations: Chadwell Heath District Centre Archaeological Priority Zone
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current Planning application or new permission.

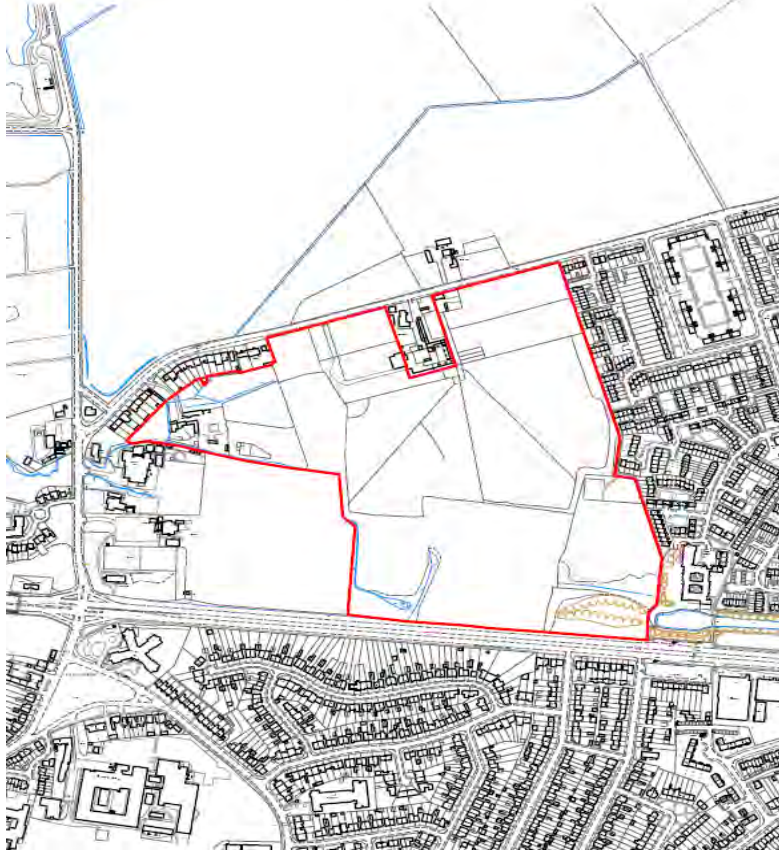
	LP Site Number: 86
	Site Name: Car Park adj. to Chadwell Heath Station, Chadwell Heath
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.43
	PTAL: 3
	Ownership: London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Car Park
	Proposed Use: Housing / Retail
	New Homes: 41
	Retail Floorspace : 500sqm
	Employment Floorspace: 0
Proposed Site Allocation Description: This site is Council owned, and given its location close to Chadwell Heath Station, offers a sustainable location for residential development with some small scale retail that provides active frontages. The site is close to existing housing areas and development will need to be sensitive to the amenity of neighbouring properties. The opportunity to introduce a new pedestrian link with Palmer Road would also maximise connectivity with the improved station.	Social Infrastructure: None
	Planning Designations: Crossrail Safeguarding Land
	Plan Phase: Phase 1 – 2015 -2020
	Planning Status: No current planning applications or permissions


	LP Site Number: 88
	Site Name: Ilford County Court, High Road, Ilford
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.14
	PTAL: 3
	Ownership: London Borough of Redbridge
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Civic
	Proposed Use: Housing
	New Homes: 15
Proposed Site Allocation Description: The site is proposed for residential use, and offers a sustainable location to the east of Ilford Metropolitan Centre. It contains a locally listed building, so proposals should explore the potential for sensitive conversion to residential use.	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Locally Listed Building Archaeology Priority Area
	Plan Phase: Local Plan Phase 2 – 2021 - 2025
	Planning Status: No current planning applications or permissions


	LP Site Number: 90
	Site Name: Car Park rear of 39 Goodmayes Road, Goodmayes
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.2
	PTAL: 4
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Car Park
	Proposed Use: Housing
	New Homes: 25
Proposed Site Allocation Description: This site is underutilised and offers an opportunity for new housing development in a sustainable location. Proposals should respond to the context of surrounding development, and seek to improve access to Goodmayes Station.	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: 0
	Planning Designations: Goodmayes Local Centre
	Plan Phase: Local Plan Phase 2 – 2021 - 2025
	Planning Status: No current planning applications or permissions

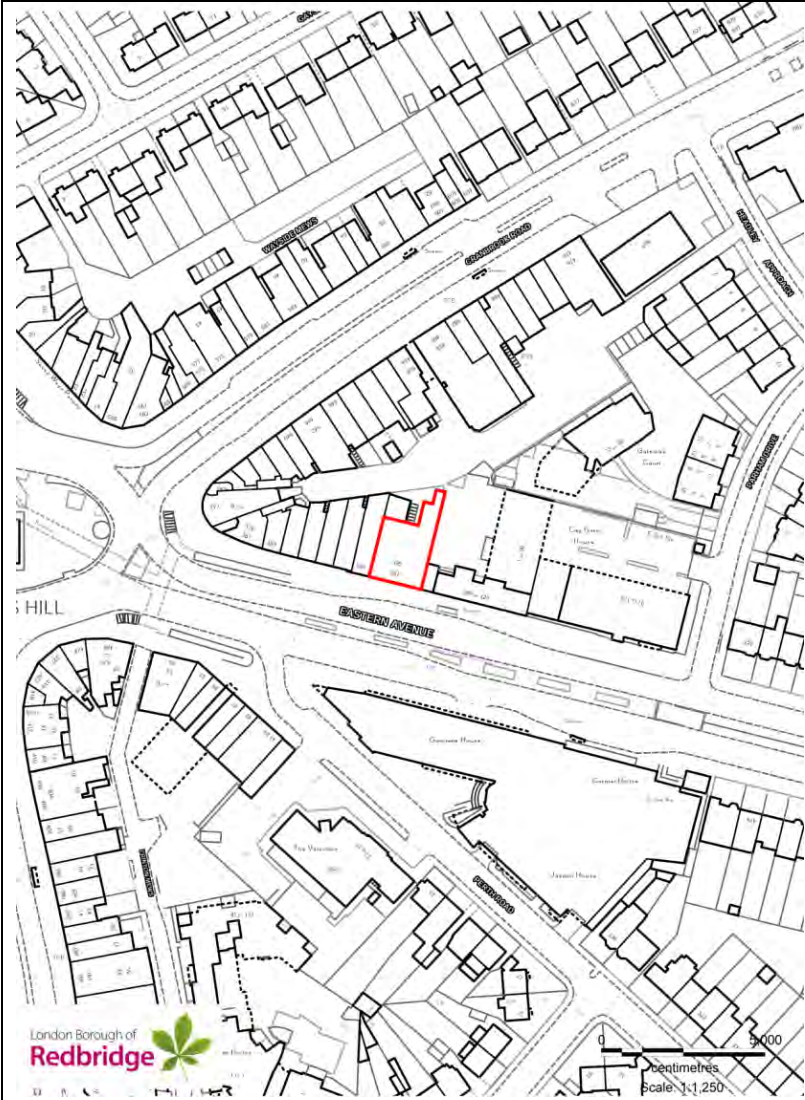
	LP Site Number: 91
	Site Name: The Hinds Head Public House, 2A Burnside Road and 70 Valance Avenue
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.11
	PTAL: 3
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Public House (vacant)
	Proposed Use: Housing
	New Homes: 12
	Retail Floorspace : 0
	Employment Floorspace: 0
Proposed Site Allocation Description: As a vacant brownfield site close to Chadwell Heath Station, the site offers a sustainable location for residential development. Proposals should consider the built form of surrounding development.	Social Infrastructure: None
	Planning Designations: None
	Plan Phase: Local Plan Phase 2 – 2021 - 2025
	Planning Status: No current planning applications or permissions


	LP Site Number: 96
	Site Name: Suffolk Court, Newbury Park
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.57 (net)
	PTAL: 3
	Ownership: London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Housing
	Proposed Use: Housing (in fill)
	New Homes: 15
Proposed Site Allocation Description: Suffolk Court is a Council owned housing estate. Due to the overall layout of existing estate, including garage courts, the site provides an opportunity exists for small scale infill development as part of the Council's estate regeneration plans.	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: None
	Plan Phase: Local Plan Phase 1 – 2015 – 2020
	Planning Status: No current planning applications or permissions.


	LP Site Number: 99
	Site Name: Billet Road
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 21.6
	PTAL: 2 to 3
	Ownership: Private and London Borough of Redbridge
	How site was identified: Reg 18 consultation (2014)
	Existing/Previous Use: Green Belt
	Proposed Use: Housing, Education, Sport & Recreation, Public Open Space
	New Homes: 800
Proposed Site Allocation Description: The site is proposed to be comprehensively redeveloped to deliver approximately 800 new homes, a new secondary school and public open space and sports provision. Proposals should conform to the principles set out in the Council's Concept Masterplans Green Belt Release Sites and be subject of a detailed masterplan setting out how all proposed uses will be coordinated. They should complement wider regeneration planned at Marks Gate in Barking and Dagenham.	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: Education – Secondary School
	Planning Designations: Minerals–Protected Site of Search Flood Risk
	Plan Phase: Local Plan Phase 2 – 2021-2025; Local Plan Phase 3 – 2026-2030
	Planning Status: No current planning applications or permissions.


	LP Site Number: 100
	Site Name: Car Showroom, Eastern Avenue, Gants Hill
	Investment and Growth Area: Gants Hill
	Site Area (ha): 0.27
	PTAL: 4
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Car Showroom
	Proposed Use: Housing, Retail
	New Homes: 105
Proposed Site Allocation Description: The site has been completed with 105 new homes with ground floor commercial space.	Retail Floorspace : 730sqm
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Gants Hill District Centre
	Plan Phase: Local Plan Phase 1 – 2015-2020
	Planning Status: Completed – application 3410/13 for 105 units and commercial space

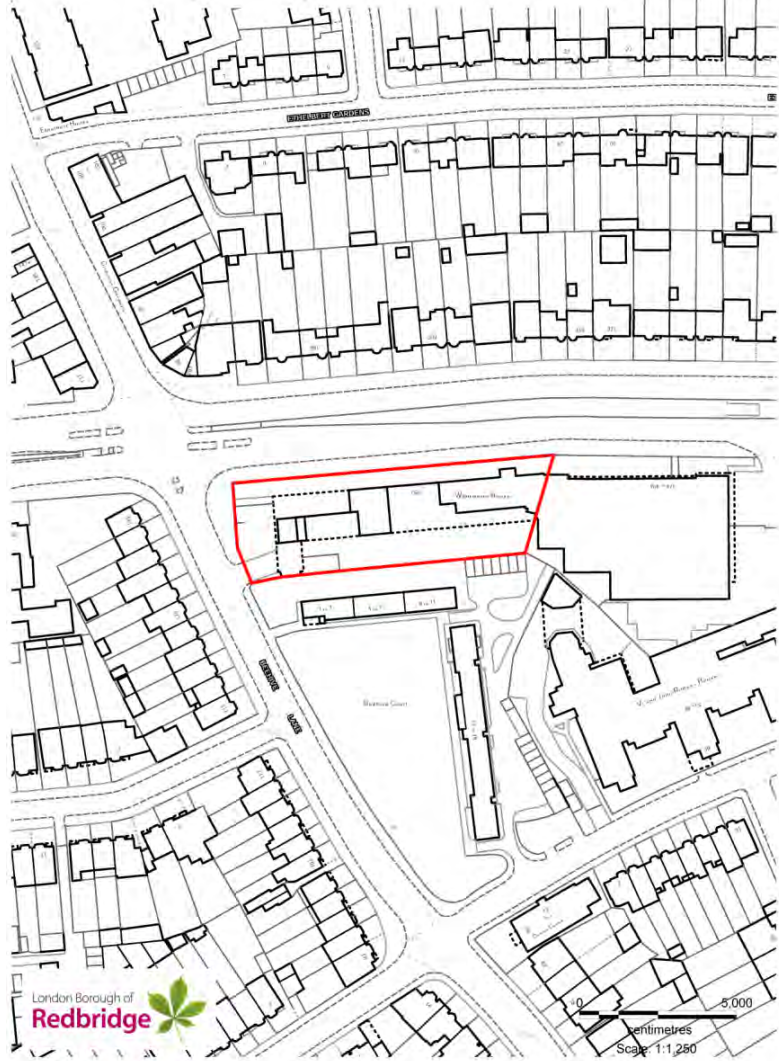
	LP Site Number: 101
	Site Name: Arodene House, 41-55 Perth Road, Gants Hill
	Investment and Growth Area: Gants Hill
	Site Area (ha): 0.16
	PTAL: 4
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Employment, Retail
	Proposed Use: Housing
	New Homes: 57
	Retail Floorspace : 0
	Employment Floorspace: 0
Proposed Site Allocation Description: The site has planning permission for conversion to 57 new homes and is under construction.	Social Infrastructure: None
	Planning Designations: Gants Hill District Centre
	Plan Phase: Local Plan Phase 1 – 2015-2020
	Planning Status: App ref: 0029/14 57 units (under construction)


	LP Site Number: 102
	Site Name: 395-397 Eastern Avenue, Gants Hill
	Investment and Growth Area: Gants Hill
	Site Area (ha): 0.04
	PTAL: 4
	Ownership: Private
	How site was identified: Planning Permission.
	Existing/Previous Use: Employment
	Proposed Use: Housing
	New Homes: 25
Proposed Site Allocation Description: The site has been completed with 25 new homes.	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Gants Hill District Centre
	Plan Phase: Local Plan Phase 1 – 2015-2020
	Planning Status: Completed application 0384/13 for 25 units


	LP Site Number: 103
	Site Name: Woodford Avenue/ Eastern Avenue Corner, Gants Hill
	Investment and Growth Area: Gants Hill
	Site Area (ha): 0.53
	PTAL: 3 to 5
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment / Retail
	Proposed Use: Retail / Housing
	New Homes: 113
	Retail Floorspace : 1,000sqm
	Employment Floorspace: 0
Proposed Site Allocation Description: <p>The corner site at Eastern Avenue and Woodford Avenue is proposed for mixed use comprehensive redevelopment. Given the location within Gants Hill District Centre, and proximity to the tube station, this should incorporate new retail uses providing active frontages at ground floor, and residential at increased densities above. Proposals should seek to improve the public realm of the District Centre, and be of a design quality that reflects its prominent location.</p>	Social Infrastructure: None
	Planning Designations: <p>Gants Hill District Centre</p>
	Plan Phase: Local Plan Phase 2 –2021- 2025
	Planning Status: No current planning applications or permissions

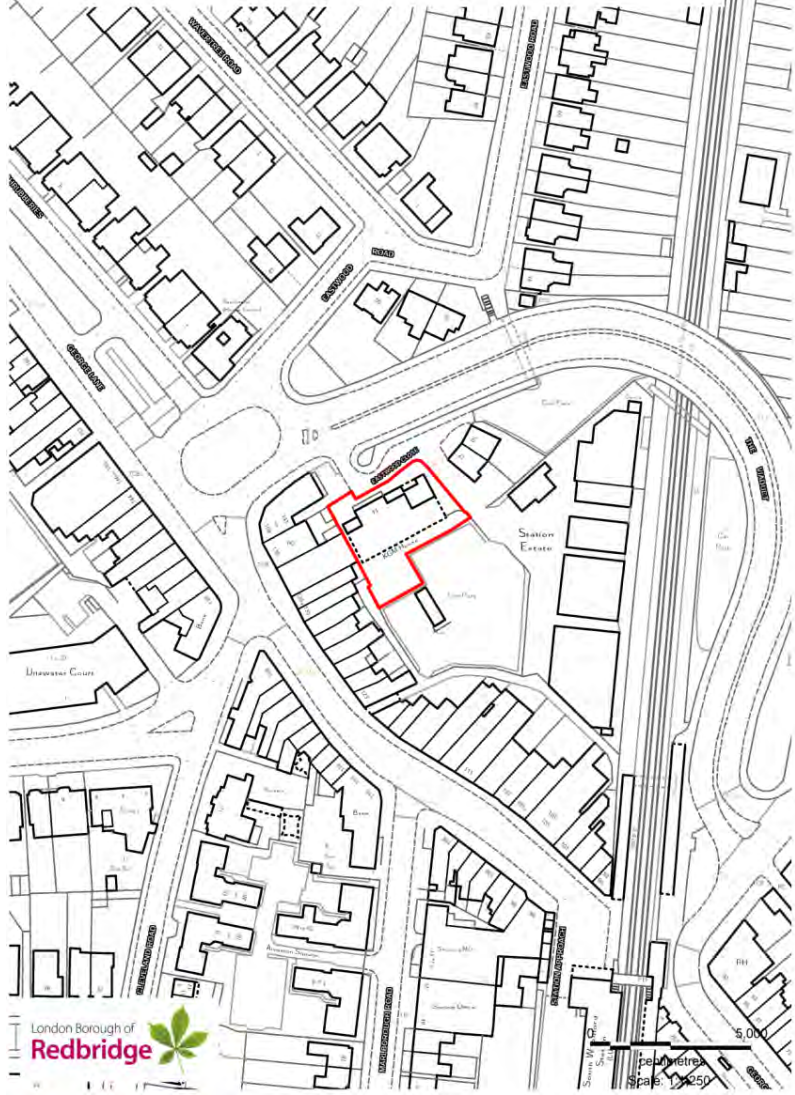
	LP Site Number: 104
	Site Name: Eastern Avenue Storage Buildings, Eastern Avenue, Gants Hill
	Investment and Growth Area: Gants Hill
	Site Area (ha): 0.41
	PTAL: 4
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Employment, Retail, Housing
	New Homes: 51
Proposed Site Allocation Description: The Big Yellow Storage Building at Eastern Avenue is a 'Big Box' two storey building with a large footprint covering a large space on Eastern Avenue. Given the sites location in Gants Hill District Centre and close to the tube station, it is considered to offer scope for a mixed use scheme with increased height that represents more efficient use of land. Proposals should include active frontages to encourage greater activity on the Eastern Avenue and further support Gants Hill District Centre.	Retail Floorspace : 2,000sqm
	Employment Floorspace: 1025sqm
	Social Infrastructure: None
	Planning Designations: Gants Hill District Centre
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions


	LP Site Number: 105
	Site Name: Woodford Avenue/ Cranbrook Road North, Gants Hill
	Investment and Growth Area: Gants Hill
	Site Area (ha): 0.34
	PTAL: 3 to 5
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Retail, Employment
	Proposed Use: Retail, Housing
	New Homes: 68
	Retail Floorspace : 1,000 sqm
	Employment Floorspace: 0
	Social Infrastructure: None
Proposed Site Allocation Description: The site offers scope for intensification to provide a comprehensive mixed use scheme with new ground floor retail with active frontages at ground floors, and residential above. Proposals should seek to improve the public realm of the District Centre, and be of a design quality that reflects its prominent location.	Planning Designations: Gants Hill District Centre
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
Planning Status: No current planning applications or permissions	


	LP Site Number: 106
	Site Name: Wentworth House, Eastern Avenue, Gants Hill
	Investment and Growth Area: Gants Hill
	Site Area (ha): 0.3
	PTAL: 3
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Housing, Retail, Employment
	New Homes: 37
	Retail Floorspace : 1,500 sqm
	Employment Floorspace: 750 sqm
Proposed Site Allocation Description: <p>Wentworth House is located at the western edge of Gants Hill District Centre boundary, and provides a large building footprint and significant height (13 storeys). The site offers opportunities for conversion or redevelopment.</p> <p>Any proposals should provide active frontages to Eastern Avenue, and seek to include a mix of retail and compatible employment uses in addition to residential.</p>	Social Infrastructure: None
	Planning Designations:
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions

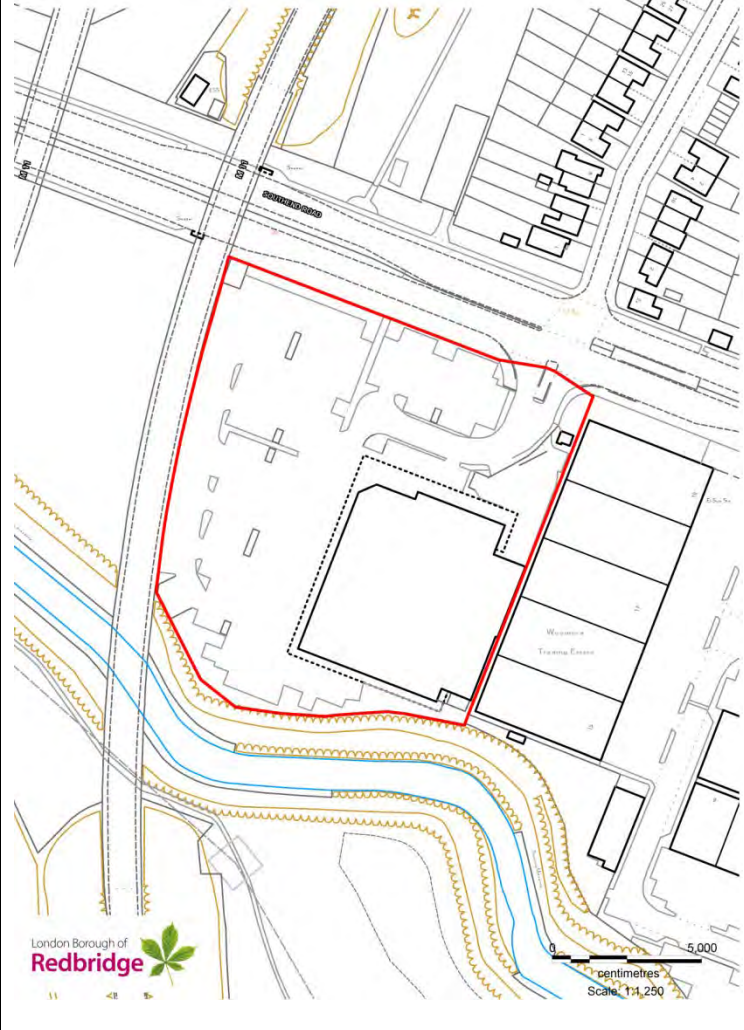
	LP Site Number: 107
	Site Name: Commercial House, Eastern Avenue, Gants Hill
	Investment and Growth Area: Gants Hill
	Site Area (ha): 0.17
	PTAL: 4
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Employment
	Proposed Use: Retail, Employment, Housing
	New Homes: 26
	Retail Floorspace : 800sqm
	Employment Floorspace: 425sqm
Proposed Site Allocation Description: The sites location within Gants Hill District Centre and in close proximity to the tube station means, it provides a sustainable location for a comprehensive mixed use scheme. The provision of new retail and employment space can help secure active frontages helps diversify the town centres role and daytime activity.	Social Infrastructure: None
	Planning Designations: Gants Hill District Centre
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions.


	LP Site Number: 108
	Site Name: Montrose House, Eastern Avenue, Gants Hill
	Investment and Growth Area: Gants Hill
	Site Area (ha): 0.16
	PTAL: 4
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Employment
	Proposed Use: Housing, Employment, Retail
	New Homes: 21
	Retail Floorspace : 1,000 sqm
Proposed Site Allocation Description: Given the sites location within Gants Hill District Centre and in close proximity to the tube station, the current layout with significant car parking to the rear is considered an inefficient use of land. It therefore offers scope for a comprehensive mixed use scheme incorporating new retail and employment space that provides active frontages and helps diversify the town centre, in addition to housing.	Employment Floorspace: 400 sqm
	Social Infrastructure: None
	Planning Designations: Gants Hill District Centre
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions


	LP Site Number: 109
	Site Name: KGM House, 14 Eastwood Close, South Woodford
	Investment and Growth Area: South Woodford
	Site Area (ha): 0.1
	PTAL: 4
	Ownership: Private and London Borough of Redbridge
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Employment
	Proposed Use: Housing
	New Homes: 12
	Retail Floorspace : 0
	Employment Floorspace: 0
Proposed Site Allocation Description: Prior approval for conversion of upper B1 space to residential has been implemented.	Social Infrastructure: None
	Planning Designations: South Woodford District Centre
	Plan Phase: Local Plan Phase 1 – 2015 – 2020
	Planning Status App 1574/14 – 12 units (prior approval, completed)


	LP Site Number: 116
	Site Name: 120 Chigwell Road, South Woodford
	Investment and Growth Area: South Woodford
	Site Area (ha): 0.9 (net) 0.3 (gross)
	PTAL: 2
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Employment
	Proposed Use: Housing / Employment
	New Homes: 48
Proposed Site Allocation Description: <p>The site is proposed for mixed use development including housing and compatible business space. Development with commercial uses on ground floor is envisaged, and will help cite residential uses away from identified areas of flood risk.</p> <p>Proposals will need to include an appropriate design solution and mitigation measures to address issues of ambient noise and air quality for future residents given proximity to Charlie Browns roundabout and the North Circular flyover.</p> <p>As the site is within an area of flood risk, a site specific flood risk assessment will be required, to inform proposals and set out mitigation measures.</p>	Retail Floorspace : 0
	Employment Floorspace: 1500sqm
	Social Infrastructure: None
	Planning Designations: Flood Risk
	Plan Phase: Local Plan Phase 2 –2021- 2025
	Planning Status: No current planning applications or new permissions.


	LP Site Number: 117
	Site Name: Station Estate, off George Lane, South Woodford
	Investment and Growth Area: South Woodford
	Site Area (ha): 0.67
	PTAL: 3 to 4
	Ownership: Private/ London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Employment, Housing, Retail, Community.
	New Homes: 120
	Retail Floorspace: 1,000 sqm
	Employment Floorspace: 1,675 sqm
	Social Infrastructure: None
Proposed Site Allocation Description: <p>The site is proposed for a mixed use scheme that includes housing, retail, compatible employment space, and community uses. This will ensure a more efficient use of land given the sustainable town centre location of the site.</p> <p>Proposals should offer design solutions that mitigate for noise from the rail line and road traffic, and respect the context of adjacent uses. Proposals should also seek to enhance links to South Woodford Station.</p>	Planning Designations South Woodford District Centre Plan Phase: Local Plan Phase 2 –2021-2025 Planning Status: No current planning applications or permissions.


	LP Site Number: 119
	Site Name: Tesco Store, Southend Road, Woodford Green
	Investment and Growth Area: South Woodford
	Site Area (ha): 1.58
	PTAL: 2
	Ownership: Private
	How site was identified: GLA SHLAA 2013
	Existing/Previous Use: Retail
	Proposed Use: Retail, Housing
	New Homes: 60
	Retail Floorspace : 2500 sqm
	Employment Floorspace: 0
Proposed Site Allocation Description: <p>The site is proposed for mixed use redevelopment incorporating new housing and a reformatted retail store and car parking.</p> <p>Part of the existing surface level car park is designated as green belt. Proposals should retain the openness of this portion of the site, which could be achieved through the provision of parking and amenity space.</p> <p>As part of the site is within areas of flood risk zone, a site specific flood risk assessment and potential mitigation measures will be required.</p>	Social Infrastructure: None
	Planning Designations: <p>Archaeological Priority Zone</p> <p>Flood Risk</p> <p>Green Belt</p>
	Plan Phase: Local Plan Phase 2 – 2021- 2025
	Planning Status: No current planning applications or permissions

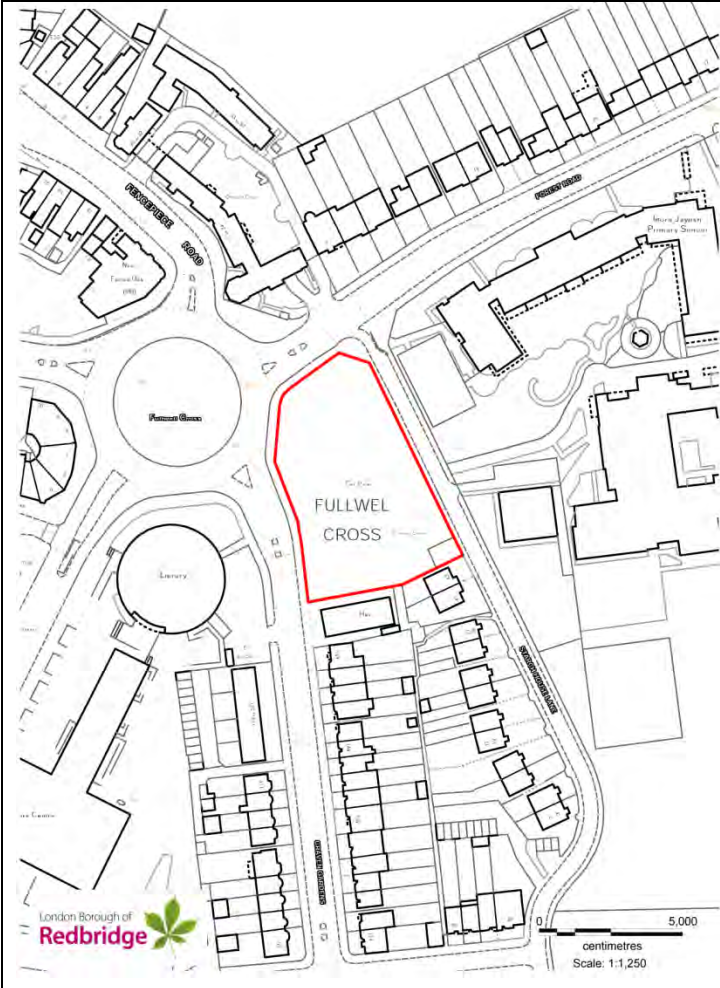
	LP Site Number: 120
	Site Name: 96 George Lane, 53-55 Marlborough Road and South Woodford Station Car Park
	Investment and Growth Area: South Woodford
	Site Area (ha): 0.78
	PTAL: 3 to 4
	Ownership: Private / LUL
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Builders Yard, Retail, Employment, Car Park
	Proposed Use: Housing, Sui Generis (Builders Merchant), Employment, Car Park
	New Homes: 140
Proposed Site Allocation Description: Given its sustainable location, the site is proposed for a comprehensive mixed use development including housing, employment and retail uses. Proposals should make provision for the retention of the builders merchant, and station car parking on site. A podium style development with residential above such uses is therefore anticipated.	Retail Floorspace : 0
	Employment Floorspace: 1,950 sqm
	Social Infrastructure: None
	Planning Designations: South Woodford District Centre
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: No current planning applications or permissions

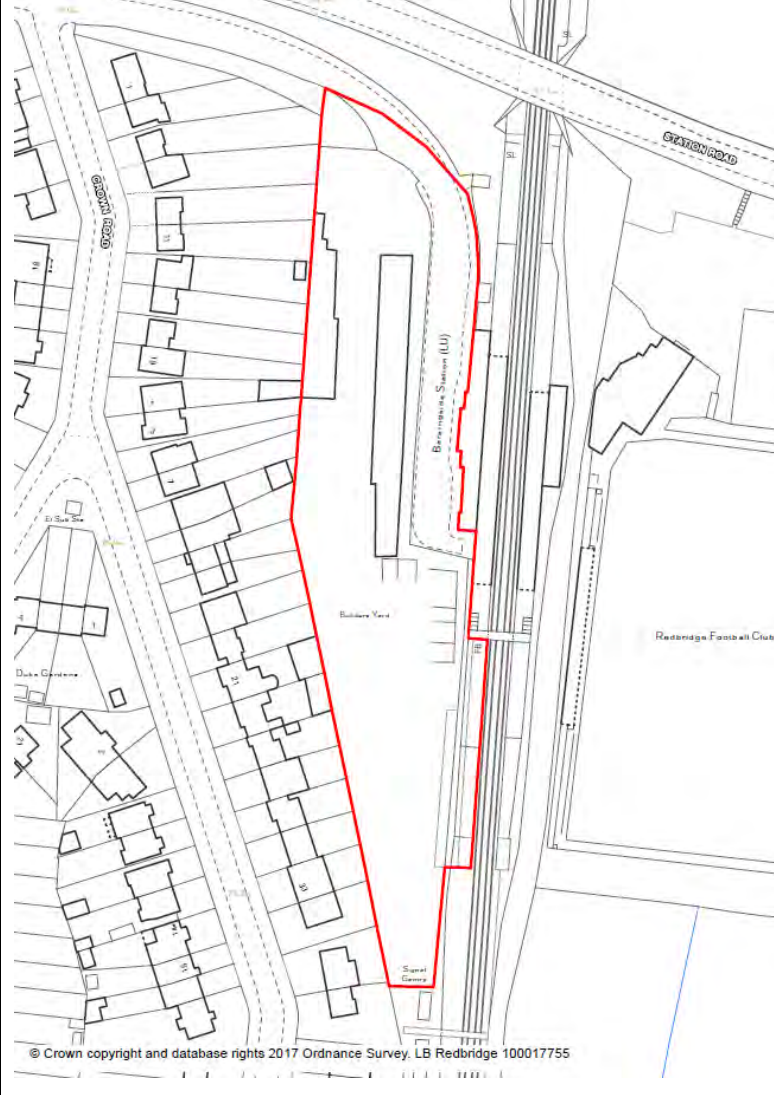
	LP Site Number: 123
	Site Name: New Mossford Site, Part of Barnardos Village
	Investment and Growth Area: Barkingside
	Site Area (ha): 1.8
	PTAL: 2
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Vacant
	Proposed Use: Housing
	New Homes: 212
Proposed Site Allocation Description: The site is under construction with 212 new homes.	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Conservation Area
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: Under construction: App 1140/11 (144 units); 2715/13 (68 units)


	LP Site Number: 128
	Site Name: Coral Bingo Club, 2a Fairlop Road, Barkingside
	Investment and Growth Area: Barkingside
	Site Area (ha): 0.35
	PTAL: 2 to 3
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Leisure
	Proposed Use: Housing, Retail, Leisure
	New Homes: 61
Proposed Site Allocation Description: The site is proposed for a mixed use development that responds to its location within Barkingside District Centre. Suitable uses include housing, retail and leisure. Proposals should provide active frontages to Fullwell Avenue and Fairlop Road, and respect the amenity of surrounding uses.	Retail Floorspace : 1000 sqm
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Barkingside District Centre
	Plan Phase: Local Plan Phase 2 – 2021 - 2025
	Planning Status: No current planning applications or permissions

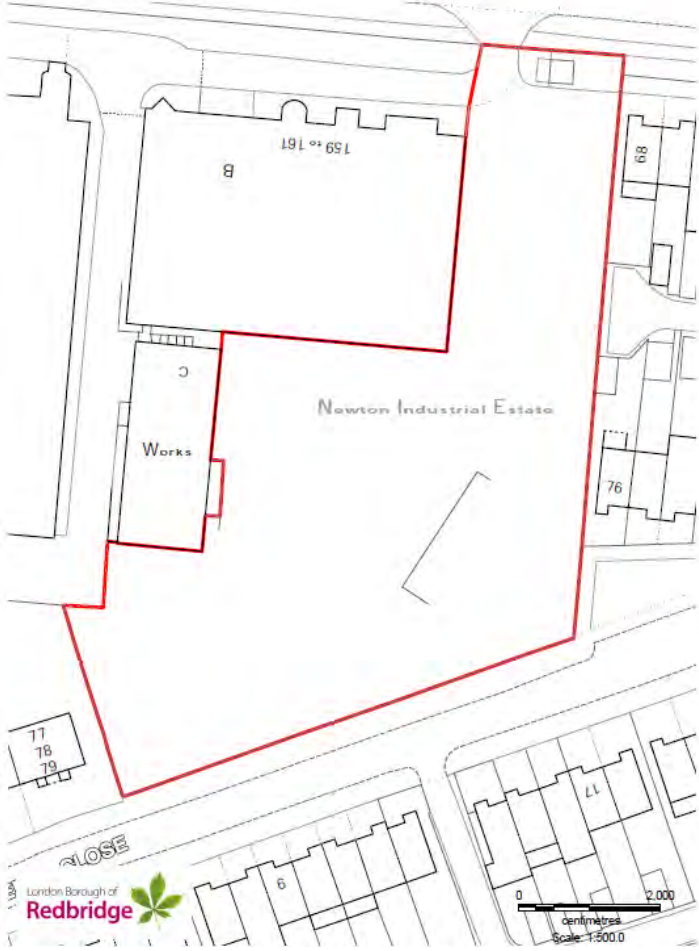
	LP Site Number: 129
	Site Name: Fullwell Cross Health Centre, Fencepiece Road, Barkingside
	Investment and Growth Area: Barkingside
	Site Area (ha): 0.34
	PTAL: 3 to 4
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Health Centre
	Proposed Use: Health, Housing
	New Homes: 59
	Retail Floorspace : 0
	Employment Floorspace: 0
Proposed Site Allocation Description: The site offers scope for intensification and is proposed for a mixed use development including housing replacement modernised health facilities. Health uses are anticipated at ground floor level with residential above. Proposals should seek to address the Fencepiece Road frontage	Social Infrastructure: Replacement health provision.
	Planning Designations: Barkingside District Centre
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions

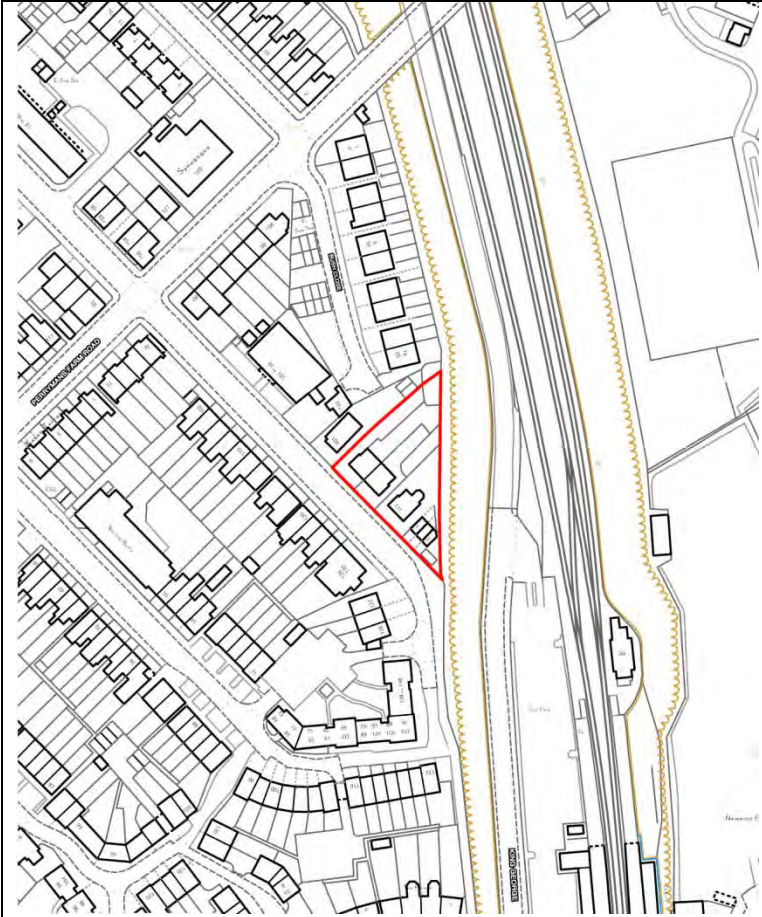
 <p>London Borough of Redbridge</p>	LP Site Number: 130
	Site Name: Queen Victoria House, Cranbrook Road, Barkingside
	Investment and Growth Area: Barkingside
	Site Area (ha): 0.35
	PTAL: 2
	Ownership: London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Housing
	New Homes: 24
Proposed Site Allocation Description: The site is proposed for residential use. Proposals should explore opportunities for the conversion of the locally listed building, and retain the open aspect of the site.	Retail Floorspace: 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Locally Listed Building Open Space (site frontage)
	Plan Phase: Local Plan Phase 1 – 2015 – 2020
	Planning Status: No current planning applications or permissions


	LP Site Number: 133
	Site Name: Craven Gardens Car Park, Craven Gardens, Barkingside
	Investment and Growth Area: Barkingside
	Site Area (ha): 0.35
	PTAL: 3 to 4
	Ownership: London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Car Park
	Proposed Use: Retail, Healthcare, Housing
	New Homes: 61
	Retail Floorspace: 1000 sqm
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Barkingside District Centre
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions
Proposed Site Allocation Description:	
<p>The site is proposed for a mixed use development including ground floor retail with residential above</p> <p>Proposals should provide active frontages to encourage greater activity on Fullwell Cross roundabout and strengthen the sites relationship to the wider Barkingside District Centre. A high standard of design will be important given the prominent location, and proposals should respect the setting of neighbouring Fullwell Cross Library which is a statutory listed building.</p>	


	LP Site Number: 134
	Site Name: Station Approach/ Carlton Drive, Barkingside
	Investment and Growth Area: Barkingside
	Site Area (ha): 0.75
	PTAL: 2 to 3
	Ownership: LUL
	How site was identified: SHLAA 2013
	Existing/Previous Use: Builders Yard, Car Park
	Proposed Use: Housing, Car Park
	New Homes: 65
	Retail Floorspace : 0
	Employment Floorspace: 0
Proposed Site Allocation Description: <p>The site is predominantly used as a builders yard and is proposed to be redeveloped for housing given its sustainable location adjacent Barkingside Station. Proposals should be sensitive to the amenity of established residential to the west, and seek the incorporation of existing station car parking. They will also need to consider any potential nature conservation value given the existing SINC designation.</p>	Social Infrastructure: None
	Planning Designations: <p>Site of Importance for Nature Conservation</p>
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: No current planning applications or permissions


	LP Site Number: 136
	Site Name: Car park at Medway Close, Ilford
	Investment and Growth Area: N/A
	Site Area (ha): 0.24
	PTAL: 2
	Ownership: London Borough of Redbridge
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Car Park
	Proposed Use: Housing
	New Homes: 18
Proposed Site Allocation Description: The site has 18 new homes under construction.	Retail Floorspace: 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Archaeological Priority Zone
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: Under Construction. App ref: 0608/15 – 18 units.


	LP Site Number: 139
	Site Name: Newton Industrial Estate, Eastern Avenue
	Investment and Growth Area: N/A
	Site Area (ha): 0.4
	PTAL: 0-1b
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Education (temporary)
	Proposed Use: Housing
	New Homes: 16
<p>Proposed Site Allocation Description:</p> <p>Temporary permission for use of the site as a school is due to expire in 2018. Once this use ceases, the site is considered to offer an opportunity for new residential development. Such proposals will need to consider, and not compromise, the functional requirements of adjacent industrial land which is protected as a Local Business Area.</p>	Retail Floorspace: 0
	Employment Floorspace: 0
	Social Infrastructure: Education – School
	Planning Designations: None
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: App3879/15 – temporary permission for education use

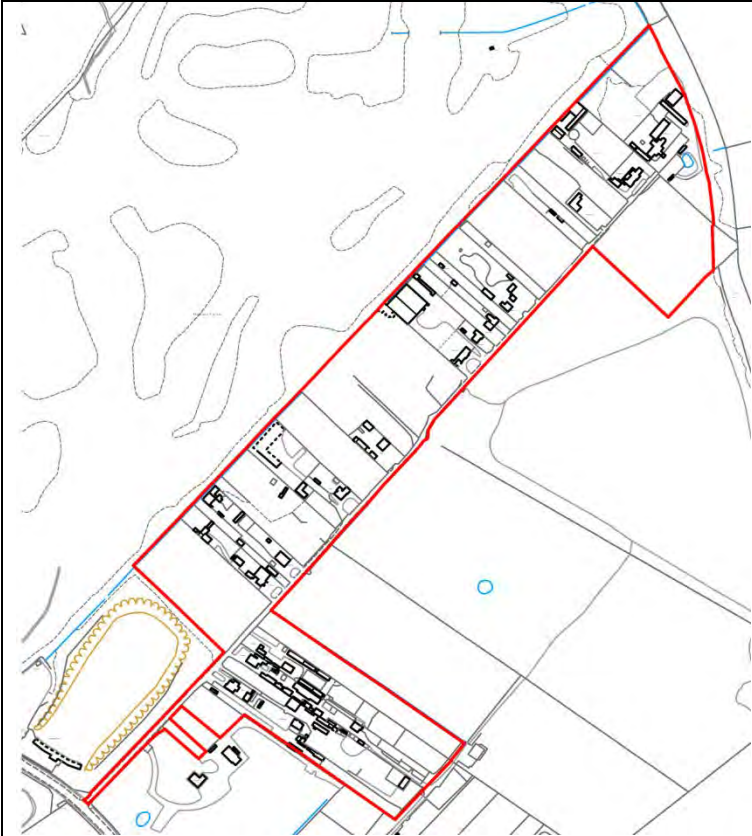
	LP Site Number: 140
	Site Name: 107-111 Netley Road, Aldborough
	Investment and Growth Area: N/A
	Site Area (ha): 0.12
	PTAL: 2
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Housing
	Proposed Use: Housing
	New Homes: 14
	Retail Floorspace: 0
	Employment Floorspace: 0
Proposed Site Allocation Description: This site has been completed with 14 new homes.	Social Infrastructure: None
	Planning Designations:
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: Completed - App Ref: 0776/12 - 14 units

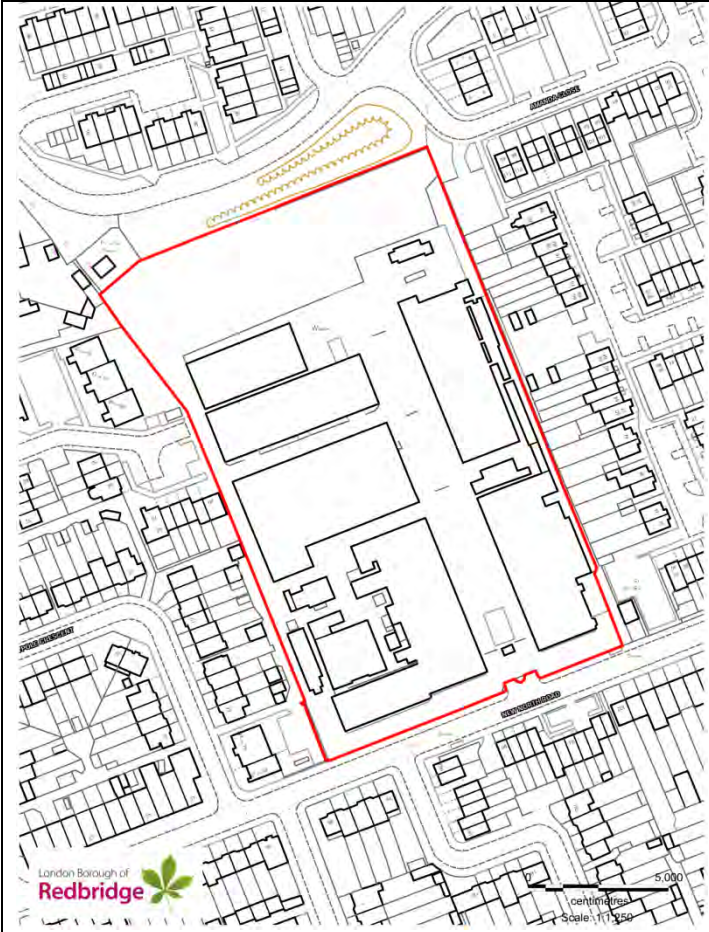
	LP Site Number: 149
	Site Name: 480-482 Ley St and 22-30 Lynn Road, Ilford
	Investment and Growth Area: N/A
	Site Area (ha): 0.45
	PTAL: 2 to 3
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Employment
	Proposed Use: Housing
	New Homes: 49
	Retail Floorspace: 0
	Employment Floorspace 0
Proposed Site Allocation Description: This site is proposed for residential development and offers the opportunity to provide a more attractive frontage to Ley Street. Surrounding uses are predominantly residential. The site is not designated as an employment site and existing uses are considered an inefficient use of land given the relative proximity to public transport.	Social Infrastructure: None
	Planning Designations:
	Plan Phase: Local Plan Phase 2 – 2021 - 2025
	Planning Status: No current planning applications or permissions.

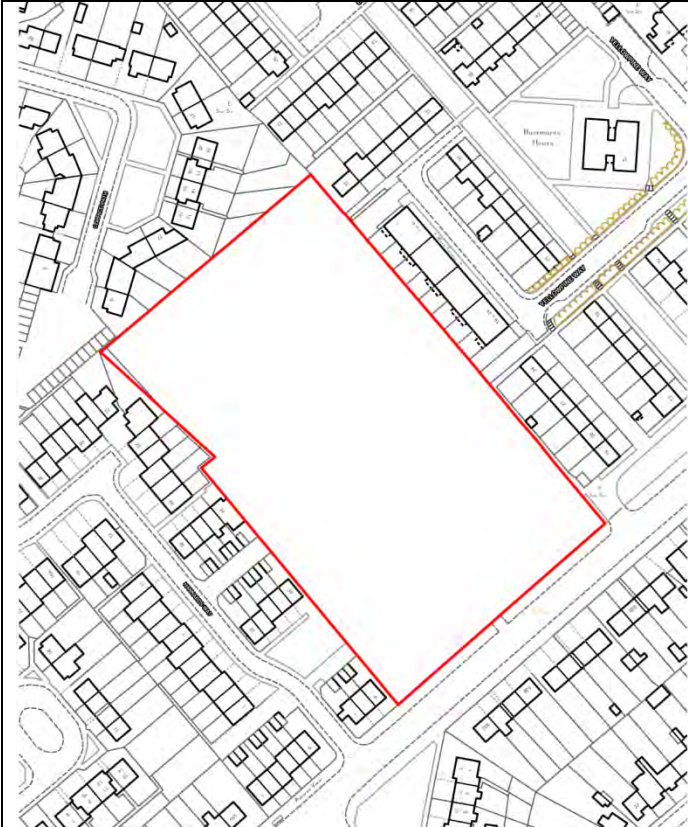
	LP Site Number: 150
	Site Name: Ley Street House, 497-499 Ley Street, Ilford
	Investment and Growth Area: N/A
	Site Area (ha): 0.47
	PTAL: 2
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Housing
	New Homes: 117
Proposed Site Allocation Description: The site has been granted planning permission for 117 new homes, which have now been completed.	Retail Floorspace: 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations:
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
Planning Status: Planning permissions: 3702/15, 2301/16, 3663/15 – 117 units	

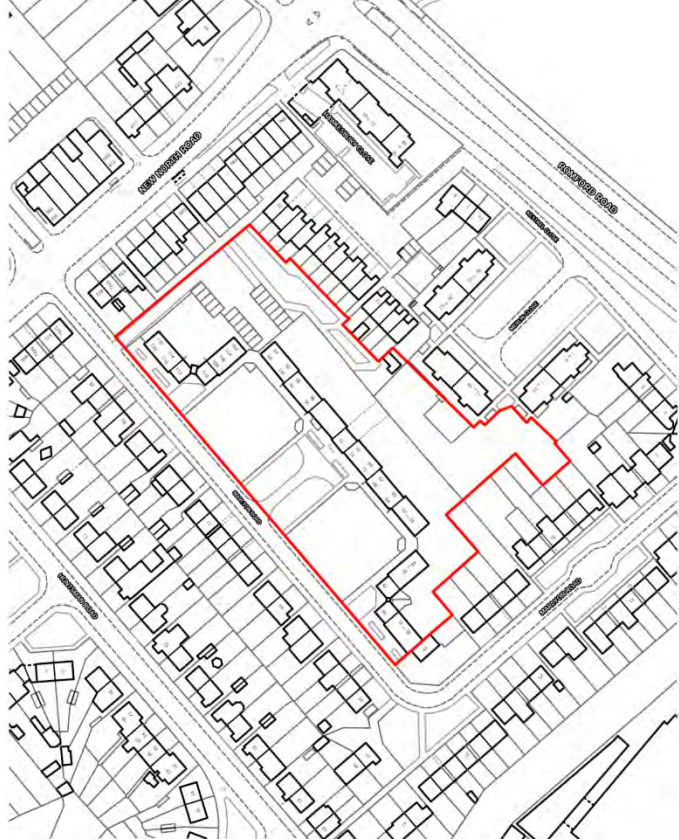
	LP Site Number: 156
	Site Name: Repton Court, Claire House and Fullwell Avenue
	Investment and Growth Area: N/A
	Site Area (ha): 1.79
	PTAL: 3
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Housing
	Proposed Use: Housing
	New Homes: 149
	Retail Floorspace: 0
	Employment Floorspace: 0
Proposed Site Allocation Description: The site has been completed with 149 new homes.	Social Infrastructure: None
	Planning Designations:
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: Completed: App: 0664/12 – 149 units


	LP Site Number: 157
	Site Name: 723-733 Cranbrook Road
	Investment and Growth Area: N/A
	Site Area (ha): 0.08
	PTAL: 3
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Housing
	Proposed Use: Housing
	New Homes: 14
Proposed Site Allocation Description: The site is under construction for a total of 14 new homes.	Retail Floorspace: 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations:
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: Under Construction - App: 2515/12 – 14 units.

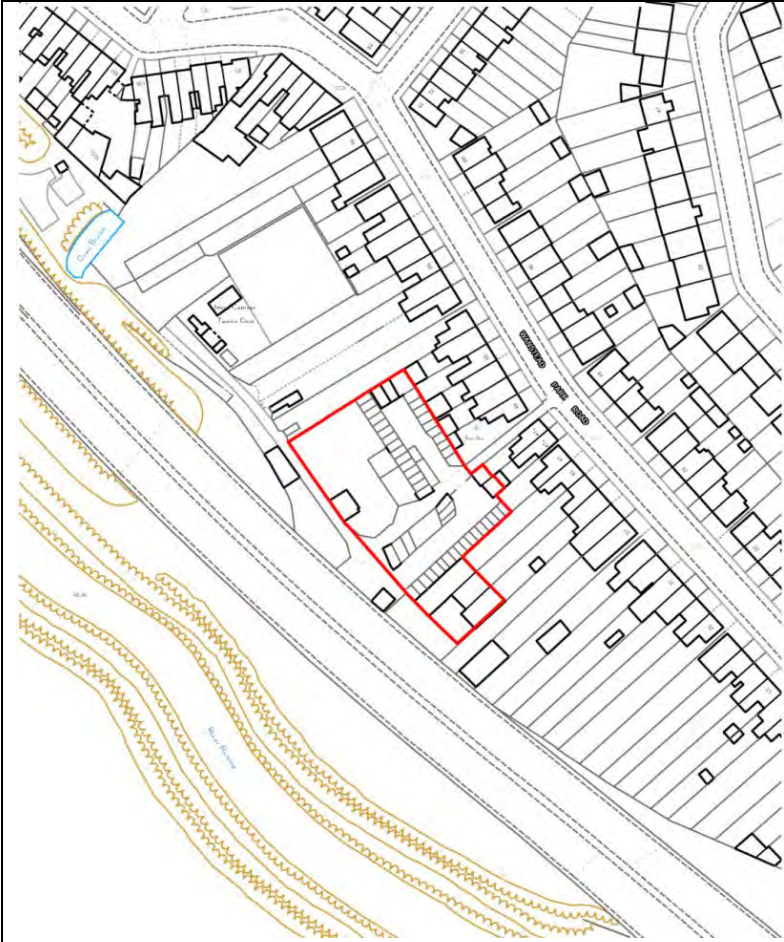
	LP Site Number: 160
	Site Name: Land at Five Oaks Lane, Chigwell
	Investment and Growth Area: N/A
	Site Area (ha): 22
	PTAL: 0-1b
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Housing, Open Space, Derelict Land
	Proposed Use: Housing
	New Homes: 425
	Retail Floorspace: 0
	Employment Floorspace 0
Proposed Site Allocation Description: Planning permission was granted in early 2000s for redevelopment of the site to provide 425 new homes. CPO powers have been used and the site is currently under construction. The site is within the Green Belt. The existing area of undeveloped space will therefore be reconfigured within the site as open space.	Social Infrastructure: None
	Planning Designations: Green Belt
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: Under construction

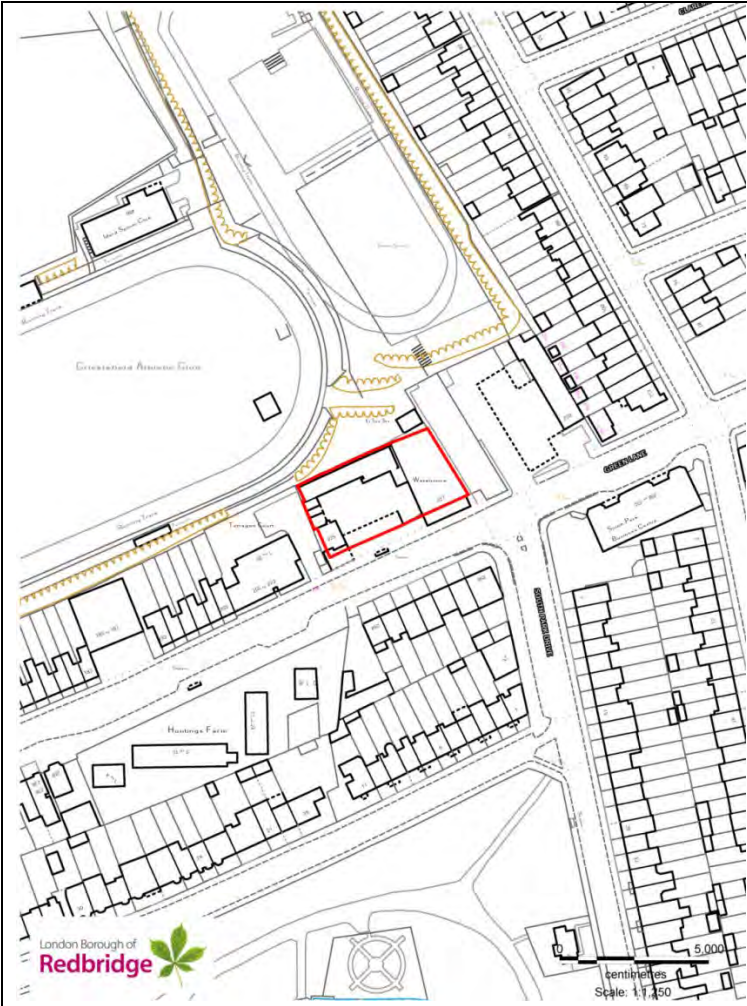
	LP Site Number: 161
	Site Name: Kelvin Hughes, New North Road, Hainault
	Investment and Growth Area: N/A
	Site Area (ha): 2.23
	PTAL: 2
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Employment, Housing
	New Homes: 182
Proposed Site Allocation Description: The site has been completed with 182 new homes and employment floorspace.	Retail Floorspace: 0
	Employment Floorspace 1,017 sqm
	Social Infrastructure: None
	Planning Designations:
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: Completed App: 3444/13 – 182 units and commercial space


	LP Site Number: 162
	Site Name: Covered Reservoir, New North Road, Hainault
	Investment and Growth Area: N/A
	Site Area (ha): 1.65
	PTAL: 1b to 2
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Reservoir (Covered)
	Proposed Use: Housing
	New Homes: 99
	Retail Floorspace: 0
	Employment Floorspace: 0
Proposed Site Allocation Description: The site has been completed with 99 new homes.	Social Infrastructure: None
	Planning Designations:
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: Completed App 0362/14 - 99 Units


	LP Site Number: 163
	Site Name: Marlyon Road Housing Estate, Hainault, Ilford, IG6 3XN.
	Investment and Growth Area: N/A
	Site Area (ha): 1.07
	PTAL: 1b to 2
	Ownership: London Borough of Redbridge
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Housing
	Proposed Use: Housing
	New Homes: 85
	Retail Floorspace: 0
	Employment Floorspace 0
	Social Infrastructure: None
Proposed Site Allocation Description: The site has permission for a Council led scheme for 85 new homes.	Planning Designations:
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: Approved App: 4695/16 – 85 units

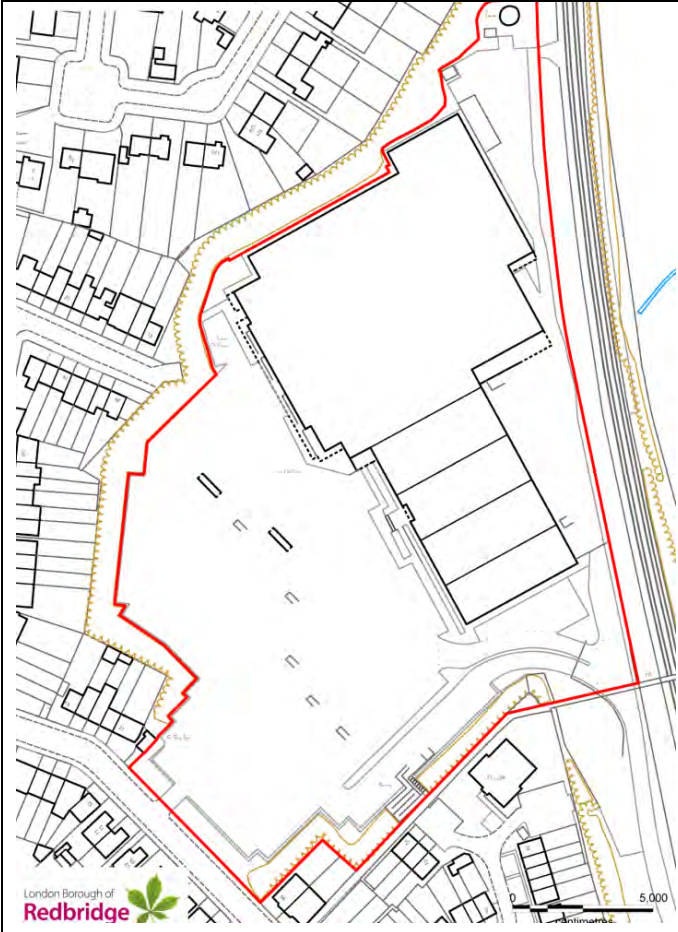
	LP Site Number: 176
	Site Name: 61-63 & rear of 59-91 Wanstead Park Road, IG1 3TQ
	Investment and Growth Area: N/A
	Site Area (ha): 0.59
	PTAL: 0, 2
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Storage, Housing
	Proposed Use: Housing
	New Homes: 37
Proposed Site Allocation Description: The site is under construction for 37 new homes.	Retail Floorspace: 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Flood Risk
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: App ref: 1880/10 –37 units under construction


	LP Site Number: 177
	Site Name: Land r/o 41-57 Wanstead Park Road, Ilford
	Investment and Growth Area: N/A
	Site Area (ha): 0.24
	PTAL: 0, 2
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Housing / Employment
	New Homes: 13
	Retail Floorspace: 0
	Employment Floorspace 775 sqm
Proposed Site Allocation Description: <p>The site is proposed for a mixed use scheme incorporating and compatible employment space, which would represent a more efficient use of land than current storage/ scrap uses, and improve neighbour amenity.</p> <p>Areas of the site are in flood risk zones so a flood risk assessment will be required and potential mitigation measures included in design proposals. This could include directing less vulnerable employment uses to the identified areas of flood risk.</p>	Social Infrastructure: None
	Planning Designations: Flood Risk
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions


	LP Site Number: 181
	Site Name: 225-227 Green Lane, Ilford
	Investment and Growth Area: N/A
	Site Area (ha): 0.17
	PTAL: 3
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Employment
	Proposed Use: Housing
	New Homes: 14
Proposed Site Allocation Description: The site is proposed to be redeveloped for housing. The current use of the site, predominantly as vehicle repairs, is considered an inefficient use of land given its sustainable location. Proposals should address the Green Lane frontage and be sensitive to the surrounding built form. Areas of the site are in flood risk zones so a site specific flood risk assessment will be required and potential mitigation measures included in design proposals.	Retail Floorspace: 0
	Employment Floorspace 0
	Social Infrastructure: None
	Planning Designations: Flood Risk
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions

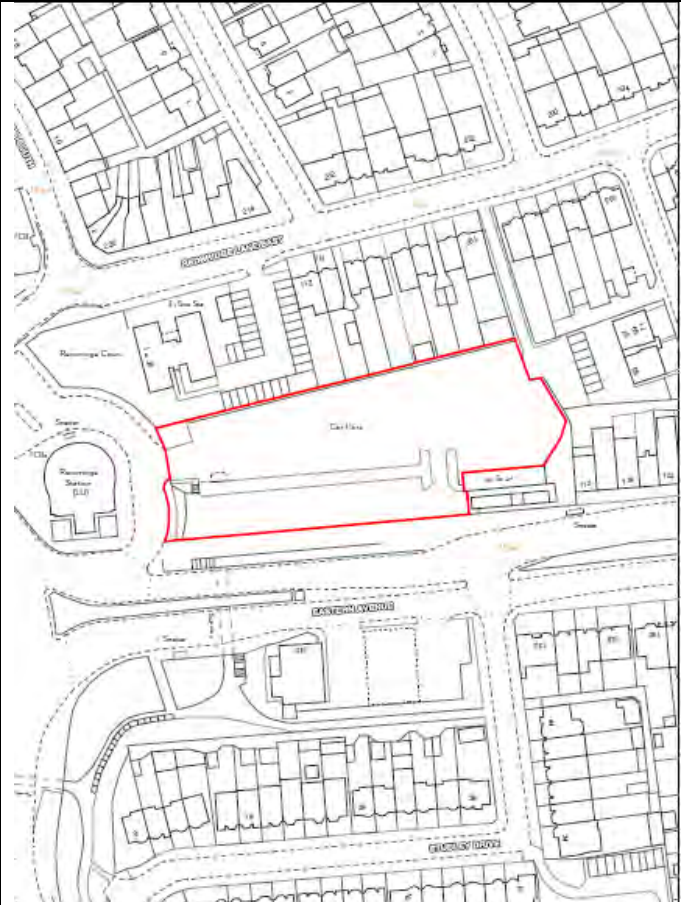
	LP Site Number: 182
	Site Name: 330- 332 Eastern Avenue, Ilford
	Investment and Growth Area: N/A
	Site Area (ha): 0.13
	PTAL: 3
	Ownership: Private
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Car Showroom
	Proposed Use: Housing
	New Homes: 14
	Retail Floorspace: 0
	Employment Floorspace: 0
	Social Infrastructure: None
Proposed Site Allocation Description: The site is proposed to be redeveloped for housing, in accordance with surrounding uses. Proposals should consider the amenity of adjacent properties, and seek to mitigate noise from Eastern Avenue.	Planning Designations: None
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions

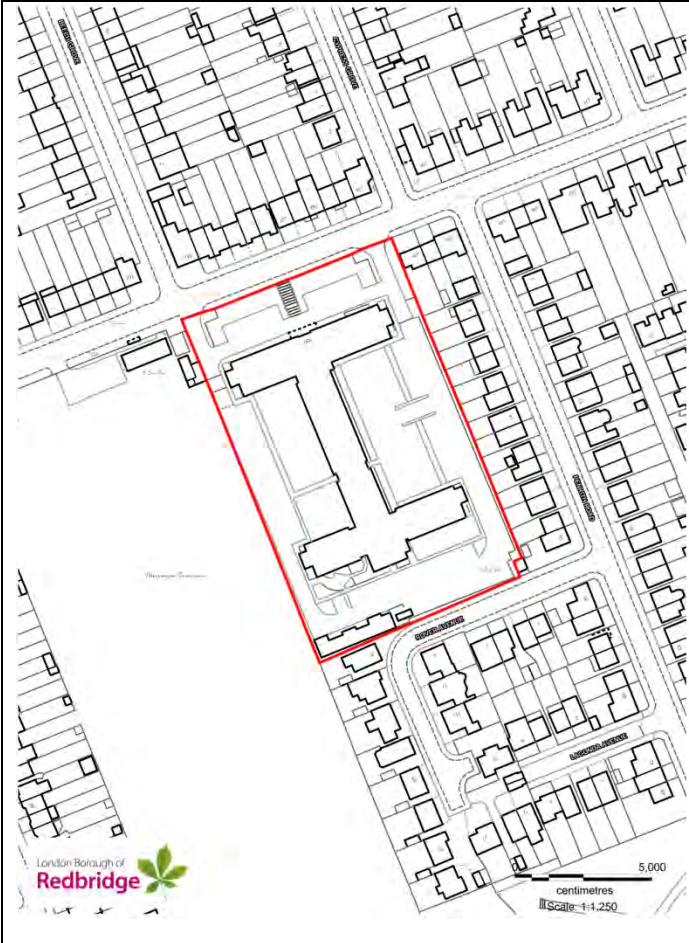
	LP Site Number: 188
	Site Name: Ley Street Council Depot
	Investment and Growth Area: N/A
	Site Area (ha): 2.56
	PTAL: 1b to 3
	Ownership: London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Housing
	New Homes: 279
Proposed Site Allocation Description: The site is proposed to be redeveloped for housing, subject to the relocation or rearrangement of existing Council facilities. Surrounding uses are predominantly low rise housing, and proposals should respond to this context with sensitive designs, particularly around the site boundaries.	Retail Floorspace: 0
	Employment Floorspace 0
	Social Infrastructure: None
	Planning Designations: None
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions

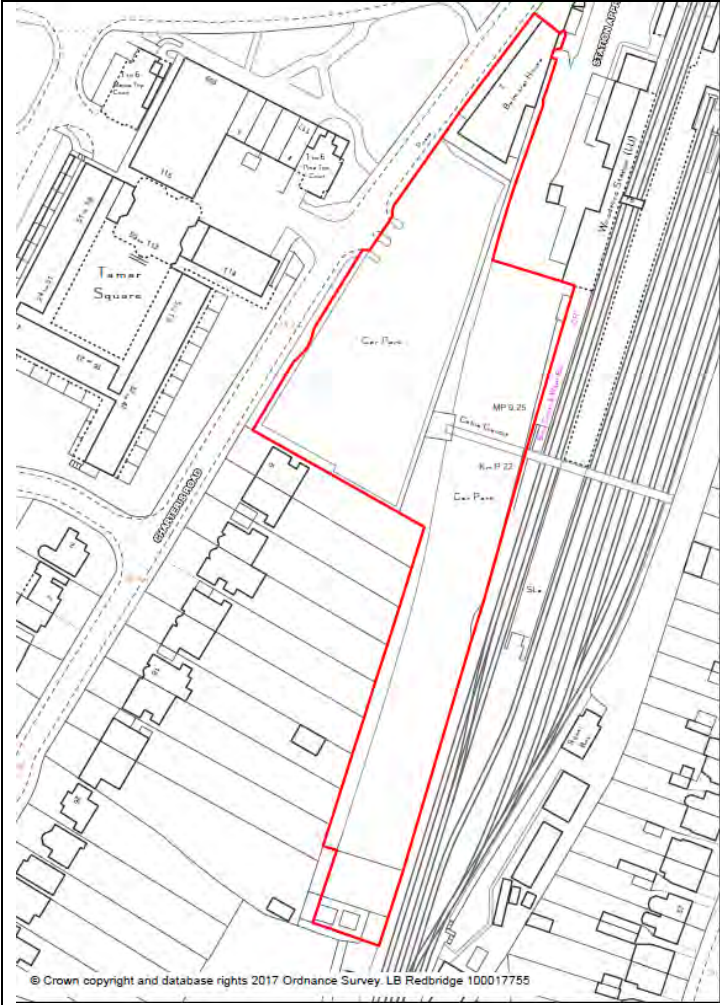
	LP Site Number: 189
	Site Name: Chase Lane/ Perkins Road, Newbury Park
	Investment and Growth Area: N/A
	Site Area (ha): 3.45
	PTAL: 1a to 2
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Retail
	Proposed Use: Housing
	New Homes: 193
	Retail Floorspace:
	Employment Floorspace 0
	Social Infrastructure: None
	Planning Designations: Archaeological Priority Zone
Proposed Site Allocation Description: The site is proposed for housing development, compatible with site surroundings. The current use of the site as big box development and extensive car parking is considered an inefficient use of land. Proposals should seek to mitigate noise from the adjacent railway line, and improve permeability to the surrounding area.	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions

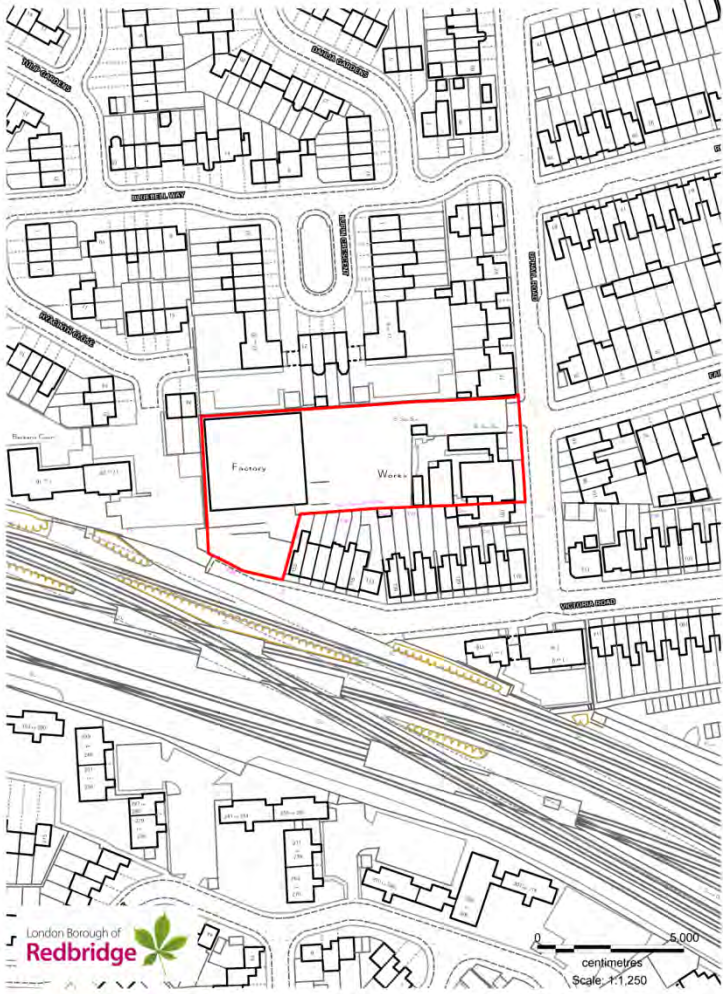
	LP Site Number: 190
	Site Name: Land r/o 73-83 Little Gears, Gants Hill
	Investment and Growth Area: N/A
	Site Area (ha): 0.17
	PTAL: 2
	Ownership: London Borough of Redbridge
	How site was identified: Local Development Framework (2008)
	Existing/Previous Use: Housing
	Proposed Use: Housing
	New Homes: 30
	Retail Floorspace: 0
	Employment Floorspace 0
Proposed Site Allocation Description: The site is proposed to be redeveloped for housing as part of the Council's HRA programme in recognition of inefficient existing site layout and scope for intensification of the site.	Social Infrastructure: None
	Planning Designations:
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions


	LP Site Number: 192
	Site Name: Works at Maybank Road & Chigwell Road, Woodford
	Investment and Growth Area: N/A
	Site Area (ha): 1 (0.8 net)
	PTAL: 2
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Housing, Employment
	New Homes: 73
	Retail Floorspace: 0
	Employment Floorspace 2,500 sqm
Proposed Site Allocation Description: The site is proposed to be redeveloped for a mixed use scheme incorporating housing and employment uses that represents a more efficient use of land. Part of the site is in a flood zone, which residential uses should be directed away from. A site specific flood risk assessment and mitigation measures will be required. Proposals should also consider impact on the amenity of surrounding occupiers.	Social Infrastructure: None
	Planning Designations: Flood Risk
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions


	LP Site Number: 194
	Site Name: Redbridge Station, Eastern Avenue, Redbridge
	Investment and Growth Area: N/A
	Site Area (ha): 0.45
	PTAL: 3 to 4
	Ownership: LUL
	How site was identified: SHLAA 2013
	Existing/Previous Use: Car Park
	Proposed Use: Housing, Car Park
	New Homes: 55
Proposed Site Allocation Description: The site is proposed to be redeveloped for housing given its sustainable location adjacent Redbridge Station. Proposals should make provision for station parking requirements, which could be incorporated through a podium style development. The amenity of neighbouring residential, and the setting of the station, which is statutory listed, will also need careful consideration.	Retail Floorspace: 0
	Employment Floorspace 0
	Social Infrastructure: None
	Planning Designations: Statutory Listed building Archaeological Priority Zone
	Plan Phase: Local Plan Phase 1 – 2015 – 2020
	Planning Status: No current planning applications or permissions.


	LP Site Number: 195
	Site Name: Capital Gate, 320 New North Road
	Investment and Growth Area: N/A
	Site Area (ha): 1.1
	PTAL: 3
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Housing
	New Homes: 70
Proposed Site Allocation Description: The site is proposed to be redeveloped for housing. It is not subject to any employment land designations and includes extensive areas of car parking that represents an inefficient use of land. Proposals should address the frontage to New North Road, and consider the amenity of neighbouring properties.	Retail Floorspace: 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: None
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions


	LP Site Number: 196
	Site Name: Charteris Road Car Park & Woodford Station Car Park, Woodford
	Investment and Growth Area: N/A
	Site Area (ha): 0.88
	PTAL: 3
	Ownership: LUL / London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/Previous Use: Car Park, Employment
	Proposed Use: Housing, Car Park
	New Homes: 61
	Retail Floorspace: 1000 sqm
	Employment Floorspace 0
Proposed Site Allocation Description: <p>The site is proposed for mixed use development including housing and retail uses, given its sustainable location adjacent Woodford Station and within Woodford Local Centre. Proposals should include active frontages to encourage greater activity on Charteris Road and strengthen the relationship to the Local Centre. They should also be sensitive to the amenity of nearby occupiers. Proposals should make provision for station parking requirements, which could be incorporated through a podium style development.</p> <p>Part of the site has been subject of a prior approval scheme for conversion from offices to residential.</p>	Social Infrastructure: None
	Planning Designations: Woodford Local Centre
	Plan Phase: Local Plan Phase 1 – 2015 -2020
	Planning Status: Prior approval on part of site App 0299/14 – 21 units (completed)


	LP Site Number: 197
	Site Name: 330-348 Uphall Road, Ilford
	Investment and Growth Area: N/A
	Site Area (ha): 0.44
	PTAL: 2
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Employment
	Proposed Use: Housing, Employment
	New Homes: 27
	Retail Floorspace: 0
	Employment Floorspace 1100 sqm
	Social Infrastructure: None
Proposed Site Allocation Description: <p>The site is proposed for mixed use development including housing and compatible employment uses. The use of ground/ lower floors for employment uses, with residential above, could secure a more efficient use of land than the existing site layout.</p> <p>Proposals should consider the surrounding context and be sensitive to the amenity of neighbouring occupiers. Mitigation for noise from the adjacent railway may also need considering.</p>	Planning Designations: Archaeological Priority Zone
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions

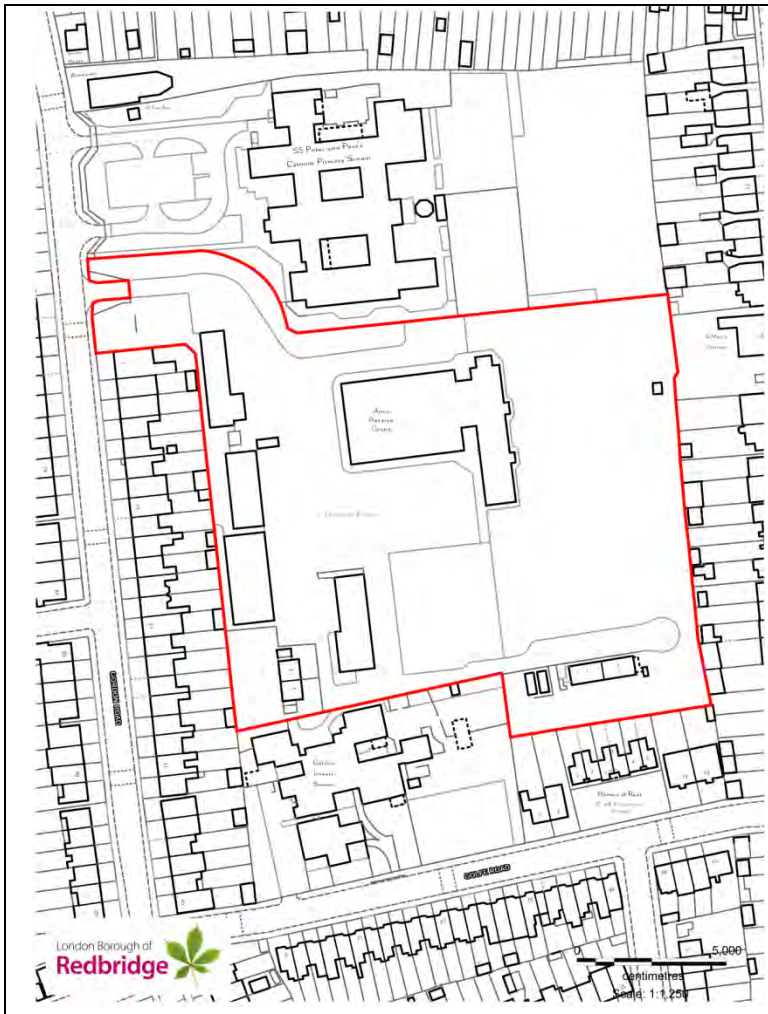
	LP Site Number: 198
	Site Name: Hills of Woodford, 536- 564 High Road, Woodford Green
	Investment and Growth Area: N/A
	Site Area (ha): 0.36
	PTAL: 2
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Car Showroom
	Proposed Use: Housing
	New Homes: 20
Proposed Site Allocation Description: The site is proposed for housing, which is considered to offer a more efficient use of land than existing. Proposals should be sensitive to the amenity of neighbouring occupiers and the areas status as a Conservation Area.	Retail Floorspace: 0
	Employment Floorspace 0
	Social Infrastructure: None
	Planning Designations: Conservation Area
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions

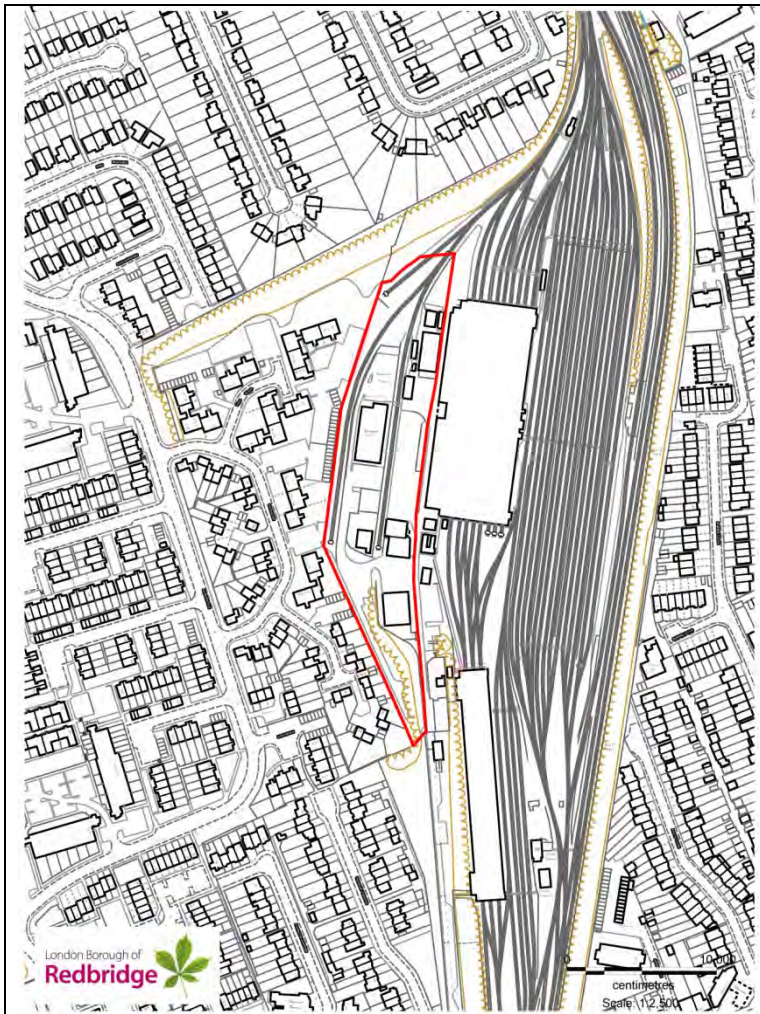
	LP Site Number: 200
	Site Name: Land between 135-137 Bocket Way, Hainault
	Investment and Growth Area: N/A
	Site Area (ha): 0.37
	PTAL: 1a
	Ownership: London Borough of Redbridge
	How site was identified: SHLAA 2013
	Existing/ Previous Use: Public Open Space
	Proposed Use: Housing
	New Homes: 15
Proposed Site Allocation Description: The site is proposed for housing, subject to the re-provision of the existing open space and children's play area. The site is close to existing low density housing and new buildings will need to be sensitive to the amenity of neighbouring properties.	Retail Floorspace: 0
	Employment Floorspace: 0
	Social Infrastructure: ne
	Planning Designations: Public open space
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions


	LP Site Number: 201
	Site Name: Wanstead Hospital, Makepeace Road, Wanstead
	Investment and Growth Area: N/A
	Site Area (ha): 1.21
	PTAL: 1a to 3
	Ownership: NHS
	How site was identified: SHLAA 2013
	Existing/ Previous Use: Health Centre
	Proposed Use: Health Locality Hub, Housing
	New Homes: 70
	Retail Floorspace: 0
	Employment Floorspace 0
Proposed Site Allocation Description: The site is proposed for mixed use development including a new health locality hub and housing, including key worker accommodation, as identified in the CCGs Primary Care Capacity Plan. Proposals should be sensitive to the setting of the adjacent Grade II* listed former Merchant Seaman's Orphan Asylum.	Social Infrastructure: Health locality hub
	Planning Designations: None
	Plan Phase: Local Plan Phase 1 – 2015 – 2020
	Planning Status: No current planning applications or permissions.

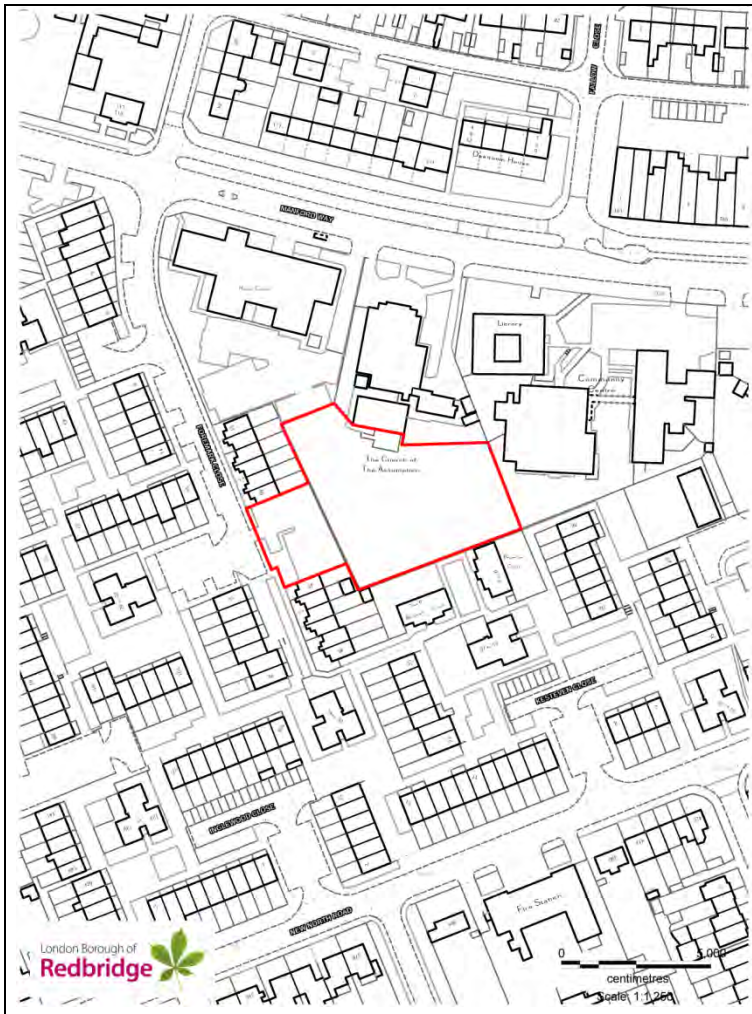
	LP Site Number: 202
	Site Name: Woodford Library, Snakes Lane, Woodford Green
	Investment and Growth Area: N/A
	Site Area (ha): 0.21
	PTAL: 1a to 3
	Ownership: London Borough of Redbridge
	How site was identified: Local Development Framework (2008)
	Existing/ Previous Use: Community – Library
	Proposed Use: Housing
	New Homes: 13
Proposed Site Allocation Description: The site is proposed for housing development, subject to the consolidation of library provision in the locality in accordance with the Infrastructure Delivery Plan. Proposals should respond to the setting of the Conservation Area.	Retail Floorspace: 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Woodford Broadway Local Centre Conservation Area
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions


	LP Site Number: 209
	Site Name: Site at Roding Lane North, Woodford Green
	Investment and Growth Area: N/A
	Site Area (ha): 1.6
	PTAL: 0 to 1a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/ Previous Use: Employment
	Proposed Use: Housing
	New Homes: 32
	Retail Floorspace: 0
	Employment Floorspace 0
	Social Infrastructure: None
	Planning Designations: Archaeological Priority Zones Green Belt
Proposed Site Allocation Description: This site has now been completed with 32 new homes.	Plan Phase: Local Plan Phase 1 – 2015– 2020
	Planning Status: App: 2343/12 – 32 units complete

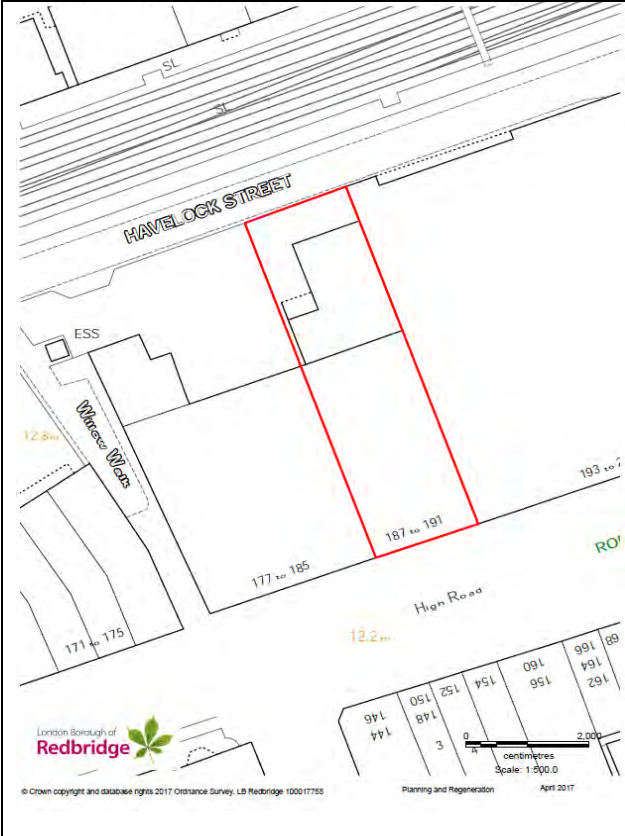
	LP Site Number: 211
	Site Name: TA Centre, Gordon Road, Ilford
	Investment and Growth Area: N/A
	Site Area (ha): 2.28 (1.2 net)
	PTAL: 1b to 2
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/ Previous Use: Community
	Proposed Use: Housing
	New Homes: 109
Proposed Site Allocation Description: The site is proposed for housing development, which will provide a more efficient use of land. Proposals should be sensitive to the amenity of neighbouring properties, and retain and enhance access to the designated open space on the eastern portion of the site.	Retail Floorspace: 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: Open Space (part)
	Plan Phase: Local Plan Phase 3 – 2026 – 2030
	Planning Status: No current planning applications or permissions

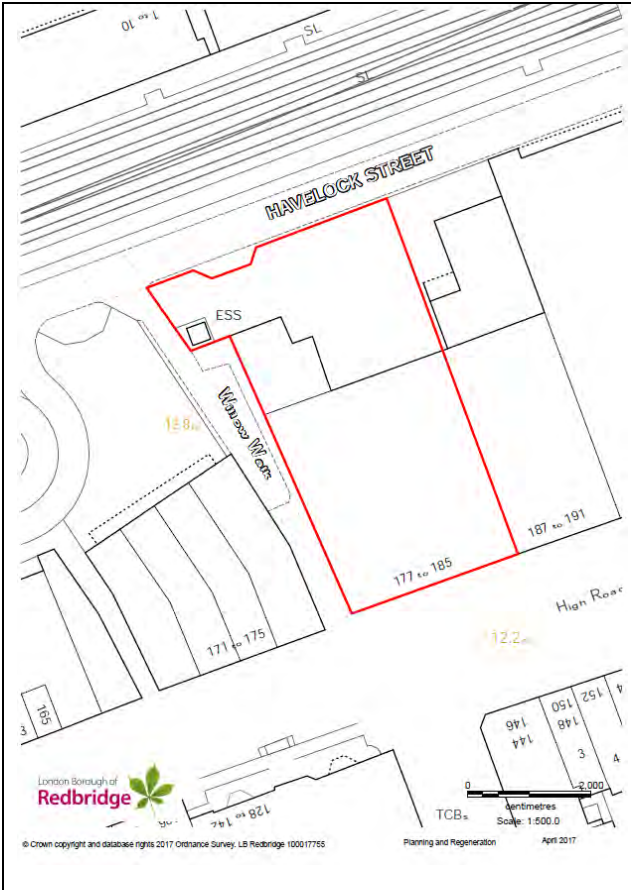
	LP Site Number: 212
	Site Name: Hainault LUL Depot, Thurlow Gardens, Hainault
	Investment and Growth Area: N/A
	Site Area (ha): 1.49
	PTAL: 1a to 2
	Ownership: LUL
	How site was identified: SHLAA 2013
	Existing/ Previous Use: Employment
	Proposed Use: Housing
	New Homes: 83
	Retail Floorspace: 0
	Employment Floorspace 0
Proposed Site Allocation Description: The site is proposed for residential development and is considered a sustainable location for such use given its proximity to Hainault Station. Proposals should be sensitive to the amenity of neighbouring properties and seek to provide permeability to open space to the south of the site.	Social Infrastructure: None
	Planning Designations: None
	Plan Phase: Local Plan Phase 3 – 2026 – 2030
	Planning Status: No current planning applications or permissions

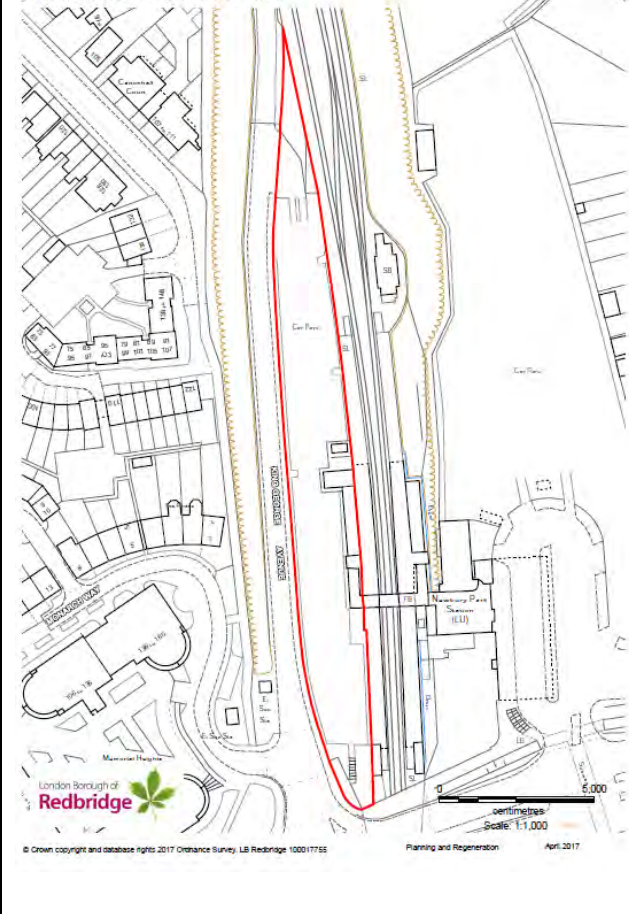
	LP Site Number: 213
	Site Name: 153-221 Manford Way, Hainault
	Investment and Growth Area: N/A
	Site Area (ha): 0.86
	PTAL: 2
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/ Previous Use: Retail / Housing
	Proposed Use: Retail, Housing
	New Homes: 37
Proposed Site Allocation Description: The site is proposed for infill and extension to provide new homes and additional retail space. Proposals should include ground floor retail uses to provide active frontages and respond to the sites location within Manford Way Local Centre. They should also be sensitive to the amenity of neighbouring properties.	Retail Floorspace: 1000sqm
	Employment Floorspace 0
	Social Infrastructure: None
	Planning Designations: Manford Way Local Centre
	Plan Phase: Local Plan Phase 3 – 2026 - 2030
	Planning Status: No current planning applications or permissions


	LP Site Number: 214
	Site Name: Land to rear of Church, Foremark Close, Hainault
	Investment and Growth Area: N/A
	Site Area (ha): 0.34
	PTAL: 1b to 2
	Ownership: Private
	How site was identified: GLA SHLAA 2013
	Existing/ Previous Use: Car Park, Open Space
	Proposed Use: Housing
	New Homes: 19
	Retail Floorspace: 0
	Employment Floorspace 0
	Social Infrastructure: None
Proposed Site Allocation Description: The site is proposed for housing development, and offers a sustainable location close to shops and services. Proposals should be sensitive to the amenity of neighbouring properties, and consider opportunities for a comprehensive development alongside adjacent site 215; including increased permeability through both sites.	Planning Designations: Manford Way Local Centre
	Plan Phase: Local Plan Phase 3 – 2026 – 2030
	Planning Status: No current planning applications or permissions

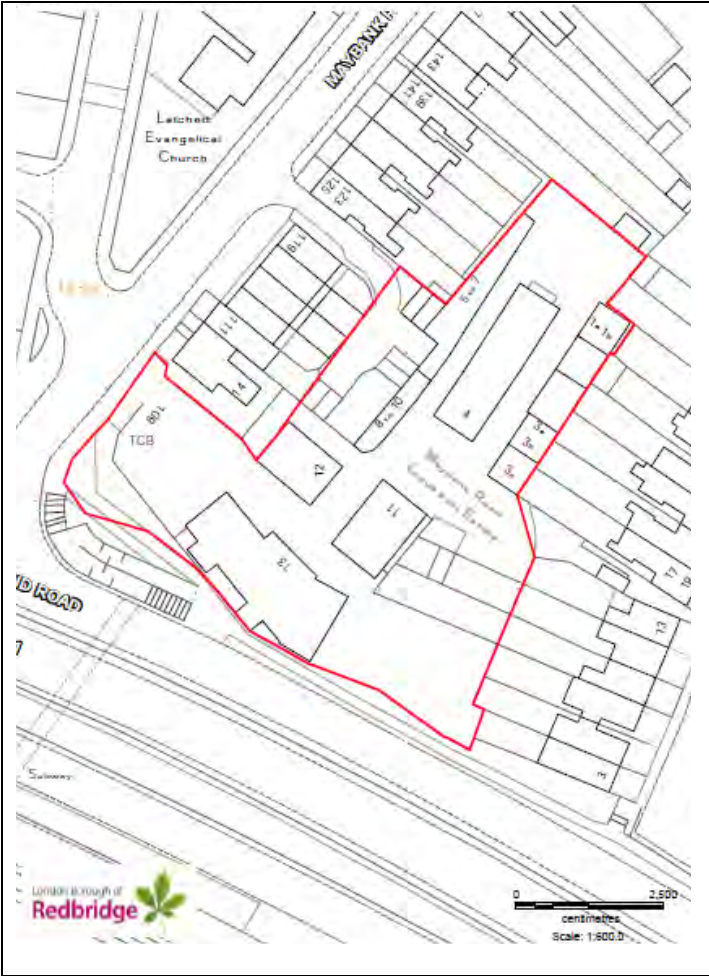
	LP Site Number: 215
	Site Name: Library and Community Centre, Manford Way, Hainault
	Investment and Growth Area: N/A
	Site Area (ha): 0.55
	PTAL: 2
	Ownership: London Borough of Redbridge
	How site was identified: GLA SHLAA 2013
	Existing/ Previous Use: Community
	Proposed Use: Community, Housing
	New Homes: 31
	Retail Floorspace: 0
	Employment Floorspace: 0
Proposed Site Allocation Description: The site is proposed for mixed use development including housing and modern fit for purposes community uses. Proposals should seek to provide active frontages to Manford Way and consider opportunities for a comprehensive development alongside adjacent site 214, including improved permeability through both sites.	Social Infrastructure: None
	Planning Designations: Manford Way Local Centre
	Plan Phase: Local Plan Phase 3 – 2026 - 2030
	Planning Status: No current planning applications or permissions

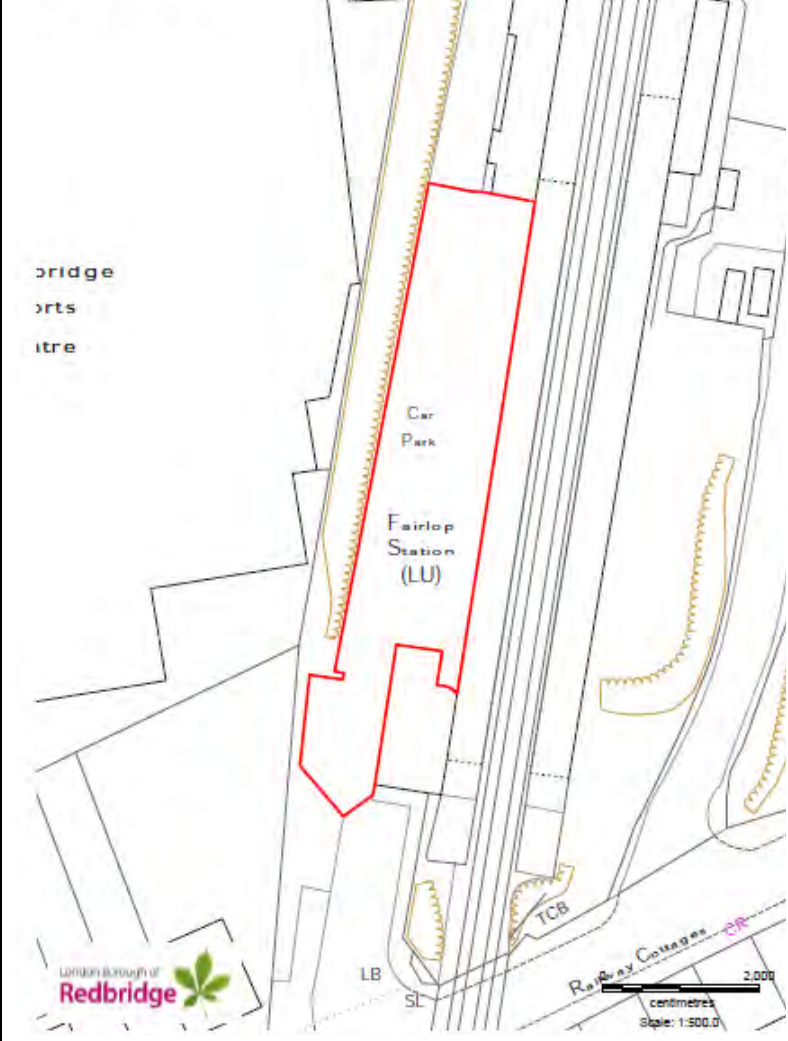
	LP Site Number: 218
	Site Name: 187-191 High Road (Argos), Ilford
	Investment and Growth Area: Ilford
	Site Area (ha): 0.1
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Retail
	Proposed Use: Retail, Housing
	New Homes: 80
	Retail Floorspace : 500sqm
	Employment Floorspace: 0
Proposed Site Allocation Description: The site is proposed to deliver a housing led mixed use scheme with new purpose built retail on the High Road. Proposals should include active frontages at ground floor to ensure activity to the High Street and connection to an improved public realm. Development should be sensitive to the setting of important historic buildings close by such as the Town Hall and original Victorian shops along the High Road creating an engaging environment of historic and contemporary buildings. Proposals on this site should complement proposals on neighbouring sites (7 and 37).	Social Infrastructure: None
	Planning Designations: Ilford Metropolitan Centre Close proximity to Statutory and Locally Listed Buildings Archaeological Priority Area
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: No current Planning application or new permission.

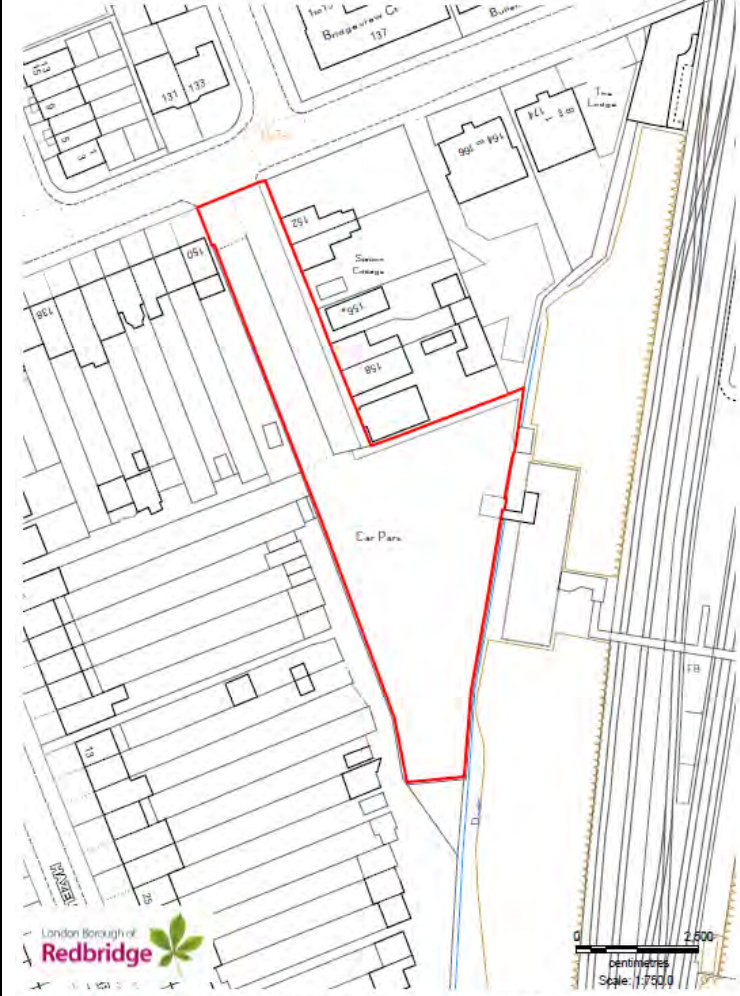
	LP Site Number: 219
	Site Name: 177-185 High Road (Boots)
	Investment and Growth Area: Ilford
	Site Area (ha): 0.19
	PTAL: 6a
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/Previous Use: Retail
	Proposed Use: Retail, Housing
	New Homes: 110
<p>Proposed Site Allocation Description:</p> <p>The site is proposed to deliver a housing led mixed use scheme with new purpose built retail on the High Road.</p> <p>Proposals should include active frontages at ground floor to ensure activity on the High Street and connection to an improved public realm.</p> <p>Proposals on this site should complement proposals on neighbouring sites (22 and 7).</p> <p>Proposals should be sensitive to the setting of important historic buildings close by such as the Town Hall and original Victorian shops along the High Road creating an engaging environment of historic and contemporary buildings.</p>	Social Infrastructure: None
	<p>Planning Designations:</p> <p>Ilford Metropolitan Centre</p> <p>Close proximity to Statutory and Locally Listed Buildings</p> <p>Archaeological Priority Area</p>
	Plan Phase: Phase 2 - 2021-2025
	Planning Status: No current Planning application or new permission.


	LP Site Number: 220
	Site Name: Newbury Park Station Car Park
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 0.28
	PTAL: 3
	Ownership: LUL
	How site was identified: Representation to Local Plan 2015 - 2030
	Existing/Previous Use: Car Park
	Proposed Use: Housing/Car Park
	New Homes: 31
	Retail Floorspace: 0
	Employment Floorspace: 0
Proposed Site Allocation Description: The site has the potential for housing development. Proposals should make provision for station parking requirements, which could be incorporated through a podium style development. The site is located in close proximity to statutory listed building at Newbury Park station. Proposals should be sensitive to the setting of this important historic building.	Social Infrastructure: None
	Planning Designations: Close proximity to Statutory and Locally Listed Buildings
	Plan Phase: Phase 1 - 2015-2020
	Planning Status: No current planning applications or new permissions.

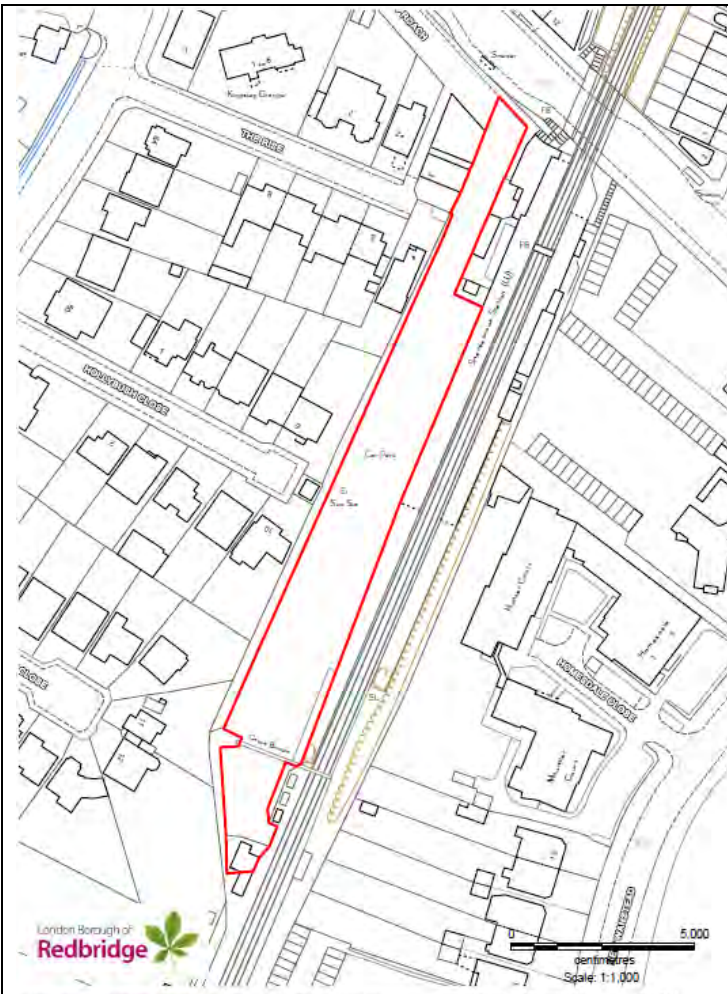
	LP Site Number: 221
	Site Name: Access Road adjacent to western Newbury Park Station
	Investment and Growth Area: Crossrail Corridor
	Site Area (ha): 1.4
	PTAL: 2 to 3
	Ownership: LUL
	How site was identified: Reg 19 consultation (2016)
	Existing/Previous Use: Access Road/ SINC
	Proposed Use: Housing
	New Homes: 31
	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
Proposed Site Allocation Description: <p>The site is proposed for housing development and offers a sustainable location for such use given proximity to Newbury Park Station. Innovative design solutions that respond to the site topography will be required. Proposals will also need to consider any nature conservation interest and opportunities to increase permeability to surrounding areas.</p>	Planning Designations: Site of Importance for Nature Conservation
	Plan Phase: Local Plan Phase 2 – 2021-2025
	Planning Status: No current planning applications or permissions


	<p>LP Site Number: 222</p> <p>Site Name: Southend Road and Maybank Road</p> <p>Investment and Growth Area: South Woodford</p> <p>Site Area (ha): 0.4</p> <p>PTAL: 2</p> <p>Ownership: Private</p> <p>How site was identified: Local Plan Site Search</p> <p>Existing/Previous Use: Employment</p> <p>Proposed Use: Housing, Employment</p> <p>New Homes: 25</p> <p>Retail Floorspace : 0</p> <p>Employment Floorspace: 1000 sqm</p>
<p>Proposed Site Allocation Description:</p> <p>The site is proposed for a mixed use scheme that responds to the sites surrounding residential context, and secures more efficient use of land through the provision of new housing and compatible business space.</p> <p>Proposals will need to include an appropriate design solution and mitigation measures to address issues of ambient noise and air quality for future residents given proximity to Southend Road.</p>	<p>Social Infrastructure: None</p> <p>Planning Designations: None</p> <p>Plan Phase: Local Plan Phase 3 – 2026 – 2030</p> <p>Planning Status: No current planning applications or permissions</p>

	LP Site Number: 223
	Site Name: Fairlop Station Car Park
	Investment and Growth Area: Barkingside
	Site Area (ha): 0.1
	PTAL: 2 to 3
	Ownership: LUL
	How site was identified: Infrastructure Provider call for sites
	Existing/Previous Use: Car Park
	Proposed Use: Housing, Car Park
	New Homes: 11
	Retail Floorspace : 0
	Employment Floorspace: 0
	Social Infrastructure: None
Proposed Site Allocation Description: <p>The site is proposed to be redeveloped for housing given its sustainable location adjacent Fairlop station. Proposals should consider the reprovision of station car parking, which could include through a podium style development. They should also seek to improve permeability between the site and neighbouring site 103 (Oakfield), and consider any potential nature conservation value given the existing SINC designation.</p>	Planning Designations: <p>Site of Importance for Nature Conservation</p>
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: No current planning applications or permissions

	LP Site Number: 224
	Site Name: Hainault Station Car Park
	Investment and Growth Area: N/A
	Site Area (ha): 0.28
	PTAL: 3
	Ownership: LUL
	How site was identified: Infrastructure provider
	Existing/Previous Use: Car Park
	Proposed Use: Housing, Car Park
	New Homes: 18
	Retail Floorspace: 0
	Employment Floorspace: 0
Proposed Site Allocation Description: The site is proposed to be redeveloped for housing given its sustainable location adjacent Hainault Station. Proposals should make provision for station parking requirements, which could be incorporated through a podium style development. The amenity of neighbouring residential will also need consideration.	Social Infrastructure: None
	Planning Designations: None
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: No current planning applications or permissions.

	LP Site Number: 226
	Site Name: Wanstead Station Car Park
	Investment and Growth Area: N/A
	Site Area (ha): 0.07
	PTAL: 6a
	Ownership: LUL
	How site was identified: Infrastructure provider
	Existing/Previous Use: Car Park
	Proposed Use: Housing/ Car Park
	New Homes: 18
	Retail Floorspace: 0
	Employment Floorspace 0
	Social Infrastructure: None
Proposed Site Allocation Description: The site is proposed to be redeveloped for housing given its sustainable location adjacent Wanstead Station. Proposals should make provision for station parking requirements, which could be incorporated through a podium style development. The amenity of neighbouring residential will also need careful consideration.	Planning Designations: Wanstead District Centre
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: No current planning applications or permissions

	LP Site Number: 227
	Site Name: Snaresbrook Station Car Park
	Investment and Growth Area: N/A
	Site Area (ha): 0.36
	PTAL: 4
	Ownership: LUL
	How site was identified: Infrastructure provider
	Existing/Previous Use: Car Park
	Proposed Use: Housing, Car Park
	New Homes: 44
Proposed Site Allocation Description: The site is proposed to be redeveloped for housing given its sustainable location adjacent Snaresbrook Station. Proposals should make provision for station parking requirements, which could be incorporated through a podium style development. Proposals will need to consider the amenity of neighbouring residential.	Retail Floorspace: 0
	Employment Floorspace: 0
	Social Infrastructure: None
	Planning Designations: None
	Plan Phase: Local Plan Phase 1 – 2015 - 2020
	Planning Status: No current planning applications or permissions

	LP Site Number: 229
	Site Name: 713 Newbury Park (Holiday Inn) Newbury Park
	Investment and Growth Area: N/A
	Site Area (ha): 0.4
	PTAL: 3
	Ownership: Private
	How site was identified: SHLAA 2013
	Existing/ Previous Use: Hotel
	Proposed Use: Housing
	New Homes: 44
	Retail Floorspace: 0
	Indicative Floorspace: 0 Employment
Proposed Site Allocation Description: The site is proposed for redevelopment to housing, and offers a sustainable location for such use given its proximity to Newbury Park Station. Proposals should mitigate from noise and air quality issues arising from the proximity to A12.	Social Infrastructure: None
	Planning Designations: None
	Plan Phase: Local Plan Phase 2 – 2021 – 2025
	Planning Status: No current planning applications or permissions.

