APPENDIX A

Redbridge Local Plan
Authority Monitoring Report
2023-24
May 2025

Planning & Building Control

Contents

Executive Summary

Section 35 of the Planning and Compulsory Purchase Act 2004, (as amended by Section 113 of the Localism Act 2011) requires Councils to publish an annual monitoring report reviewing progress against a series of indicators to help assess the effectiveness of the Council's Local Plan.

This Authority Monitoring Report (AMR) is divided into 4 main themes for Promoting and Managing Growth, Promoting a Green Environment, Achieving Design Quality, and Protecting and Enhancing the Borough's Assets – there is also a final chapter on monitoring. There are a set of key performance indicators used to measure the Local Plan's performance relating to each of the four main themes and the subsequent data shows performance over the previous financial year.

Managing Growth – key data shows that during the 2023/24 reporting year there has been a small increase in the number of homes delivered. However, housing delivery remains low, and the number of commencements has decreased on the previous reporting period for 2022/23, which in turn effects the rate of completions and overall delivery

Promoting a Green Environment - positive steps have again been taken in nature conservation, as during the reporting period the council's Nature Conservation Team held a large number of volunteer workdays across the borough contributing over 3,273 hours of their time; 3,508 trees were planted, and 46,285m$_2$ of important conservation habitat were created, managed, or restored, and there has been no net loss of Sites Important to Nature Conservation (SINCs), or open space during the reporting period. Other data in this section shows that the levels of all monitored air pollutants across the borough are continuing to decrease, which has been the trend since 2016, due to the successful implementation of the Low Emission Zone (LEZ) and expansion of the Ultra Low Emission Zone (ULEZ) in London.

Achieving Design Quality – Redbridge Council continues to effectively apply design policies within the Local Plan to decide planning applications, including LP26: Promoting High Quality Design, LP27: Tall Buildings, and LP28: Advertising & Shopfronts, LP31: Basement Development, and LP32: Sustainable Design & Construction. Together these policies were used to decide more than 1800 applications during the reporting period.

Protecting and Enhancing the Borough's Assets – this section reports no net loss of Green Belt or Metropolitan Open Land during the reporting period, and was also no net loss of international, national, and local sites of nature conservation importance. It also reports on the use of Local Plan Policy LP34: 'Managing and Protecting the Borough's Green Belt and Metropolitan Land' in determination planning applications on sites within or adjoining the Green Belt, and the use of other Local Plan policies, including LP35 Open Spaces, LP39 Nature Conservation and Biodiversity and Policy LP37 Green Infrastructure.

In terms of monitoring, this year's AMR shows that during the 2023/24 reporting year Development Management targets for determining planning applications (65% of major and minor planning applications decided within statutory timescales) were exceeded again, although there was fall in performance for deciding major applications.

However, as with previous reporting years, the council continues to face major challenges in securing the delivery of new housing following many years of under delivery against regionally set housing targets, and apart from some successes, there remains important key challenges.

Redbridge has not delivered its annual housing target since 2006/07, and in 2023/24 Redbridge only met approximately 24% of its annual housing target (337 new homes of the annual target of 1,409 were delivered) and could not demonstrate a 5-year housing land supply.

Redbridge remains subject to a 'Presumption in Favour of Sustainable Development' (the Presumption) in relation to the determination of applications for new housing. The Presumption means that, when determining planning applications for housing, housing policies in the Local Plan are considered out of date and therefore limited weight can be applied to them.

Presumption in Favour of Sustainable Development greatly reduces the council's ability to drive forward its own clear vision for good growth and sustainable development, and it will be increasingly difficult to work with local communities to deliver the type of housing development that meets their needs, as expressed in the Redbridge Plan 2022-2026.

Section 1
Introduction - About the Authority Monitoring Report (AMR)

1.1 What is the AMR?

1.2 As stated in the executive summary, section 35 of the Planning and Compulsory Purchase Act 2004, (as amended by Section 113 of the Localism Act 2011) requires Councils to publish an annual monitoring report reviewing progress against a series of indicators to help assess the effectiveness of the Council's Local Plan.

1.3 The AMR is also used to assess the performance and effectiveness of Redbridge Council's planning policies in delivering the key objectives of the Local Plan, as well as wider corporate objectives. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the detail that the AMR must contain.

1.4 What is being monitored?

1.5 The monitoring period for this AMR is between 1 April 2023 to 31 March 2024. It provides information and data related to indicators in the monitoring framework set out in Appendix 3 of the Redbridge Local Plan (2015-2030).

1.6 This AMR is reporting on 56 indicators (where reliable data is available). Most of the data for each indicator has been included, but the report also highlights data that has been difficult to obtain or is too unreliable to include.

1.7 Redbridge Local Plan 2015-2030

1.8 The Local Plan was adopted at a meeting of the Full Council on 15 March 2018. It replaced the existing Core Strategy, Borough Wide Primary Policies, and Area Action Plans.

1.9 Partnership Working and Duty to Cooperate

1.10 Section 110 of the Localism Act requires co-operation between Local Authorities, County Councils, and a range of other bodies as integral to the preparation of planning policy. The Localism Act defines strategic matters as, *'...sustainable development or use of land that has or would have a significant impact on at least two planning areas, including sustainable development or infrastructure.'*

1.11 The Council has actively engaged with neighbouring authorities and relevant bodies over the monitoring and examination periods of their Local Plans, the

East London Joint Waste Plan, which Redbridge is currently developing with its East London Waste Authority (ELWA) neighbouring boroughs, as well as on topics requiring strategic cooperation, including Epping Forest Special Area of Conservation (SAC).

Section 2:
Theme 1 - Promoting and Managing Growth
(Local Plan Policies LP1-LP17)

2.1. **Strategic Objective 1**

2.2. The theme of Promoting and Managing Growth is the first of four Strategic Objectives set out in the Redbridge Local Plan (2018). The aim of Strategic Objective 1 is to harness growth and achieve sustainable patterns of development in the borough's Investment and Growth Areas (i.e., Ilford, Barkingside, Crossrail Corridor, Gants Hill, and South Woodford). It involves the implementation of Local Plan policies LP1-LP17, focused on housing, employment, and commercial uses.

2.3. The Redbridge Local Plan's key objective is to deliver up to 17,237 new homes for the Plan period (up to 2030), to meet housing needs and ensure diversity of housing types and affordable housing by delivering the annual housing target of 1,123 new homes. However, the new London Plan (2021) has set a higher housing target for the borough of 1,409 new homes per annum.

2.4. As set out in Strategic Objective 1, growth in Redbridge will respect the character of built heritage and neighbourhoods in the borough and help improve the health and wellbeing of Redbridge's population through good spatial planning.

2.5. Further aims are to increase the capacity and quality of Strategic Industrial Locations (SIL) and encourage investors to maximise employment opportunities in the borough; maintain an appropriate mix of town centre uses in Ilford Metropolitan Town Centre, the District Centres, and local Neighbourhood Parades; and ensure that employment opportunities are accessible to all.

2.6. **Performance of Indicators and Targets for Housing, Employment, and Commercial Uses**

2.7. **Housing Delivery Indicators**

2.8. The housing delivery indicators aim to monitor how the borough is performing in delivering housing and bridging the gap between targets and need.

> **Housing Indicator 1: net additional dwellings for the current year (2021-2022)** - delivering a minimum of 1,409 new dwellings per year.

2.9. Redbridge completed **337 net additional dwellings during 2023-2024**, around 23.91% of the target for that year of 1,409. This is an increase in delivery on the previous year for 2022/23, which was 224 net additional dwellings delivered (20% of the minimum target). Table 1 below gives a breakdown of the 337 dwellings that were delivered.

Table 1: Breakdown of housing delivery/completions for 2023/24

Housing Completion Type	Completions Figure 2023/24
New Build	188
Conversion	55
Change of Use	61
Other Gains and Loses	36
Demolitions	- 3
Total	**337**

2.10. Figure 1 below shows housing approvals and completions since 2007, indicating that over the previous three financial years (between 2021-2024), **Redbridge delivered just 20% of its housing delivery target (848 dwellings)**.

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

2.12. There were 433 planning permissions granted for housing during 2023/24 from 3,382 in 2022/23. The large number of permissions in 2022/23 was due to approvals for 8 development schemes above 50 units, of which the Tesco Goodmayes development was the largest (1,280 units).

Figure 1: Housing approvals 2007-2023

Housing Approvals and Completions 2007-2024

Legend: Net housing planning permissions · Net housing completed · Housing Target · Deficit of completions against target

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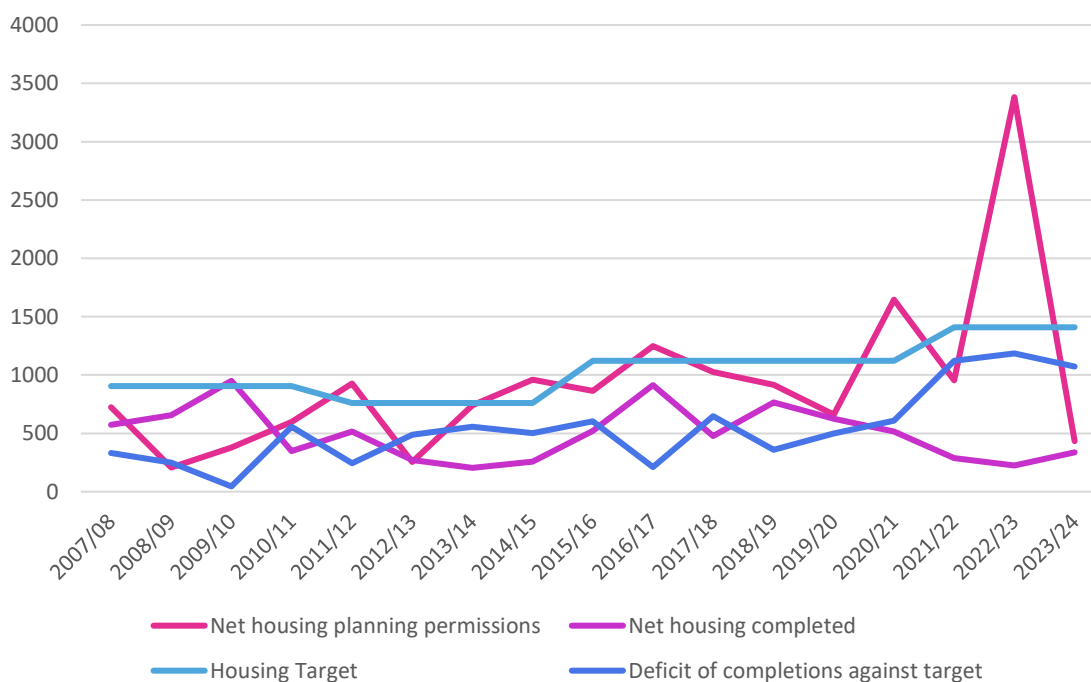
Housing Indicator 2: net additional dwellings over the previous five-year period or since the start of the relevant Local Plan period, whichever is the longer.

2.13. Figure 2 below illustrates the number of net additional dwellings delivered in Redbridge for the previous 5-years (between 2019 and 2024) which is **1,987 completions**. This figure represents approximately **30.69%** of the overall minimum housing delivery target for that 5-year period (6,473 dwellings), based on the annual housing target of 1,123 dwelling completions per year between 2019/20 and 2020/21, and 1,409 dwelling completions per year between 2021/22 and 2023/24. The shortfall in delivery for the same period is **4,486 dwellings**.

Figure 2: Housing completions 2019 - 2024

Housing completions delivered 2019-2024

1,987

4,486

■ Completions delivered 2019-2024 ■ Under delivery 2019-2024
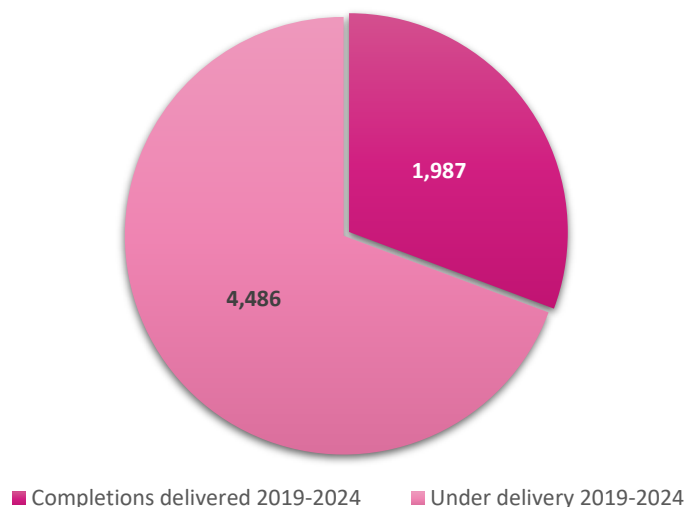
> **Housing Indicator 3: Projected net additional dwellings up to the end of the relevant Local Plan period or over a ten-year period from its adoption, whichever is the longer.**

2.14. The projected number of additional dwellings up to the end of the Local Plan period is **4,683**. This is for the period from 2023/24 to 2030 and is based on the 5-Year Housing Land Supply from 2023 to 2028, yearly housing projections based on the housing pipeline, and windfall projections until the end of the adopted Local Plan period. Figure 3 below shows 10-year projections for 2023/24 - 2033/34, which is **15,304 additional dwellings**.

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

Housing Projections 2023/24-2033/34

Legend: Ilford, Crossrail, Gants Hill, South Woodford, Barkingside, Rest of Borough, Windfall
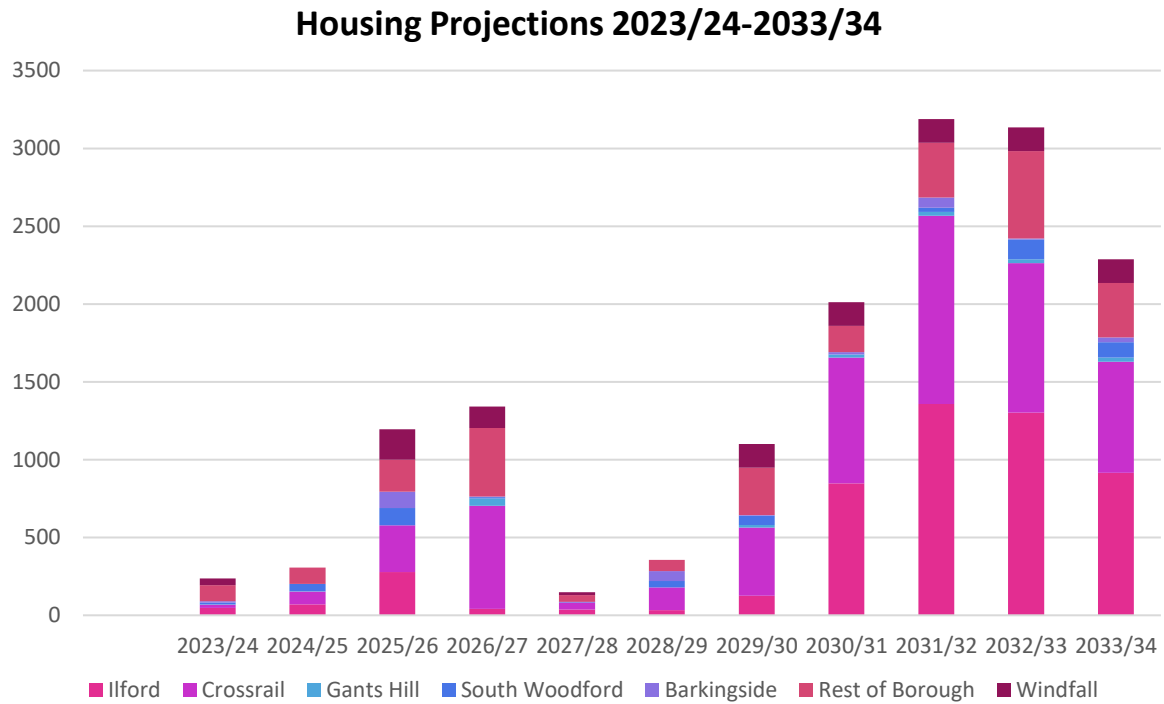
Housing Indicator 4: The annual net additional dwelling requirement.

2.15. The minimum annual net additional requirement or housing target for Redbridge during the 2023/24 period was 1,409 dwellings per year. As shown in Figure 4 below, at 337 dwellings the delivery for 2023/24 is an improvement on delivery since 2021/22, but still a very low return within the previous 5 year period. The annual target has not been met in the borough since the start of the Local Plan period.

Figure 4: Housing delivery for the previous 5-year period.

Planning Delivery 2019-2024
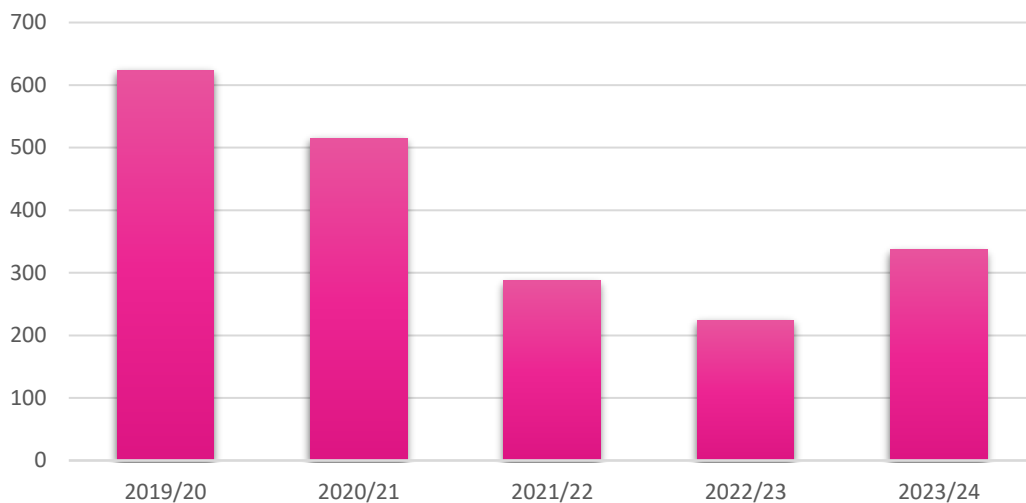
Housing Indicator 5: Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to the previous year's performances.

2.16. Due to low performance in the years since the start of the Plan period (2015-2024), to make up for the shortfall in delivery Redbridge would need to deliver an average of **2,420** dwelling completions per year (annual regional requirement from 2024/25 to 2028/29) to achieve the 10-year London Plan target of 14,090 homes (set by the Mayor for the 2019/20 -2028/29 period). This is based on the London Plan target for Redbridge of 1,409 new dwellings each year, plus an additional 1,011 new homes each year to make up for the cumulative shortfall in previous years. The total shortfall for the 10-year period is spread equally year-on-year throughout the length of the remaining Plan period.

2.17. The number of planning permissions for dwellings that have not been commenced during the reporting period was **3,582** (permitted but not started) at the date of 31/03/2024). This is approximately 11 times the number of completions delivered for 2024/24, and points to housing development schemes with permission not being started early enough by developers.

Figure 5: Number of non-commenced dwelling approvals

Housing delivery 2023/24

337

3.582

■ Number of completions delivered ■ Number of permissions not commenced
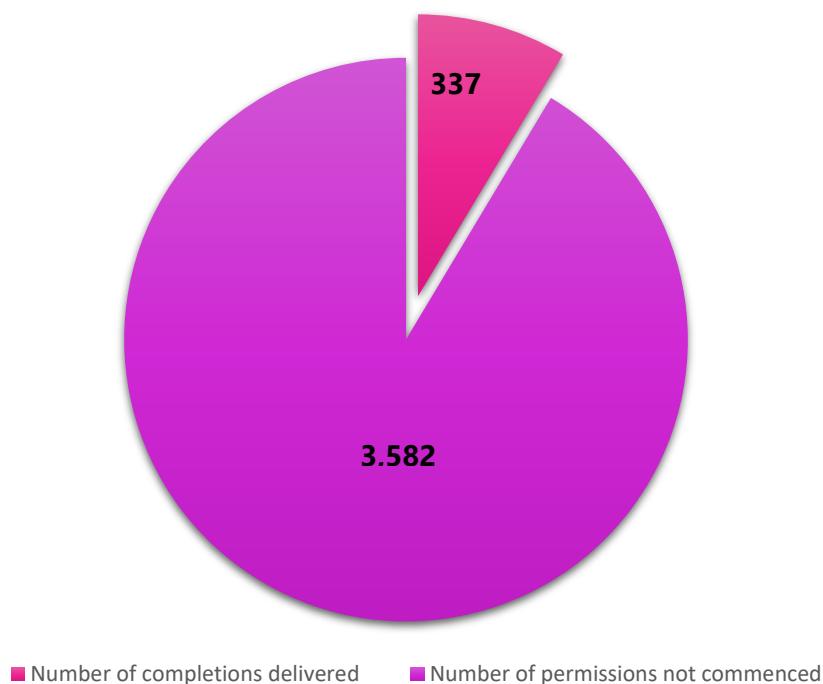
Housing Indicator 7: Number of dwelling units under construction.

2.18. There were **1,270** new dwellings under construction at the 31/03/2024, including homes commenced during that year and in previous years. This is far higher than the number of homes that were actually delivered (337), but lower than homes under construction for the previous reporting year for 2022/23 (2,525).

Housing Indicator 8: Number of dwelling units started.

2.19. For the financial year 2023/24, the number of dwelling units started during the reporting period is 1,083 (commenced between 01/04/2023 and 31/03/2024), which has decreased on the figure for 2022/23 (1,932). A low rate of starts has a negative impact on build out rates (completions) so a decrease on the previous year is a negative indicator in terms of delivery for the next AMR reporting year.

2.20. Figure 6 below shows varying results regarding current extant permissions/housing pipeline and starts and completions during 2023/24. The number of units delivered during 2023/24 was 337, up on the previous

year (224 in 2022/23). However, overall units under construction has fallen to 1,083 in 2023/24 (1,932 in 2022/23**)**.

Figure 6: Number of dwelling units started.

Number of Dwelling Units Under Construction 2023/24

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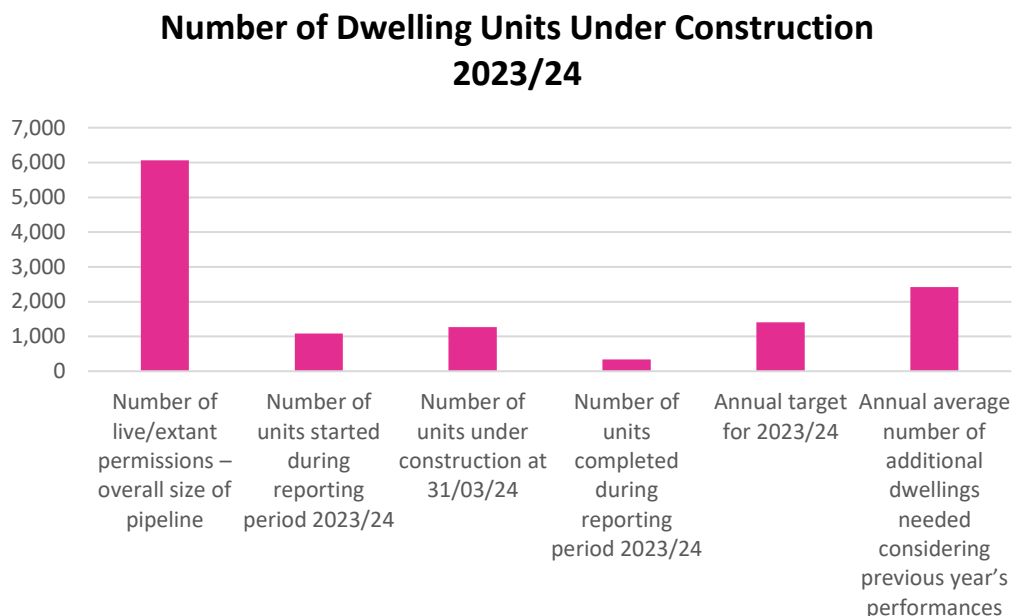
Housing Indicator 9: Number of Affordable housing completions in all new developments.
Target: Delivering at least 35% or 393 new affordable homes per year.

</div>

2.21. The number of affordable housing completions in all new development for 2023/24 is 26, down from 2022/23 when 31 affordable homes were delivered. This figure represents approximately 8% of the total number of housing completions (337), but only around 2% of the annual target of 1,409 dwellings per year. 393 new affordable homes per year is sought in the Redbridge Local Plan Policy LP3 'Affordable Housing', which is 35% of the previous annual target of 1,123 homes per year. However, the annual target has risen to 1,409 new homes per year and in order to achieve 35% affordable housing delivery Redbridge should now seek 493 affordable homes per year. This year Redbridge has delivered just 5% of that target.

2.22. Table 2 below shows the performance in affordable housing delivery for 2023/24. The number of completions for the period is small, partly because housing delivered through permitted development rights (such as office to residential change of use) and schemes under 10 dwellings do not provide affordable housing.

Table 2: Housing delivery 2023/24

London Living Rent	Affordable Rent (nor London	Indeterminate affordable tenure	Affordable % of annual target

	Affordable Rent benchmark)		
0	24	2	2%

2.23. The overall figure for new build dwellings/completions for 2023/24 is **188 dwellings** (Table 1 above shows the breakdown of total completions for 2023/24). The overall figure for M4(2) accessible dwellings delivered for 2023/24 is **170** (confirmed as M4(2) compliant), **130** of which are new build dwellings, **1** is change of use, and **8** are conversions, with **15** extensions. A further **16** are indeterminate.

2.24. The overall figure is higher than the previous year in 2022/23, where 47 M4(2) dwellings were delivered and 42 of those were within new build. The overall percentage of delivery of M4(2) dwellings in new build is around **69%**, this is low as within Local Plan Policy LP32: 'Sustainable Design and Construction' the target is 90% (169 out of 188 new build).

2.25. In terms of M4(3) dwellings, the number delivered within new build is **27** (confirmed as M4(2) compliant) - **18** are new build, **6** conversions, **2** extensions and **1** indeterminate. This contributes 9.57% of all new build delivered in 2023/24, which is just below the required level of 10% as set out in Local Plan Policy LP32.

2.26. These figures show that delivery of M4(2) and M4(3) accessible dwellings in new build for 2022/23 is up in terms of numbers delivered when compared to the previous AMR reporting year for 2023/24, but still below required thresholds.

Figure 7: M4(2) and M4(3) dwellings for new build

Number of accessible (M4(2)) and wheelchair accessible (M4(3)) dwelling delivered 2023/24
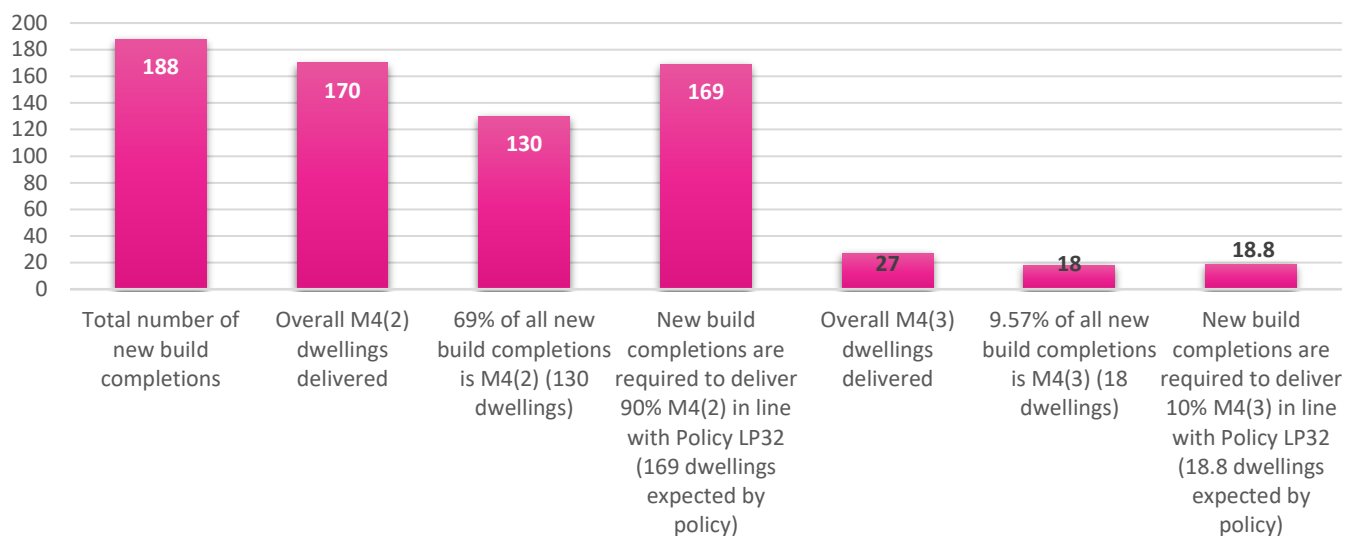
<table>
<tr><td>Housing Indicator 12: Number of dwelling conversions.
Target: Resisting the loss of larger family sized housing in the boroughs housing stock.

Housing Indicator 13: Number of new Buildings in Multiple Occupation.
Target: Resisting the loss of larger family sized housing in the boroughs housing stock.</td></tr>
</table>

2.27. During the 2023/24 reporting period 4 homes were affected by the completion of conversions of which 2 family homes were lost via flat conversions, and 2 family homes converted to HMOs. Local Plan Policy LP6: 'Dwelling Conversions, Houses in Multiple Occupation and Buildings in Multiple Residential Occupation' provides criteria that has the effect of restricting opportunities for new flat conversions.

2.28. Regarding houses in multiple occupation (HMOs), 32 small HMOs and 2 large HMOs were approved during the reporting period.

<table>
<tr><td>Housing Indicator 14: Dwelling completions by tenure and number of bedrooms.
Target: affordable tenure split - 60% social rented/affordable rented and 40% Intermediate. At least 50% of housing completions to have 3 or more bedrooms.</td></tr>
</table>

2.29. Of the **337** dwellings completed during the period for 2022/23, they can be broken down as follows:

Table 3: Dwelling completions (Not recorded primarily relates to Certificates of Lawful Use (Existing) where the number of bedrooms was not recorded)

Type of scheme	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Not Recorded	Total
Market Sale	16	118	78	28	2	-1	0	64	**305**
London Living Rent	-	1	0	1	0	0	0	0	**2**
Affordable Rent	-	8	12	7	3	0	0	0	**30**
TOTALS	**16**	**127**	**90**	**36**	**5**	**-1**	**0**	**64**	**337**

Figure 8: Dwelling completions by tenure

Dwelling Completiond by Tenure 2023/24
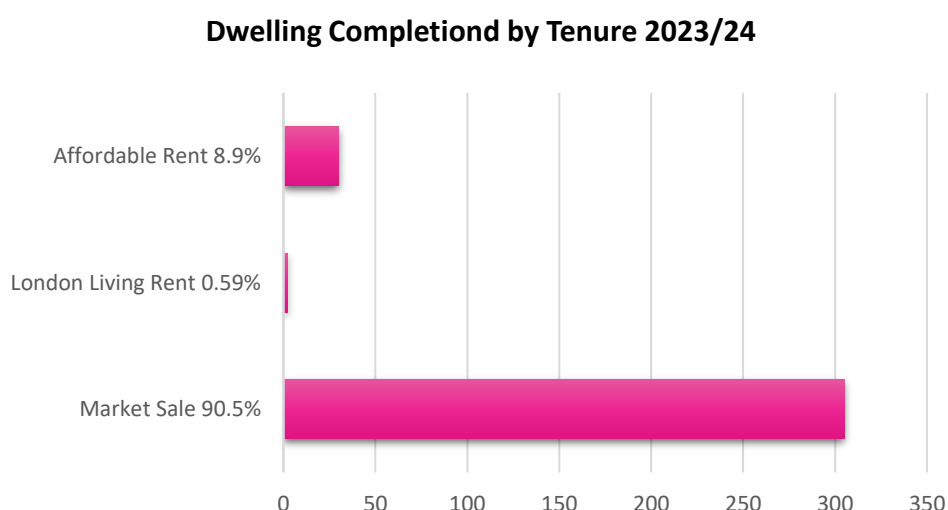
Housing Indicator 15: Percentage of new and converted dwellings on previously developed land.

2.30. For the 2023/24 period, of the 337 net additional dwellings delivered in the borough, 96.7% (326 of 337 net additional dwellings) were on previously developed land (PDL). Of these, 11 were on non-previously developed land, comprising of developments on garden land not previously developed.

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

Dwellings delivered on previoiusly developed land 2023/24
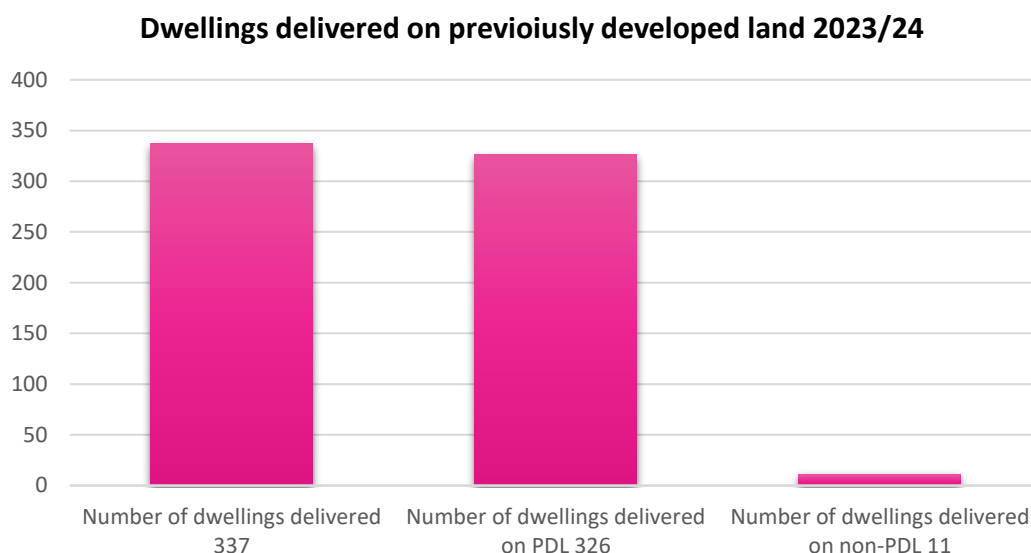
Housing Indicator 16: Number of specialist accommodation units
Targets:
  i.   approved
  ii.   completed by type

2.31. There were no specialist accommodation units completed in Redbridge during the period 2023/24 for rough sleepers with specialist communal facilities. There was no net change in care homes (1 loss and 1 gain of C3b supported living), and no change in Gypsy and Traveller pitches.

2.32. Outer Northeast London Strategic Housing Market Assessment (2016) sets an annual figure of 108 additional specialist units for older people by 2032, but states that this need should be considered in partnership with other agencies.

Housing Indicator 17: Percentage of new dwellings completed with densities in dwellings per hectare:
Targets:
  i.   Below the London Plan density range;
  ii.   Within the London Plan density range; and
  iii. Above the London Plan density range
  iv.   Average density of residential approvals
  v.   Average density of residential completions

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

Housing Indicator 18: Number of empty properties brought back into use.
Target: Net reduction in the number of empty properties.

2.34. During 2023/24 **107** privately owned homes that were empty for more than 6 months were brought back into use following Council intervention – the annual target for the council is **100**. Of those 107, **58** were empty for more than 12 months and up to 2 years, and **29** were empty more than 2 years. The annual target number for bringing homes empty for 12 months back into use is 20 (these typically require more substantial engagement and are more likely to need renovations).

2.35. Figure 10 provides a visual representation of the current trend in comparison to data from the previous years. The figures from the 2020/21 and 2021/22 Authority Monitoring Reports (AMR) reflected a decline, primarily due to the pandemic impacts and national trends. However, since 2022/23, there is a positive trajectory, indicating a recovery and bringing the figures closer to the annual target.

Figure 10: Empty properties

Number of empty properties brought back into use 2014-2024

Year	Number
2023/24	107
2022/23	103
2021/22	94
2020/21	62
2019/20	106
2018/19	120
2017/18	71
2016/17	107
2015/16	109
2014/15	71
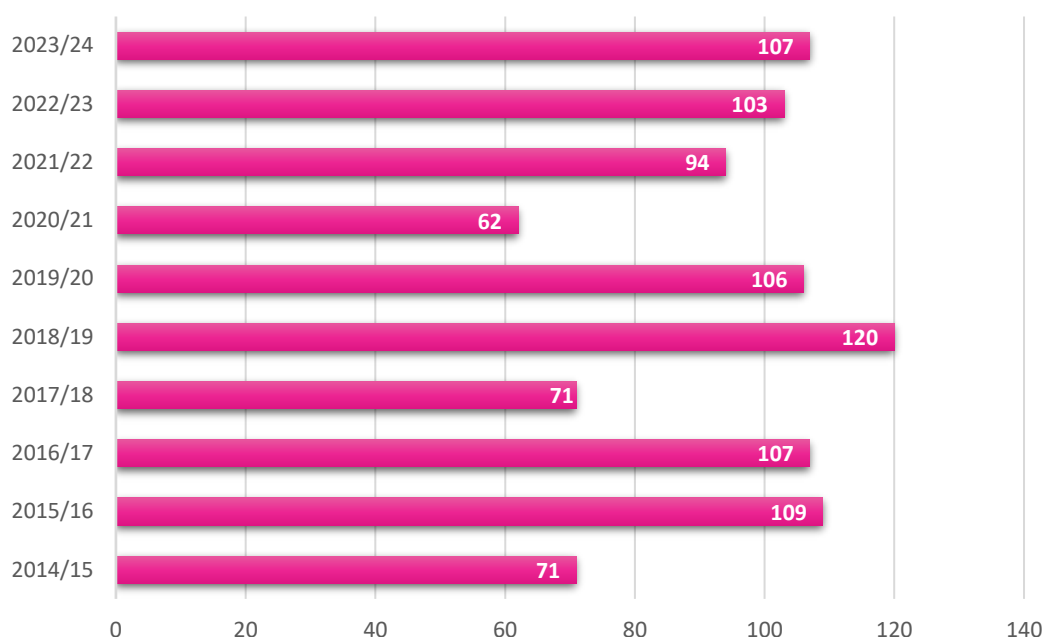
2.36. **Employment Indicators**

> **Employment Indicator 1: Amount of employment land lost to development**
> Target: No more than 14.45 hectares of industrial land to be released from employment use over the plan period.
>
> **Losses of employment land in:**
> i. **development/regeneration areas and**
> ii. **town centres**

2.37. During the 2015-2023 period (beginning with the start of the current Local Plan), there has been an overall loss of **28,343.76m2** or **2.6ha** across B1, B2, and B8 employment land floorspace.

2.38. During the 2023/24 monitoring period, there was an overall net loss of **3684.1m2 or approx. 0.24ha in employment land,** all of which was non-designated employment land. The most significant losses in this period consisted of the Development at 42 to 48, High Road, South Woodford, and the Development At Orion House 104 to 106, Cranbrook Road, Ilford.

2.39. There was, however, a considerable gain of 377m2 during this period, comprising of a single development at Hainault Forest Country Park And Fox Burrows Farm.

2.40. Local Plan Policy LP14: 'Stimulating Business and the Local Economy' plans for an overall managed release of **14.45ha** of out of date and underperforming non-designated employment land (including industrial

land) over the plan period (2015-2030) to encourage a more effective and efficient use of such land.

Figure 11: Employment land lost to development 2015-2024.

Amount of Employment Land Lost to Development 2015 - 2024

Non-designated employment land lost during the monitoring period	0.24
Overall losses to the during the plan period so far (2015 - 2024)	2.84
Planned losses for non-designated employment land durin the plan period (2015- 2030)	14.54

Employment Land in Hectares (ha)
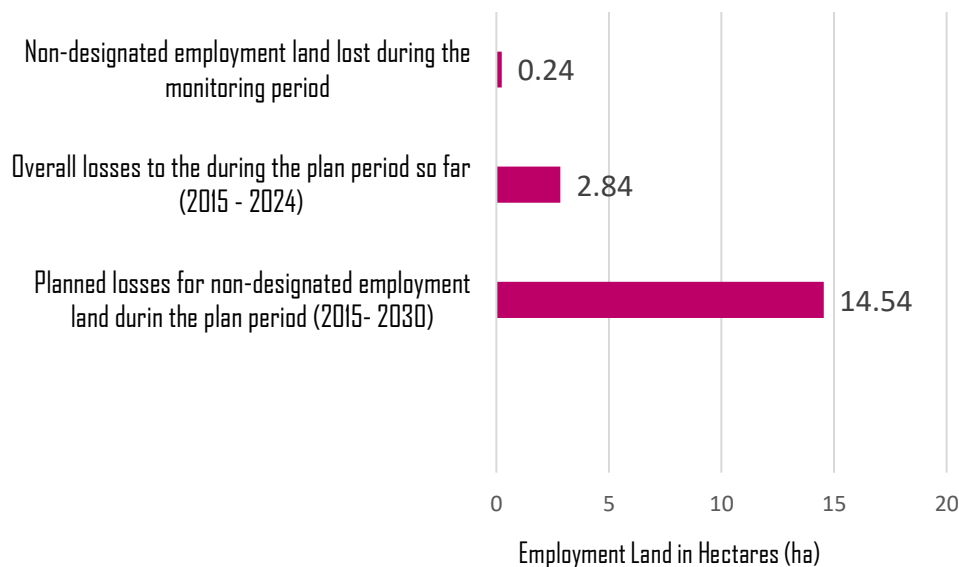
Employment Indicator 2: Amount of floorspace developed for employment by type, by Investment and Growth Area.

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

Table 4: Amount of floorspace by employment type on previously developed land.

Planning Reference Number	Address	Type	Investment/ Growth Area
5211/18	Development At Hainault Forest Country Park And Fox Burrows Farm, Fox Burrow Road, Chigwell	Use Class B1c	N/A

Employment Indicator 4: Employment land available by type.

2.38. At the end of the 2023/24 monitoring year, the total available designated employment land remained at 228 hectares. This figure is unchanged from the previous year, as no allocated sites were added or removed.

2.39. Retail and Commercial Indicators

> **Retail Indicator 1: Amount of completed retail, office, and leisure development.**
> Target: Facilitating business growth in the borough with the provision of a minimum of 21,206m2 of new B1 space for SME's.
> Making provision for a minimum of 23,911sqm of comparison retail floorspace by 2030.
> Making provision for a minimum of 8,562sqm of convenience retail floorspace by 2030.

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

2.41. During the period 2023/24, there were **6 completed retail development schemes**. Table 5 shows the completed schemes.

Table 5: Completed Retail Development in 2023/24

Application Ref	Address	Description
0833/24	Development at 90, Snakes Lane East, Woodford Green	Part change of use of ground floor from retail (A1) to combined retail/residential (A1/C3) Includes one 1-bedroom self-contained flat with associated refuse and amenity space
2286/23	Development At 397 To 401, High Road, Woodford Green	Variation of Condition 2 and Condition 15 of approved planning permission 0249/21. Amend access and entrance to the ground floor and reconfiguration of the internal layout. Includes 154.0 square meters of flexible commercial (Class E) floor space at ground floor.
2072/20	Development Site At 2, Shenfield Road, Woodford Green	Part change of use of ground floor from retail (A1) to combined retail / residential (A1/C3) to include one 1 x bedroom self-contained flat with associated refuse and amenity space. Internal alterations. Alterations to fenestrations. (Summary).
3386/20	18, Kilmartin Road, Goodmayes, Ilford, IG3 9PF	Subdivision of ground floor retail unit into two retail units. First floor rear extension. Loft conversion with rear dormer and four front roof lights. Subdivision of first floor residential unit to create 2x three-bedroom self-contained flats. Internal alterations. Alterations to fenestrations. (Summary).

Application Ref	Address	Description
2364/15	Development Site 567 To 571, High Road, Seven Kings, Ilford	Demolition of existing buildings. Erection of a mixed use development comprising of 35 residential units and ground level commercial use in a 9 storey building (8 stories are above ground level), with bicycle and bin store and associated parking and landscaping (Summary).
3209/20	Development Site At 137, Beehive Lane, Ilford	Demolish existing structures. Erection of a four storey building containing mix use retail units and two self-contained flats at ground level and seven self-contained flats at upper levels with associated cycle storage, refuse / recycling and amenity apace. (Summary).

2.42. There were **two** completed office developments during the monitoring period

Application Ref	Address	Description
2615/20	Development At 309 And 309a, Ley Street, Ilford	Change of use of ground floor from dwelling house to 1 x A2 office and 1 x A1 shop. Change of use of first and second floors of dwelling house to small HMO (C4). Alterations to fenestrations. (summary)
3510/22	219A, Somerville Road, Chadwell Heath, Romford, RM6 5AT	Change of use from office to a live/work unit with associated cycle parking and waste storage. (Summary)

2.43. There was **one** completed leisure developments during the monitoring year.

Application Ref	Address	Description
2615/20	Development At Hainault Forest Country Park And Fox Burrows Farm, Fox Burrow Road, Chigwell	Change of use of ground floor from dwelling house to 1 x A2 office and 1 x A1 shop. Change of use of first and second floors of dwelling house to small HMO (C4). Alterations to fenestrations. (summary)

2.44. Local Plan Policy LP14: 'Stimulating Business and Local Economy' aims to provide 21,206m2 of new purpose built modern flexible office and business accommodation for employment purposes to accommodate small and medium enterprises (SME) within Class B1 in the borough up to 2030. The period for 2022/23 showed **a net loss of 2,717.1 in B1 floorspace (now Class E)** and **overall** represents low performance with regard to the target set out in Policy LP14. If this trend continues the required levels of business growth for SME will not be met.

Retail Indicator 2: Amount of completed retail, office, and leisure development in town centres.
Targets: Provision of new community infrastructure in a timely and efficient manner in appropriate locations to support population, housing, employment, and economic growth, in accordance with Appendix 2 of the Local Plan and the Infrastructure Delivery Plan.
Enhancing the quality of Ilford's retail offer more benefitting its Metropolitan Town Centre Status Increasing the numbers of bed spaces (visitor accommodation) in the borough to help promote Redbridge as a destination for leisure and tourism.

2.45. The table below shows the completed retail, office, and leisure development in town centres during the monitoring period.

Table 6: Amount of completed retail office and leisure development in town centres

Planning Reference Number	Use	Town Centre	Floorspace
0833/24	Retail		
			Total: 1,557.1 m2

2.46. There were no office or leisure developments in town centres completed during the monitoring period.

Retail Indicator 3: Numbers of hot food takeaways, betting shops, shisha bars, and payday lenders within each local / town centre.
Targets: Enhancing the quality of Ilford's retail offer more benefitting its Metropolitan Town Centre Status.

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

Figure 12: Number of hot food takeaways and betting shops 2023/24

Number of Hot Food Takeaweays and Payday Loan/Betting Shops 2023/24
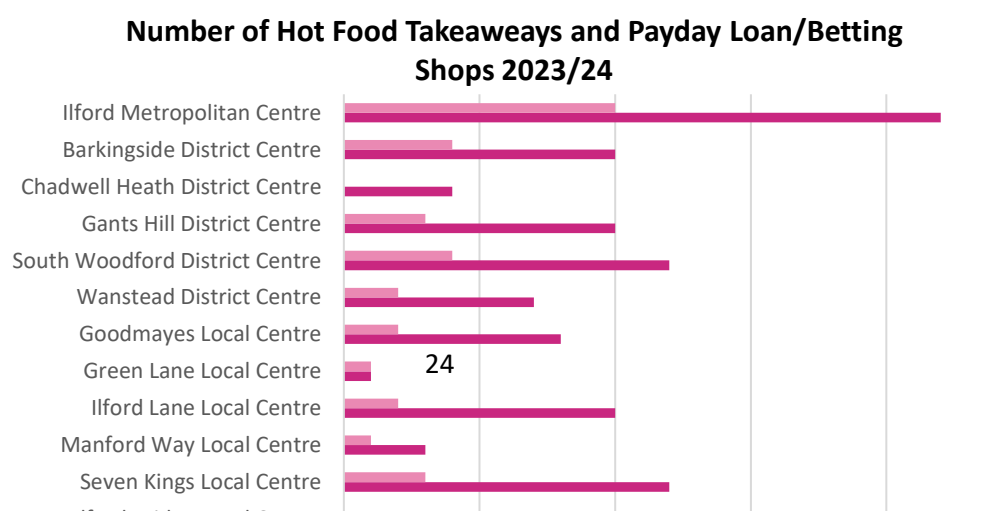
2.48. During the monitoring period, there were no hot food takeaways or payday loan shops recorded in Woodford Bridge local centre and no payday loan/betting shops recorded in Chadwell Heath.

> **Leisure & Tourism Indicator 1: Number of hotels in borough.**
> Increasing the numbers of bed spaces (visitor accommodation) in the borough to help promote Redbridge as a destination for leisure and tourism.
>
> **Leisure and Tourism 2 Indicator: Number of new hotels, guest houses and spaces.**

2.49. There was a total of **74** existing hotels, guest houses, and hotels/motels in Redbridge during 2023/2024.

2.50. There were two new hotel related schemes completed during the monitoring period, as set out in the table below:

Table 7: Hotel schemes completed 2023/24

Planning Reference Number	Address	Description
2047/21	9, Cavendish Gardens, Cranbrook, Ilford, IG1 3EA	Use of house as annex to Park Hotel. (summary)
0124/19	Cranbrook Plaza, 62 64, Cranbrook Road, Ilford	Change of use of the first floor from Educational premises (D1) and rest of the building from large residential HMO (Sui Generis) to hotel (C1) with minor external alterations at 62-64 Cranbrook Road IG1 4NH (Summary)

Section 3:
Theme 2 - Promoting a Green Environment
(Local Plan Policies LP19-LP25)

3. Strategic Objective 2

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

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

3.3 Transport Indicators

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

3.4 Figures13 and 14 show employment data obtained from Transport for London's (TfL) online Time Mapping tool Web CAT for 2018/19, 2019/20, 2020/21, 2021/22, 2022/23, 2023/24. The graphs show the estimated number of jobs in London and the Southeast that are within a 45-minute journey from local and town centres in Redbridge.

3.5 The figures in the graphs indicate an increase every year in the number of jobs within the 45-minute public transport journey timeframe from each of the centres. The 2020/21, 2021/22, 2022/23, 2023/24 data use the 2031 forecasts from TfL and the previous year's use the 2021 forecasted data. There has been no change in the forecasted data since 2020/21.

3.6 It should be noted that during the monitoring period the Elizabeth Line became fully operational which adds approximately 1.5 million people across London and the wider Southeast to the 45 minute commute catchment of major employment centres in Greater London.

Figure 13: Jobs within reach to London via public transport within 45 minutes
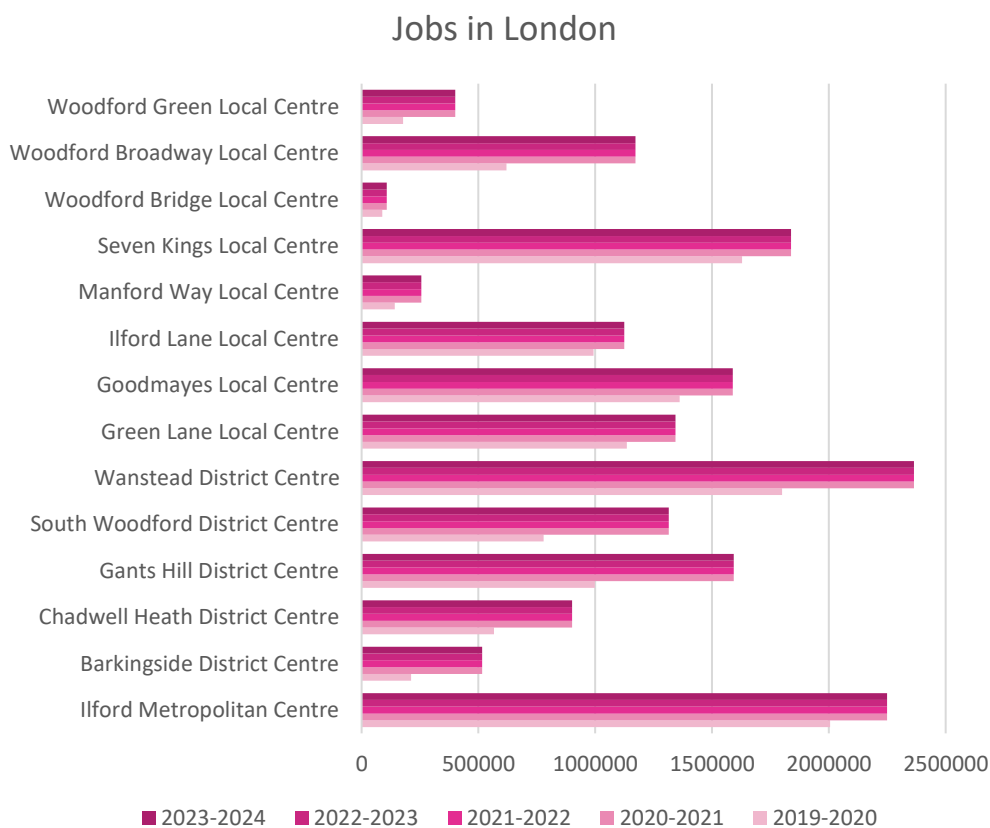
Jobs in London

Figure 14: Jobs within reach to London and the Southeast via public transport within 45 minutes

Jobs in London and the Southeast

Legend: ■ 2023-2024 ■ 2022-2023 ■ 2021-2022 ■ 2020-2021 ■ 2019-2020 ■ 2018-2019

Categories (top to bottom): Woodford Green Local Centre, Woodford Broadway Local Centre, Woodford Bridge Local Centre, Seven Kings Local Centre, Manford Way Local Centre, Ilford Lane Local Centre, Goodmayes Local Centre, Green Lane Local Centre, Wanstead District Centre, South Woodford District Centre, Gants Hill District Centre, Chadwell Heath District Centre, Barkingside District Centre, Ilford Metropolitan Centre

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

3.7   Figure 15 below maps residential completions during the reporting period within a 30-minute public transport journey of GPs, A&E departments, primary schools, secondary schools, employment areas, and major retails centres.

Figure 15: New residential development completed within a 30-minute public transport journey of key infrastructure 2023/24

New Residential Development in LB Redbridge (1 April 2023 - 31 March 2024)

Net Gain
(no. of residential completions)
— 40
— 20
— 1

Amenity
- Primary Schools
- Secondary Schools
- A&E
- GP Surgery
- Retail Centre
- Employment Areas

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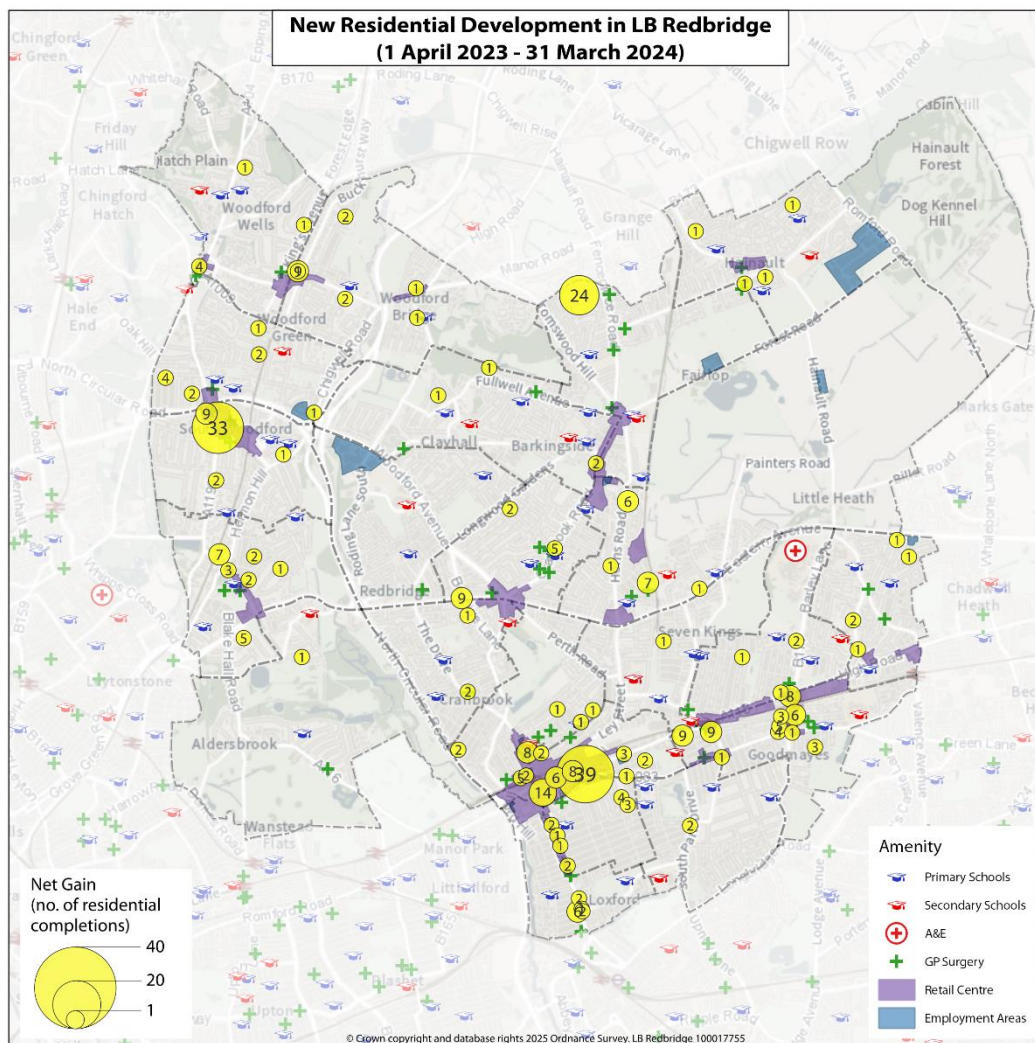
Transport indicator 3: Amount of completed non-residential development within Use Class Orders (UCOs) A, B and D complying with car-parking standards set out in the local Plan.
Target: Maintain at least 50 per cent of net B1 additional floorspace in PTAL Zones 5-6. Promoting walking, cycling, and use of public transport.

3.8   During the period for 2023/2024, the council granted/deemed lawful **11 non-residential developments** which comply with the parking standards policy in the Local Plan and London Plan. Of those 11 developments, **none** are recorded as complete, however 1 is under construction as of 03/01/2025.

3.9   **Open Space Indicators**

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

3.10   Figure 16 shows a total of **9** sites in Redbridge which were managed to Green Flag standard again in 2023/24. These sites were the same as in the previous reporting year, including Valentines Park, South Park, Goodmayes Park, Ilford War Memorial, Elmhurst Gardens, Clayhall Park, Seven Kings Park, Claybury Park, and Hainault Forest. The total area covered by the 9 sites is **313.016 hectares**. There has been no change to this indicator since previous years.

Figure 16: Maps the 9 Green Flag sites across the borough
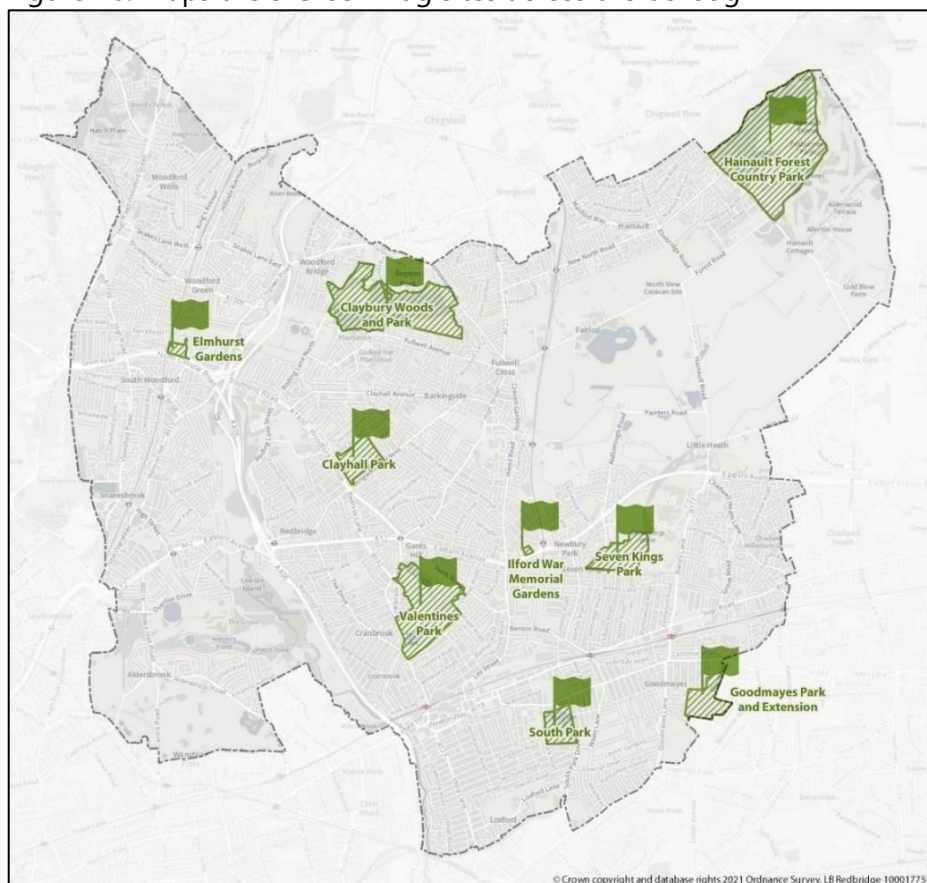
3.11   **Biodiversity Indicators**

> **Biodiversity Indicator 1: Change in areas and populations of biodiversity importance, including:**
>   i.   **Change in priority habitats and species (by type); and**
>   ii.   **Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance**

3.12   Redbridge Council has taken a number of positive steps in nature conservation during the reporting period which have mainly been delivered by Vision RCL. In 2024, the Nature Conservation Team held 128 volunteer

workdays across Redbridge which involved 66 volunteers contributing over 3,273 hours of their time.

3.13 3,508 trees were planted, and 1,059 bags of litter were picked from parks and green spaces. 46,285m2 of important conservation habitat were either created, managed, or restored. New habitats that were created included, hedgerows, wood piles and wildflower meadows

3.14 There were 39 Ranger led events with 469 attendees in total, and 366 school children attended on school visits.

3.15 56 surveys were undertaken to understand baseline species data and to monitor the success of habitat management, in addition to weekly butterfly transects that recorded 394 butterflies from 21 different species at Hainault Forest, between June and September.

3.16 Figure 17 contains data obtained from Greenspace Information for Greater London CIC (GiGL) revealing that 99 different priority species were recorded in Redbridge during 2023/24, which was increase of 32 from the previous year. (This difference may be attributable to missing data sets and inconsistencies in identifying and recording species. The season in which the survey was conducted also makes a difference to the number of species.)

3.17 The period for 2023/24 saw a vast increase in the recorded number of flowering plants, invertebrates, mammals and birds. This is likely attributable to the season of the survey. There was a decrease in the numbers of fish, amphibians and fungi.

Figure 17: Priority species data obtained from GiGL.

Priority species from 2019-2024

Legend: 2019/20, 2020/21, 2021/22, 2022/23, 2023/2024
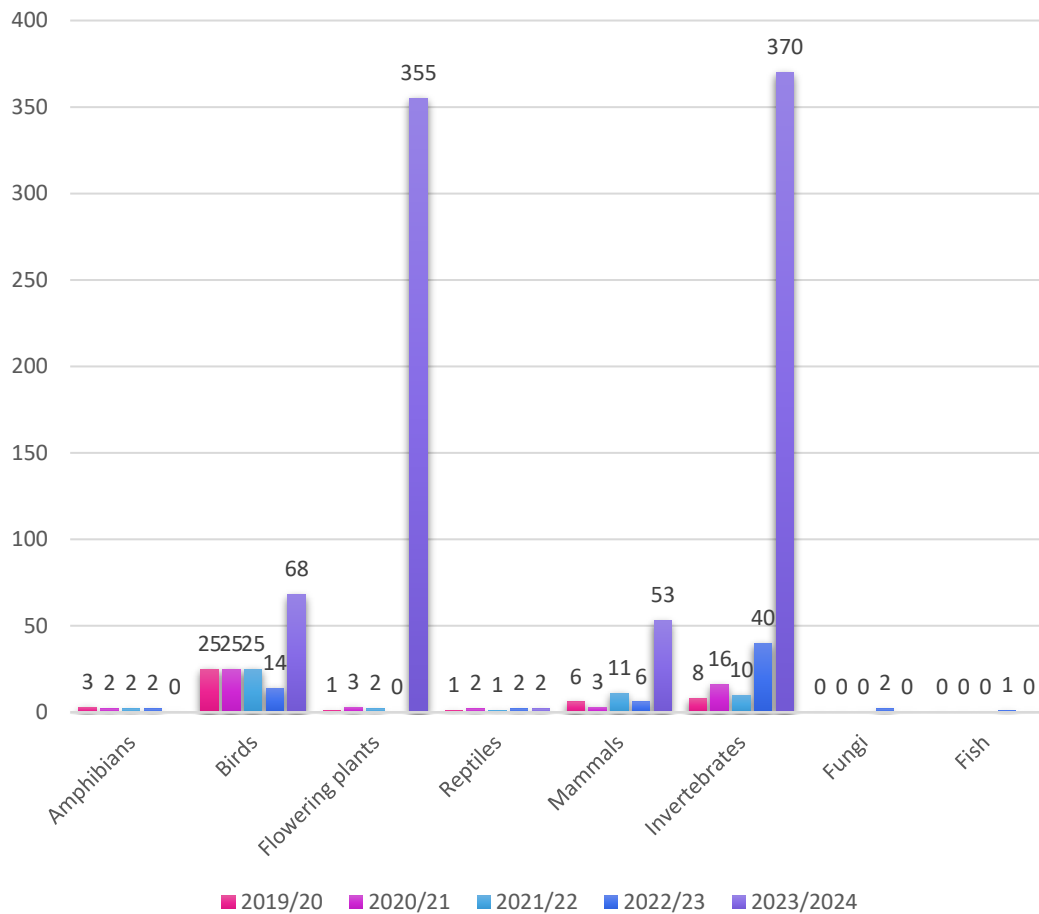
Figure 18: Numbers of GiGL species records for the financial years up to 2023/24:

Numbers of GiGL Species records for financial years up to 2023/24

	2012/13	2016/17	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
All species	4110	3347	2476	41409	1509	762	2798	29702
Designated species	4068	1271	915	728	360	229	338	849
LISI species	39	28	21	895	39	16	10	432

Legend: All species, Designated species, LISI species
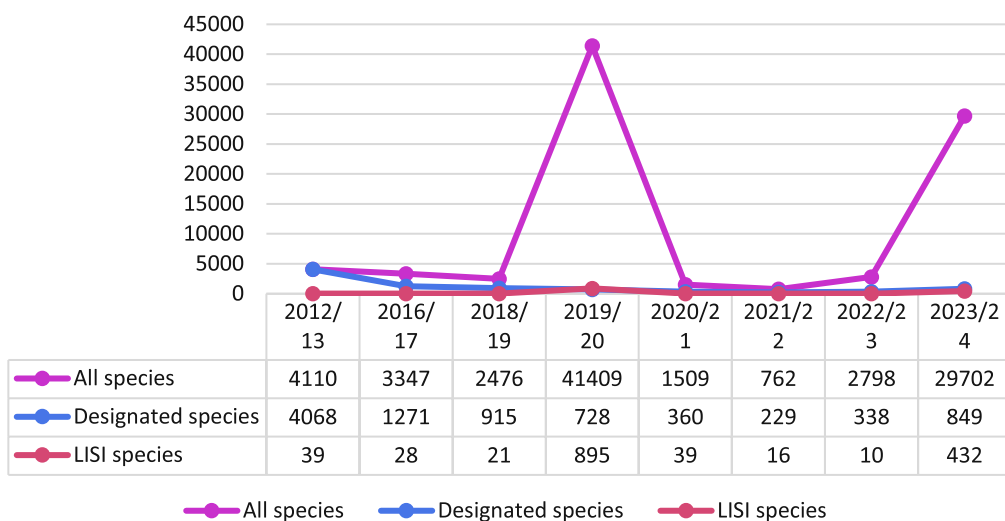
Figure 19: Total number of individual species that the records represent:

Total number of individual species the records represent

	2012/13	2016/17	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
All species	307	493	178	339	379	269	629	1355
Designated species	94	93	49	50	51	51	67	99
LISI species	8	10	4	16	9	7	6	19

All species   Designated species   LISI species
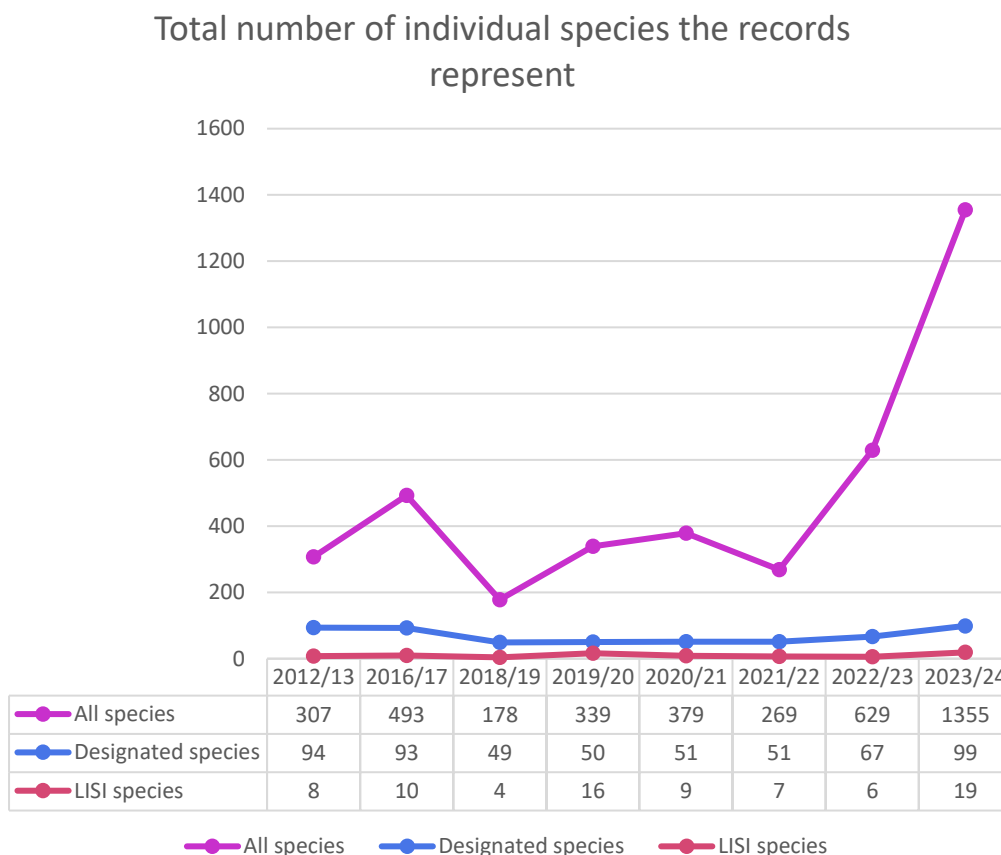
3.18 There has been **no net loss of Sites Important to Nature Conservation (SINCs),** and there was also **no net loss of open space** during the reporting period. Figure 20 below captures some more important statistics for species and nature conservation in the borough for the 2024 period and shows the information captured in the paragraphs above.

Figure 20: Nature Conservation Review for 2024

NATURE CONSERVATION 2024 REVIEW

128 Nature Conservation Volunteer Workdays across **3** sites in Redbridge

3,273 Total Volunteer Hours invested by **66** unique volunteers

3 Species Recovery programs

46,285m² Of Wildlife Habitat Managed and Restored

1,059 Bags of Litter Collected

15 Ponds created on **8** Allotments sites

56 Wildlife Surveys

366 Children attended on school visits

394 Butterflies from **21** different species recorded

39 Ranger led events & activities with **469** attendees

3,508 Trees Planted

30m of Dead Hedging complete

Vision
Redbridge Culture & Leisure

3.19 Pollution Indicators

> **Pollution Indicator 1: Levels of the following pollutants: PM2.5 particulates, PM10 particulates, Carbon Monoxide, Nitrogen Dioxide, Ozone, Sulphur Dioxide.**
> Target: Net reduction in annual average, hourly peak, and daily peak readings of all monitored pollutants.

3.20 The Council monitors levels of air pollutants and publishes the findings on an annual basis in its Air Quality Annual Status Report. A summary of the monitored air quality over the past few years is displayed in Figures 21-24 (see Tables 8, 9, and 10 below for data for levels of Nitrogen Dioxide, PM_{10} particulates, and $PM_{2.5}$ particulates). The full findings for 2024 will be published in the Redbridge Air Quality Annual Status report available here: [Redbridge - Pollution](#).

3.21 Overall, the levels of all monitored air pollutants across the borough have been on a decreasing trend since 2016. Nitrogen dioxide levels have continued to decrease due to the successful implementation of regional air quality schemes such as the Low Emission Zone and expansion of the Ultra Low Emission Zone in London. These have resulted in cleaner vehicles travelling through Redbridge and London which emit fewer air pollutants. The 6 month ULEZ report by the GLA supports these findings across London.

3.22 At the local level, the Council is aiming to lower air quality emissions as set out in in its Climate Change Action Plan.

3.23 Overall, the figures in Tables 8, 9 and10 show that in all measured areas of the borough concentrations of nitrogen dioxide (NO_2), PM_{10} and $PM_{2.5}$ particulate concentrations are decreasing and below the annual UK objective.

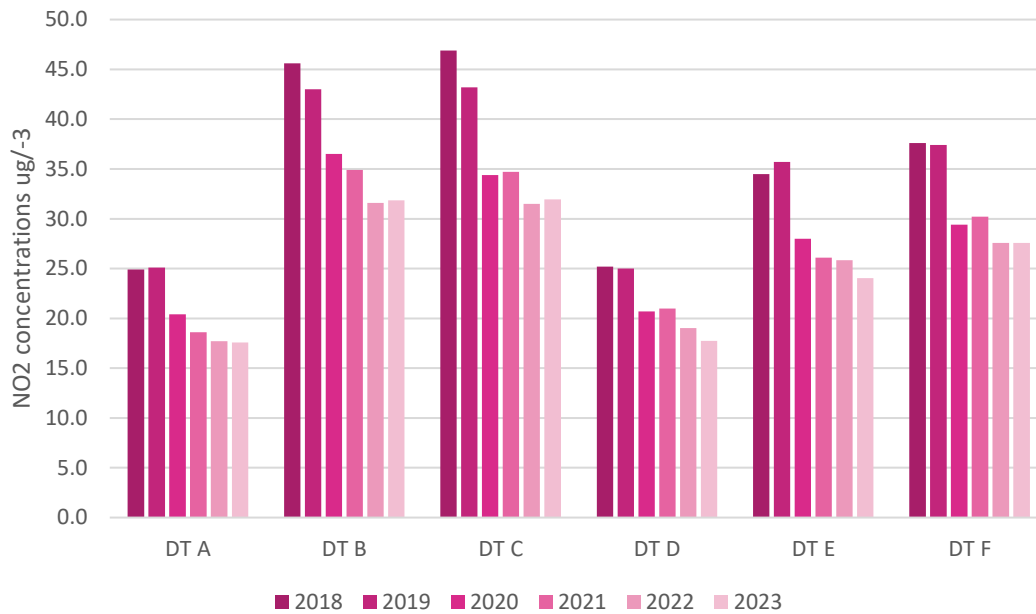Figure 21: Diffusion Tube Monitoring Annual Mean 5 Year Trends DT A – DT F

Figure 22: Diffusion Tube Monitoring Annual Mean 5 Year Trends DT F – DT L
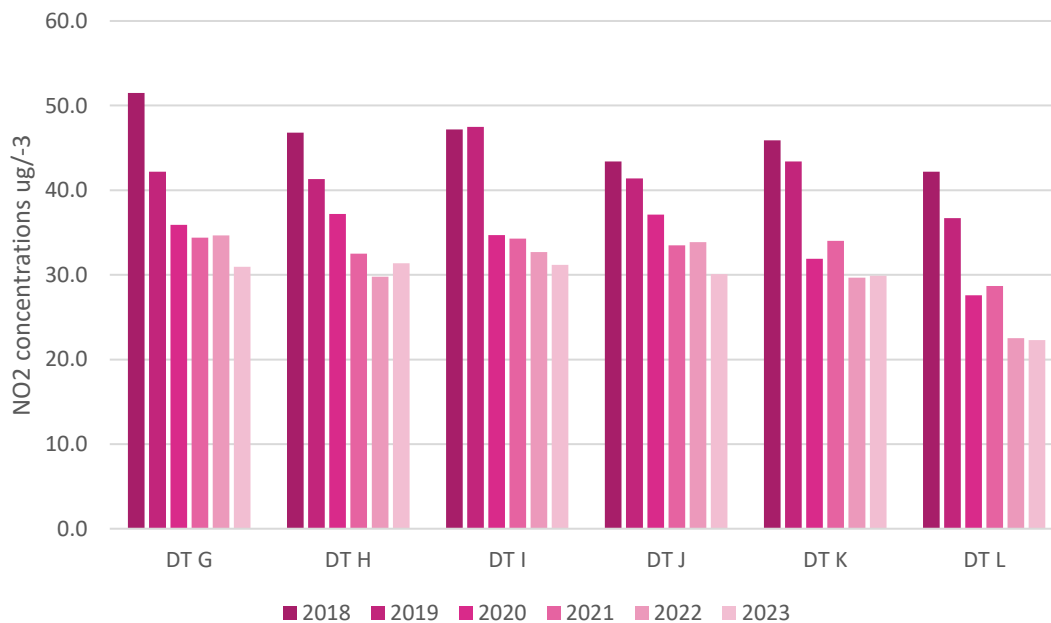

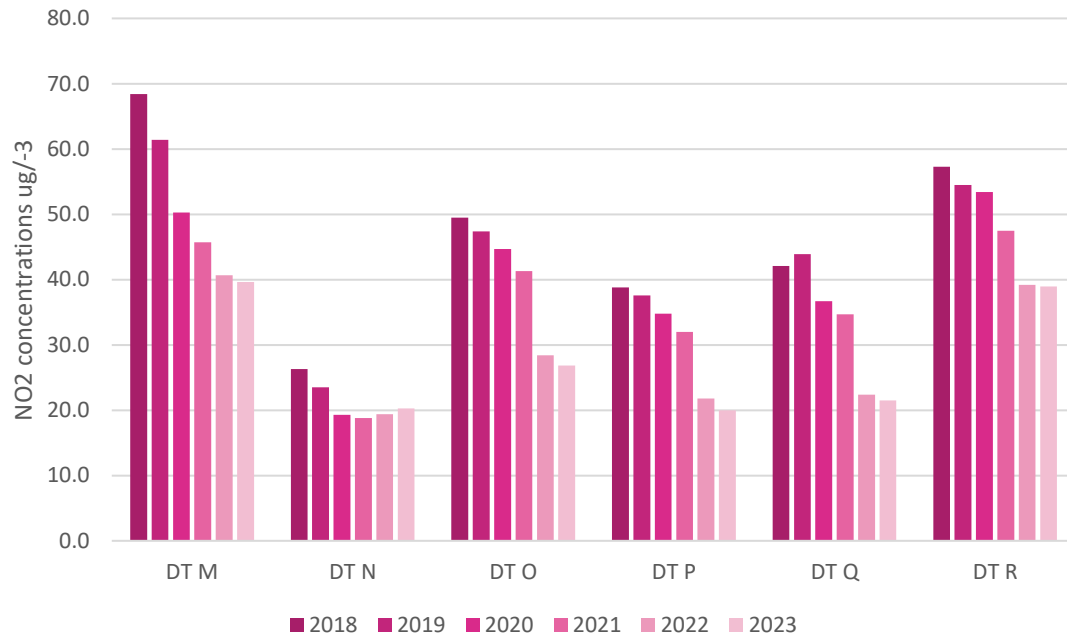Figure 23: Diffusion Tube Monitoring Annual Mean 5 Year Trends DT M – DT R

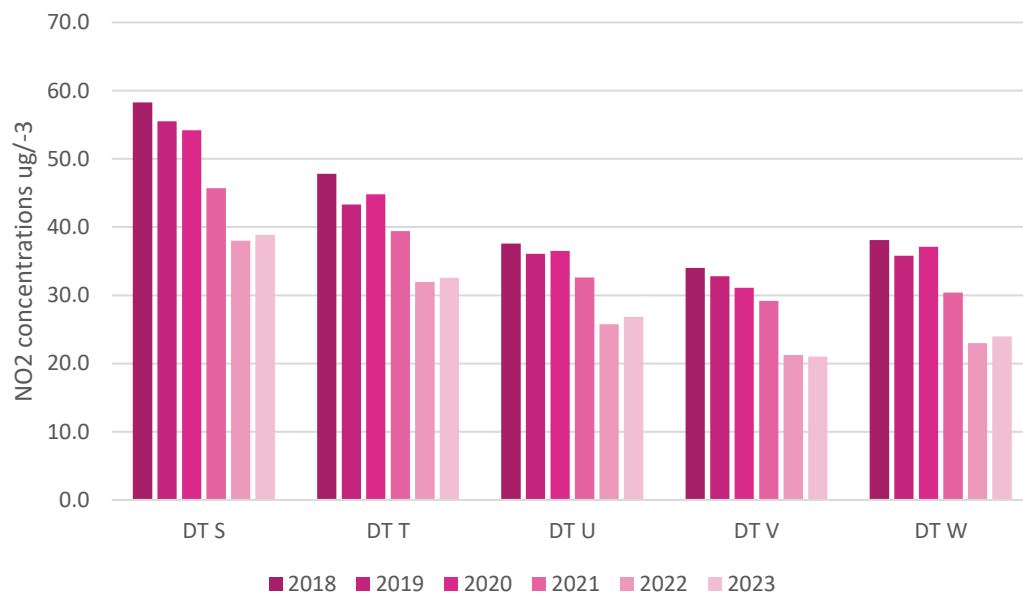Figure 24: Diffusion Tube Monitoring Annual Mean 5 Year Trends DT S – DT W

Table 8: Annual Mean NO$_2$ Concentrations (μg m^{-3}) Monitoring Results for 2020-2023

Site ID	Site Name	Within AQMA?	Annual Mean Concentrations (μg m^{-3}) 2020	Annual Mean Concentrations (μg m^{-3}) 2021	Annual Mean Concentrations (μg m^{-3}) 2022	Annual Mean Concentrations (μg m^{-3}) 2023
RB4	Urban Traffic Roadside (Gardner Close)	Y	37	27	26	24
RB7	Automatic Background (Ley Street)	Y	30	21	25	21.5
DT A	Mayfield School	Y	20.4	18.6	17.7	17.6
DT B	Ilford Lane	Y	36.5	34.9	31.6	31.8
DT C	Ilford Lane BP	Y	34.4	34.7	31.5	31.9
DT D	Ley Street	Y	20.7	21.0	19.0	17.8
DT E	Gardner Close	Y	28.0	26.1	25.8	24.0
DT F	Fullwell Cross	Y	29.4	30.2	27.6	27.6
DT G	Perth Road	Y	35.9	34.4	34.7	31.0
DT H	Westbound Eastern Ave	Y	37.2	32.5	29.8	31.4
DT I	Central Res Eastern Ave	Y	34.7	34.3	32.7	31.2
DT J	Eastbound Eastern Ave	Y	37.1	33.5	33.9	30.1
DT K	Parham Dr	Y	31.9	34.0	29.7	29.9
DT L	North Circ. Rd, Northbound Royston Gd	Y	27.6	28.7	22.5	22.3
DT M	North Circ. Rd, Southbound Wanstead Pk	Y	**50.3**	**45.7**	**40.7**	39.6
DT N	Ethel Davis School	Y	19.3	18.8	19.4	20.3
DT O	Grove Road	Y	33.5	27.5	28.4	26.8
DT P	High Road Woodford	Y	24.9	25.8	21.8	20.0
DT Q	M11	Y	34.0	23.5	22.4	21.5
DT R	Winston Way Primary Sch.	Y	37.1	40.3	39.2	39.0
DT S	Winston Way Gyratory	Y	39.3	39.4	38.0	38.9
DT T	Chadwell Heath Primary School	Y	31.4	30.9	32.0	32.6
DTU	Goodmayes Primary School	Y	26.4	26.8	25.8	26.9
DTV	Isaac Newton Academy	Y	22.6	22.4	21.2	21.0
DTW	Inside Winston Way Primary School	Y	27.3	27.2	23.0	24.0

Table 9: Annual Mean PM$_{10}$ Concentrations (µg m^{-3}) Monitoring Results for 2020, 2021, 2022 and 2023

Site ID	Site Name	Within AQMA?	Annual Mean Concentrations (µg m^{-3}) 2020	Annual Mean Concentrations (µg m^{-3}) 2021	Annual Mean Concentrations (µg m^{-3}) 2022	Annual Mean Concentrations (µg m^{-3}) 2023
RB4	Urban Traffic Roadside (Gardner Close)	Y	17	16.0	-	16
RB7	Automatic Background (Ley Street)	Y	15	13.3	15	13

Table 10: Annual Mean PM$_{2.5}$ Concentrations (µg m^{-3}) Monitoring Results for 2020, 2021, 2022 and 2023

Site ID	Site Name	Within AQMA?	Annual Mean Concentrations (µg m^{-3}) 2020	Annual Mean Concentrations (µg m^{-3}) 2021	Annual Mean Concentrations (µg m^{-3}) 2022	Annual Mean Concentrations (µg m^{-3}) 2023
RB4	Urban Traffic Roadside (Gardner Close)	Y	-	-	9.4	-
RB7	Automatic Background (Ley Street)	Y	13	10	9	7

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

3.25 **Flooding indicators**

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

3.26 One permission (planning reference number: 2051/23) was granted on balance, contrary to the advice of the Environment Agency on flood defence grounds.

3.27 **Energy Indicators**

Energy Indicator 1: Renewable energy capacity installed by type.

3.28 Figure 25 below shows the solar photovoltaic (pv) renewable energy capacity installed across 38 different buildings in Redbridge – a mix of schools and Council-owned buildings. This is an increase from the previous reporting period where 3 more schools have solar pv installed bringing the total to 20.

The Council continues to incorporate the provision of solar panels in new developments.

3.29 The Council has an ongoing project to install automatic meter readings for electricity and gas.

Figure 25: Solar pv installations across the borough 2023/24

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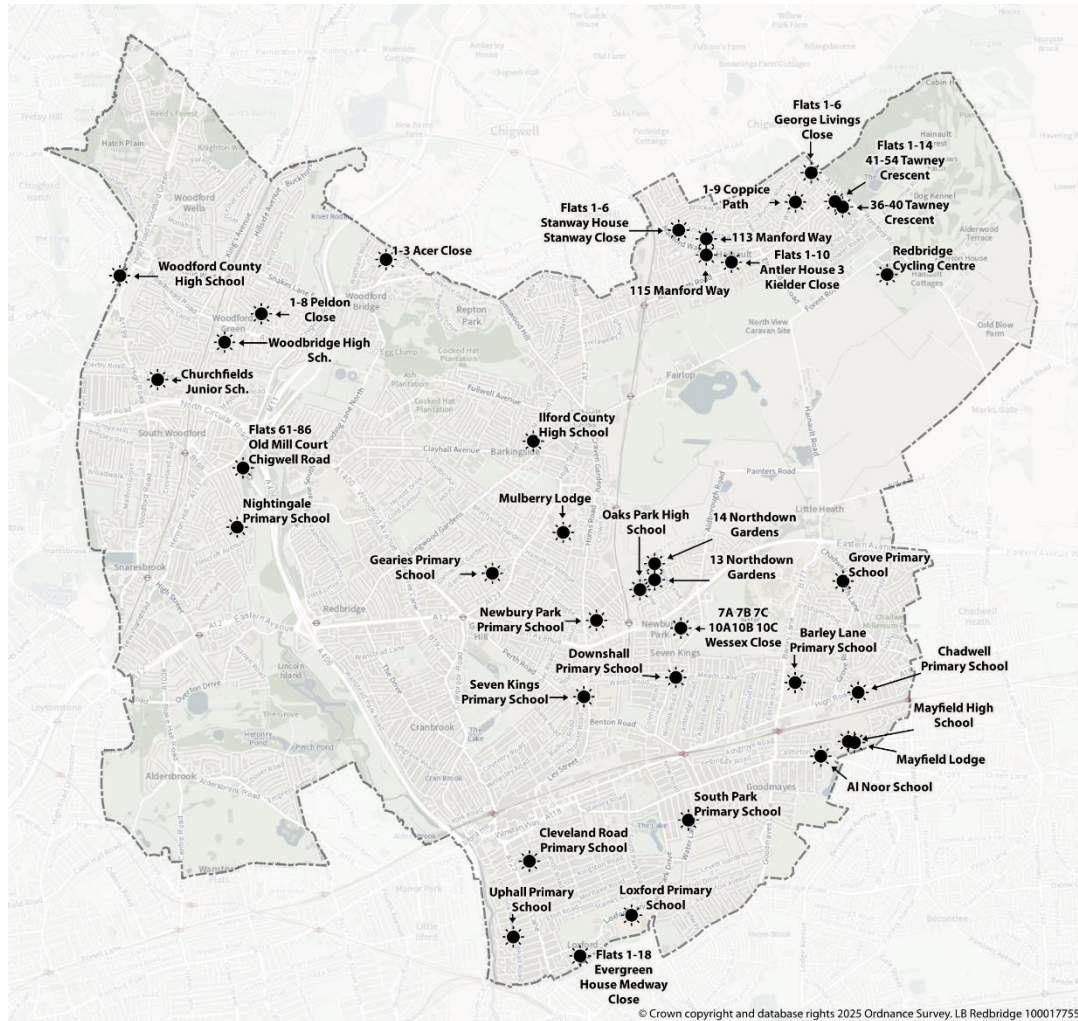
Section 4
Theme 3: Achieving Design Quality
(Local Plan Policies LP26-LP33)

4.1   **Strategic Objective 3**

4.2   Achieving high quality design is the focus of the third strategic objective and is delivered via policies LP26-LP33. High quality design is the key to sustainable development and the Council has sought to raise the standard of design in the borough whilst protecting and reinforcing its character.
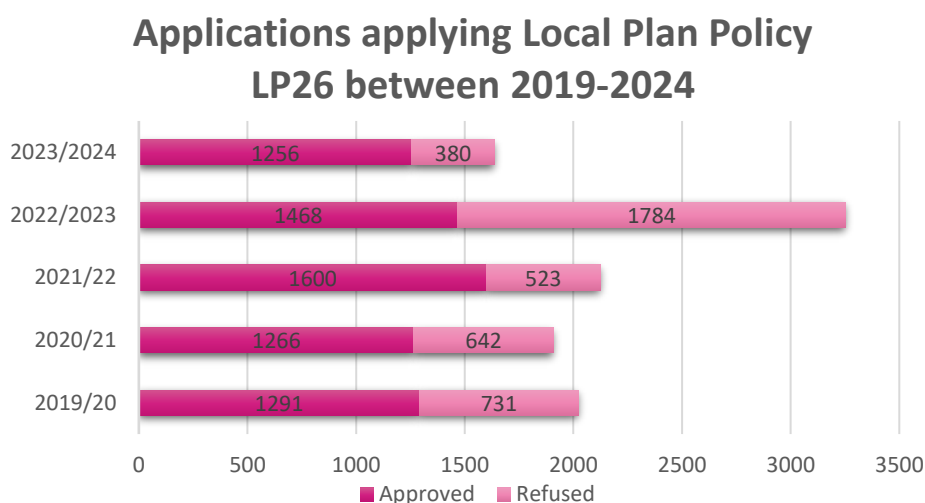
4.3   **Indicators and targets for design quality, tall buildings, conversions, heritage & listed buildings, and basements.**

Design Indicator 1: Delivering high quality mixed-use development

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4.4   **Design Indicators**

4.5   A proxy indicator is used to measure the trend for good design, which is the application of Local Plan Policy LP26: 'Promoting High Quality Design'. Figure 26 below reveals that a total of **1,256 applications were approved, and 380 applications were refused or deemed unlawful** within the reporting period which applied this policy.

Figure 26: Applications applying Local Plan Policy LP26 2023/24

Applications applying Local Plan Policy LP26 between 2019-2024

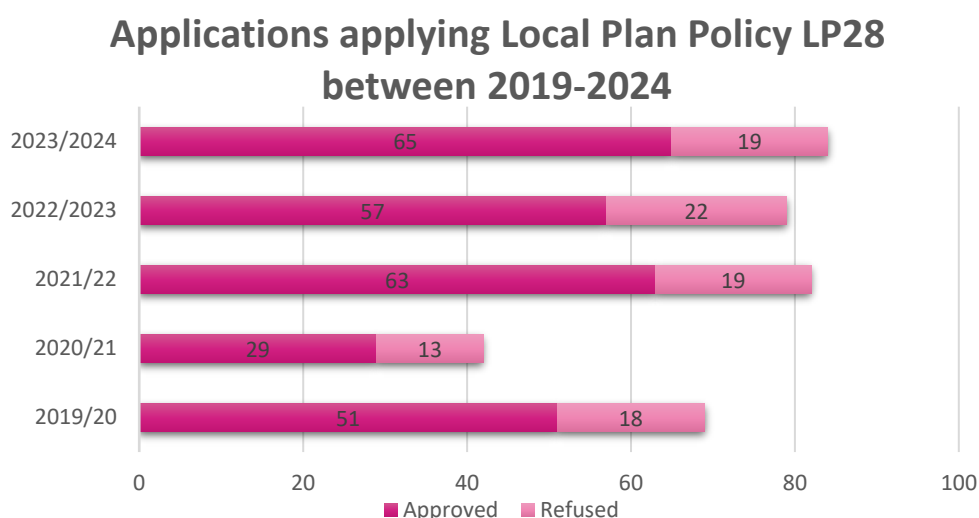| Year	Approved	Refused
2023/2024	1256	380
2022/2023	1468	1784
2021/22	1600	523
2020/21	1266	642
2019/20	1291	731

4.6   The council uses an independent Design Review Panel, operated by Frame Projects, to advise applicants, council officers, and the Planning Committee

on the design of developments. The advice is given at pre-application stage for major developments (10+ units) with the aim of achieving better quality developments. A total of 10 reviews for different schemes took place in the reporting period.

4.7   A total of **65 applications were approved and 19 were refused** within the reporting period which applied Local Plan Policy LP28: 'Advertising and Shopfronts'. However, 3 refused applications were allowed on appeal. Policy LP28 is being applied to new development proposals, where appropriate, ensuring shopfronts and signage respect the overall character and appearance of buildings and the street scene.

Figure 27: Applications applying Local Plan Policy LP28 2023/24

Applications applying Local Plan Policy LP28 between 2019-2024

Year	Approved	Refused
2023/2024	65	19
2022/2023	57	22
2021/22	63	19
2020/21	29	13
2019/20	51	18

■ Approved   ■ Refused

4.8   A total of **79 applications were approved and 41 were refused** within the reporting period which applied Local Plan Policy LP32: 'Sustainable Design and Construction', and/or considered BREEAM in the application decision and/or planning conditions (see Figure 28 below). The findings show that the use of LP32 and BREEAM is consistently being applied to the decisions of planning applications.

Figure 28: Applications applying LP32 and/or considered BREEAM in planning decision/conditions 2023/24

Applications applying Local Plan Policy LP32 and/ or considered BREEAM between 2019-2024

Year	Approved	Refused
2023/2024	79	41
2022/2023	175	29
2021/22	101	14
2020/21	116	39
2019/20	81	58

■ Approved ■ Refused

Design Indicator 2: Number and location of tall buildings.
Review of quality of tall buildings provided within the borough, undertaking Building for Life assessments.

Design Indicator 3: Number and location of tall buildings approved.
Tall buildings are appropriately located and well-integrated into the urban fabric and are suitable to their location.

4.9   One tall building was completed within the reporting period, which was at 567-571 High Road, Seven Kings, known as the Oto Tower.

4.10 **Heritage Indicators**

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Heritage Indicator 1: Number of all assets on the Heritage at Risk Register.
Target: Annual reduction in the number of assets on the Heritage at Risk Register.

</div>

4.11 There are now a total of 10 heritage assets on the Register (9 when counting Wanstead Park Conservation Area and Wanstead Registered Park and Garden Grade II* which is the same location). The Garden Walls at Ray Park, Snakes Lane have been newly added to the Register. Table 10 below shows the status of the full list of assets. Christ Church, Wanstead falls within Wanstead Parish and is administered alongside the Church of St Mary, Wanstead (also on the Heritage at Risk Register) by the Church of England.

Table 11: Status of heritage assets on the At-Risk Register

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

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Heritage Indicator 2: Number of conservation areas with up-to-date character appraisals and management plans.
Target: Heritage assets within the borough are conserved and enhanced in a manner appropriate to their special interest, character or appearance and significance.

</div>

4.12   The council adopted a reviewed Local Heritage List with an updated list of buildings and structures and Local Characters Areas in 2023.

Heritage Indicator 3: Planning/Listed Building Consent applications for Listed Buildings approved in accordance with the advice of Historic England.
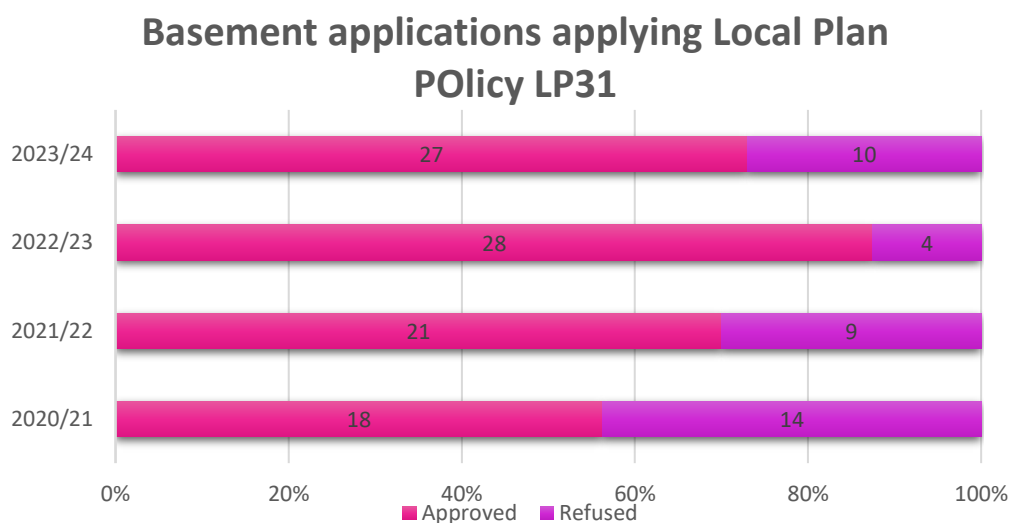
4.13   Out of 14 Listed building applications (including 2 certificates), Historic England advised the Local Planning Authority could determine the application themselves and so provided no comments for 4 applications. In all four cases, the application was granted. 10 applications did not meet the threshold for Historic England's review, so no comments were provided by Historic England. 12 out of 14 applications were approved by officer assessment and expert heritage advice; 2 applications were refused/unlawful.

4.14   Basement Indicators

Basement Indicator 1: Number of basement applications.

4.15   For this indicator, the application of Local Plan Policy LP31: 'Basement Development' in planning decisions has been used as a measure. In 2023/24, of a total of **37 applications determined, 27 were approved and 10 were refused**.

4.16   There has been a small increase in applications and approvals on the last year's AMR period, It is important to note that impacts for all basement planning applications are considered using basement impact assessments.

Figure 29: Basement applications

Basement applications applying Local Plan POlicy LP31

Year	Approved	Refused
2023/24	27	10
2022/23	28	4
2021/22	21	9
2020/21	18	14

■ Approved ■ Refused

Section 5
Theme 4: Protecting and enhancing the borough's assets
(Local Plan Policies LP34-LP40)

5.1 **Strategic Objective 4**

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

5.3 **Indicators and targets for biodiversity and open land.**

5.4 **Biodiversity Indicators**

> **Biodiversity Indicator 1: Change in areas and populations of biodiversity importance, including:**
> - i. **Change in priority habitats and species (by type); and**
> - ii. **Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.**
>
> Target: No net loss of Green Belt and Metropolitan Open Land.
>
> **Biodiversity Indicator 2: Number of Planning applications affecting sites of biodiversity importance.**
> Target: No net loss of open spaces in areas of high open space deficiency.

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

5.6 During the reporting period, Local Plan policy LP34: 'Managing and Protecting the Borough's Green Belt and Metropolitan Land' was used in the determination of 15 planning applications on sites within or adjoining the Green Belt - 13 of these applications were granted/approved with conditions and 2 were refused.

5.7 Local Plan policy LP35 Open Spaces was applied on 9 applications - 7 were granted/approved with conditions and 2 were refused.

5.8 Local Plan policy LP39 Nature Conservation and biodiversity was applied on 105 applications - 66 were granted/approved with conditions and 39 were refused.

5.9 Local Plan policy LP37 Green infrastructure was applied on 5 applications – 4 were granted/approved with conditions and 2 was refused.

5.10 There were 91 Planning applications granted/approved with SINC as a constraint layer. There was no net loss of SINCs. Key applications include:
- 1178/23 Fairlop Quarry temporary concrete structure in centre of plant site for testing (retrospective)
- 1286/23 South Park installation of air quality monitoring station
- 1301/23 Gardens of Peace Muslim Cemetery demolish structures and erection of building for office use.
- 2270/23 Bancroft's Preparatory School erection of a sub-station
- 3622/23 75 Snaresbrook Crown Court installation of four new lamp posts

5.11 The remaining applications were very minor and do not impact SINCs.

5.12 21 works to tree applications were approved with no objection raised with SINC as a constraint layer; 6 applications were refused.

5.13 During the reporting period, **4 Local Nature Reserves remain** - Claybury Park, Fairlop Waters, Hainault Forest Country Park, and Hainault Lodge.

Section 6
Monitoring and delivery
(Local Plan Policy LP41)

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

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

6.3 **Infrastructure Indicators**

Infrastructure Indicator 1: Number of relevant new infrastructure programmes completed.
Target: Delivery of key infrastructure programmes as set out in the Infrastructure Delivery Plan - education, Redbridge Living, health, community hubs, transport, and leisure.

6.4 In the 2023/24 period, there was a net loss of 230m² in health facility provision. This resulted from a single development (application reference 1158/20) at Madeira Grove Clinic, 8 Madeira Grove, Woodford Green. The existing building was demolished and replaced with a new development containing nine flats.

6.5 During the same period, educational facility provision saw a net loss of 438.7m². This loss was due to a single development at Cranbrook Plaza, 62–64 Cranbrook Road, Ilford (application reference 0124/19).

6.6 No major transport projects were completed by Transport for London during the monitoring year.

6.7 There was a net increase of 374m² in leisure facility provision. This was entirely due to the completion of the development at Hainault Forest Country Park and Fox Burrows Farm, Fox Burrow Road, Chigwell (application reference .

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

6.8 See the Council's 2023/24 Infrastructure Funding Statement for information related to this indicator at: <u>Redbridge - Infrastructure Funding Statement</u>

6.9 **Determinations Indicators**

Determinations Indicator 1: Percentage of major planning applications determined within 13 weeks.
Target: 65% of major planning applications to be determined within 13-weeks.

Determinations Indicator 2: Percentage of planning applications processed in 8-weeks (Minor).
Target: 65% of minor planning application to be determined within 8-weeks.

Determinations Indicator 3: Percentage of planning applications processed in 8-weeks (Other).
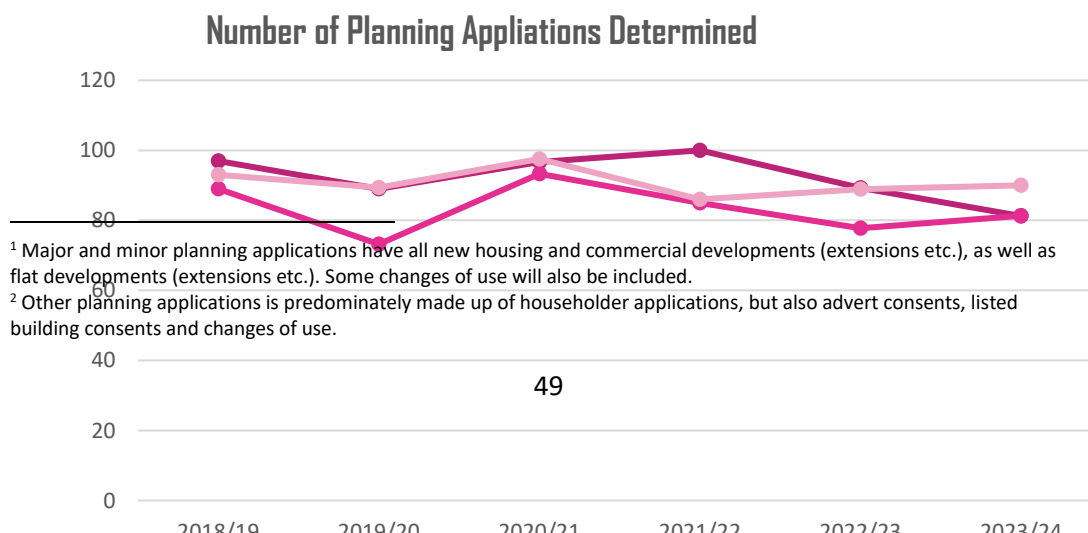Target 80% of other planning applications to be determined within 8-weeks.

Table 12: Planning approval timeframes targets/actual (2023/24)

Application Type	Target	Actual Performance for 2022/23	Actual Performance for 2023/24	
Major Planning Applications[1]	65% of major planning applications to be determined within 13 weeks (or within agreed Extension of Time)	89.3% (25/28)	81.25% (13/16)	
Minor Planning Applications	65% of minor planning application to be determined within 8-weeks (or within agreed Extension of Time)	77.8% (316/406)	81.28% (343/422)	
Other Planning Applications[2]	80% of other planning applications to be determined within 8-weeks (or within agreed Extension of Time)	88.9% (1239/1394)	90.03% (1138/1264)	

6.10 Table 12 above sets out the performance in determining planning applications for 2023/24. The table shows a slight increase in performance for planning applications categorised as minor and 'other', and small decrease in performance for major planning applications compared to the 2022/23 AMR. Nevertheless, this is a great achievement as all annual targets were exceeded for the sixth consecutive monitoring year.

Figure 30: Percentage of Planning Applications determined.

Number of Planning Appliations Determined

[1] Major and minor planning applications have all new housing and commercial developments (extensions etc.), as well as flat developments (extensions etc.). Some changes of use will also be included.
[2] Other planning applications is predominately made up of householder applications, but also advert consents, listed building consents and changes of use.

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6.11 **Enforcement Indicators**

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Enforcement Indicator 1: Number of Enforcement Notices Issued.

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6.12 Figure 31 below shows the number of Enforcement Notices issued during the 2023/24 reporting period. The recording for this period has taken place three years after the Council reviewed its approach to planning enforcement, and from a negotiated agreement approach to an approach directly tied to the statutory timescales for action, which had an immediate impact in improving outcomes.

6.13 The number of Enforcement Notices issued for 2023/24 is **19**, down slightly from 22 issued in 2022/23.

Figure 31: Number of Enforcement Notices issued.

Number of Enforcement Notices Issued
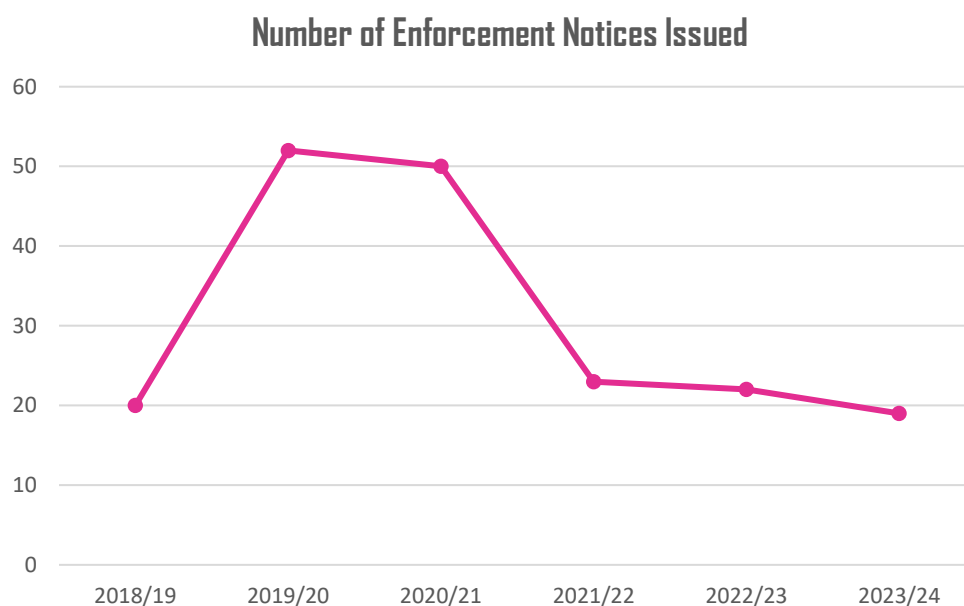
6.14 Appeals Indicators

6.15 The 2023/24 reporting statistics for appeals are as follows:
- Number of appeals against non-determination made: **2**;
- Number of appeals against non-determination upheld (dismissed): **0**;
- Number of appeals against refusals made: **86**; and
- Number of appeals against refusals that are upheld (dismissed): **69**

6.16 Apprenticeship Jobs Indicators

6.17 There have been 3 apprenticeships in 2023/24 secured through Section106 agreements. There were also 2 employment and skills plans submitted to the council during this period.