London Borough of Redbridge

Planning & Regeneration Services

Development Opportunity Sites Sustainability Appraisal

(incorporating the Strategic Environmental Assessment0

Submission Document

November 2006

London Borough of Redbridge

Development Opportunity Sites

Sustainability Appraisal Report

(Incorporating Requirements of
Strategic Environmental Assessment)

Submission
Development Plan Document

November 2006

Foreword

Planning policy is changing fast. The London Borough of Redbridge is working to a challenging timetable to prepare a new set of planning rules, known as the Local Development Framework.

The Local Development Framework is about how Redbridge looks and feels; it is about the future built, environmental, social and economic development of the Borough. As such, every citizen should take an interest in it.

The Council has now reached a major milestone in finalising its four key Local Development Framework documents for submission to the First Secretary of State.

The Core Strategy Submission Document sets out our vision for sustainable and responsible development within Redbridge. Its goal is that Redbridge retains its unique character, while also allowing for continued growth and development. It is a visionary plan and the strategic policies proposed in the Core Strategy provide the basis for all the other Local Development Framework documents.

The Borough-Wide Primary Policies Submission Document, is an extension of the more general strategic policies of the Core Strategy. It provides a detailed and comprehensive set of planning rules, by which the Council will assess planning applications in future. The policies' aim is that all new development contributes positively to the social, economic and environmental well-being of the Borough.

The Development Sites with Housing Capacity Submission Document identifies sites (mostly outside town centres), which the Council believes are suitable for new housing. However, in order to preserve our green and open spaces and the character of the residential areas, most new housing will be provided in the town centres. Sites for these homes will be identified in Area Action Plans which are being prepared for a number of town centres, but which have not yet reached the Submission document stage.

The Development Opportunity Sites Submission Document identifies sites for potential cultural, recreational and community facilities, as well as new transport improvements.

After extensive consultation with the local community and a close look at alternative approaches to policies and sites, these four documents were published in September 2005 as Preferred Options Reports.

Many local residents, community organisations and businesses provided comments on those reports and these have helped shape the final documents, which will now be submitted to the First Secretary of State. A Planning Inspector will be appointed to hold a public inquiry into each document. This is your opportunity to make a representation or to object to any aspect of the documents if you wish, for consideration at the public inquiries.

Councillors and professional planning officers have made a huge effort to ensure that the proposed policies are based on sound evidence and are legally robust. I heartily thank all those involved for their input. The adoption of a modern, visionary Local Development Framework will help ensure that Redbridge remains a prosperous and attractive place to live for many years to come.

Councillor James O'Shea
Cabinet Member for Planning and Regeneration

LARGE PRINT

LONDON BOROUGH OF REDBRIDGE

SUSTAINABILITY APPRAISAL REPORT incorporating the STRATEGIC ENVIRONMENTAL ASSESSMENT

The Sustainability Appraisal Reports incorporating the Strategic Environmental Assessment, accompany the Core Strategy, the Borough-Wide Primary Policies, Development Sites with Housing Capacity and Development Opportunity Sites Development Plan Documents. The Sustainability Appraisal demonstrates that the policy approach preferred by the Council has been tested against social, environmental and economic objectives in promoting sustainability.

For a free translation phone: 020 8430 3040
For Large Print or Braille phone: 020 8430 3040

ALBANIAN

BASHKIA E REDBRIDGE-IT TE LONDRES
RAPORTI I VLERESIMIT TE SPONSORIZIMIT ne bashkepunim ME VLERESIMIN STRATEGJIK TE MJEDISIT
Raporti i Vleresimit te Sponsorizimit ne bashkepunim me Vleresimin Strategjik te Mjedisit shoqëron Strategjine Kryesore, Parimet Fillestare per Mbarë Bashkine, Vendet e Zhvillimit me Kapacitet Strehimi dhe Dokumentat e Planit te Zhvillimit per Vendet te Mundshme Zhvillimi. Ky Vlerësim pasqyron se parimi i Keshillit eshte provuar kundrejt objektivave shoqerore, ekonomike dhe atyre te mjedisit ne promovimin e sponsorizimit.

Për përkthime falas telefononi: 020 8430 6291
Për përkthime me Shkronja të Mëdha ose Braille telefononi: 020 8430 6291

BENGALI

লন্ডন বরো অফ রেডব্রিজ

সাসটেইনাবিলিটি এ্যপ্রাইজাল রিপোর্ট যেটিতে দ্যা স্ট্র্যাটেজীক এনভায়রণমেন্টাল এ্যসেসমেন্ট অর্ন্তভুক্ত

সাসটেইনাবিলিটি এ্যপ্রাইজাল রিপোর্ট যেটিতে দ্যা স্ট্র্যাটেজীক এনভায়রণমেন্টাল এ্যসেসমেন্ট অর্ন্তভুক্ত, এর সাথে কোর স্ট্র্যাটেজী, বরো ব্যাপী প্রাইমারী পলিসি বা প্রাথমিক নীতিমালা, হাউজিং ক্যাপাসিটিসহ ডেভেলপমেন্ট সাইটস এবং ডেভেলপমেন্ট অপরচুনিটি সাইটস ডেভেলপমেন্ট প্ল্যান ডকুমেন্টসমূহ রয়েছে। সাসটেইনিবিলিটি এ্যপ্রাইজালটি সেই সমস্ত নীতিমালাগুলোকে ব্যাখ্যা করে যেগুলো কিনা সাটটেইনবিলিটি বা নিরবচ্ছিন্ন উন্নয়ন প্রবর্তিত করবার জন্য কাউন্সিলের দ্বারা ইতিমধ্যেই সামাজিক, পরিবেশগত এবং অর্থনৈতিক লক্ষ্যগুলোর বিপক্ষে পরীক্ষিত হয়েছে।

বিনামূল্যে অনুবাদের জন্য ফোন করুন: 020 8430 6291
লার্জ প্রিন্ট বা ব্রেইলের জন্য ফোন করুন: 020 8430 6291

GERMAN

GEMEINDE DES BEZIRKS REDBRIDGE/LONDON
NACHHALTIGKEITSBEWERTUNGSBERICHT integriert mit der STRATEGISCHEN UMWELTVERTRÄGLICHKEITSPRÜFUNG
(SUSTAINABILITY APPRAISAL REPORT incorporating the STRATEGIC ENVIRONMENTAL ASSESSMENT)

Der „Nachhaltigkeitsbewertungsbericht“ integriert mit der „Strategischen Umweltverträglichkeitsprüfung“, geht Hand in Hand mit den Dokumenten bezüglich der Planung örtlicher Entwicklung und deren „Hauptstrategie“, deren „gemeindeweite Hauptpolitik“, für „Baugebiet mit Wohnungsbaukapazität“ und „Baugebiet geeignet zur Entwicklung“. Die Nachhaltigkeitsbewertung zeigt, dass die Vorgehensweise, welche von der Gemeinde bevorzugt wird, gegenüber sozialen, umweltbedingten und ökonomischen Zielvorstellungen geprüft wurde, um Nachhaltigkeit zu fördern.

Für eine kostenfreie Übersetzung, rufen Sie bitte folgende Telefonnr. an:
020 8430 6291
Für eine Kopie mit vergrößerter Schrift oder Blindenschrift, rufen Sie bitte folgende Telefonnr. an:
020 8430 6291

GREEK

ΔΗΜΟΣ REDBRIDGE ΤΟΥ ΛΟΝΔΙΝΟΥ

ΕΚΘΕΣΗ ΑΞΙΟΛΟΓΗΣΗΣ ΙΚΑΝΟΤΗΤΑΣ ΥΠΟΣΤΗΡΙΞΗΣ που ενσωματώνει ΤΗ ΣΤΡΑΤΗΓΙΚΗ ΠΕΡΙΒΑΛΛΟΝΤΙΚΗ ΕΚΤΙΜΗΣΗ

Οι Εκθέσεις Αξιολόγησης Ικανότητας Υποστήριξης που ενσωματώνουν τη Στρατηγική Περιβαλλοντική Εκτίμηση, συνοδεύουν τη Βασική Στρατηγική, τις Αρχικές Πολιτικές για Ολόκληρο το Δήμο, τις Περιοχές Ανάπτυξης με την Ικανότητα Στέγασης και τα Έγγραφα Σχεδίου Ανάπτυξης Ευκαιρίας Ανάπτυξης. Η Αξιολόγηση Ικανότητας Υποστήριξης υποδεικνύει ότι η πολιτική προσέγγιση που προτιμάται από το Δημαρχείο έχει εξεταστεί με βάση τους κοινωνικούς, περιβαλλοντικούς και οικονομικούς στόχους στην προώθηση της ικανότητας υποστήριξης.

Για δωρεάν μετάφραση, τηλεφωνήστε: 020 8430 6291
Για Μεγάλη Εκτύπωση ή Μπράιγ, τηλεφωνήστε: 020 8430 6291

GUJARATI

લંડન બરો ઓફ રેડબ્રિજ

સસ્ટેનિબિલિટી અપ્રેઝલ રિપોર્ટ જેમાં સ્ટ્રેટેજીક એન્વાયરમેન્ટલ એસેસમેન્ટના સમાવેશ કરેલો છે.
SUSTAINABILITY APPRAISAL REPORT incorporating the STRATEGIC ENVIRONMENTAL
સસ્ટેનિબિલિટી અપ્રેઝલ રિપોર્ટમાં સ્ટ્રેટેજીક એન્વાયરમેન્ટલ એસેસમેન્ટના સમાવેશ કરેલ છે તેની સાથે મુખ્ય યોજનાઓ, બધા બરોની પ્રાથમિક પોલિસીઓ, વિકાસ માટેની હાઉઝિંગની જગ્યાની ક્ષમતા(ડેવલોપમેન્ટ સાઇટ્સ હાઉઝિંગ કેપેસિટી), વિકાસ કરવા માટેની જગ્યાઓ, વિકાસની યોજનાનો દસ્તાવેજ સાથે છે. સસ્ટેનિબિલિટી અપ્રેઝલ બતાવે છે કે કાઉન્સિલ દ્વારા અપનાવવામાં આવેલ નીતિ, સામાજીક, વાતાવરણ અને આર્થિક લક્ષ્યોને નજર સમક્ષ રાખીને કસોટી કરવામાં આવેલ છે.

મફત ભાષાંતર માટે ફોનઃ 020 8430 6291 કરો.
મોટા અક્ષરોવાળી પ્રિન્ટ અથવા બ્રેઇલ માટે ફોનઃ 020 8430 6291 કરો.

HINDI

लन्दन बॉरो ऑफ़ रेडब्रिज

ससटेनबिलिटी अप्रेज़ल रिपोर्ट स्ट्रैटीजिक एनवायरमेंट असेसमेंट को शामिल करते हुए

ससटेनबिलिटी अप्रेज़ल रिपोर्ट स्ट्रैटीजिक एनवायरमेंट असेसमेंट को शामिल करते हुए कोर स्ट्रैटिजी, बॉरोवाइड प्राइमरी पॉलिसीज़, डेवलपमेंट साइट्स विद हाउसिंग कपैसिटी व डेवलपमेंट ऑपरच्यूनिटी साइट्स डेवलपमेंट प्लैन डॉक्यूमेंटों के साथ है। ससटेनबिलिटी अप्रेज़ल दिखाता है कि काउन्सिल द्वारा अपनाई गई नीति धारणीय गृह निर्माण, वातावरण व आर्थिक लक्ष्यों के सम्मुख जाँची जा चुकी है।

मुफ़्त अनुवाद के लिए फ़ोन कीजिए: 020 8430 6291
बड़े अक्षरों या ब्रेल के लिए फ़ोन कीजिए: 020 8430 6291

LITHUANIAN

LONDONAS, REDBRIDGE APYGARDA
ILGALAIKIO PAGRINDIMO ĮVERTINIMO ATASKAITA kartu su STRATEGINIU EKOLOGINIU ĮVERTINIMU
Ilgalaikio Pagrindimo Įvertinimo Ataskaita kartu su Strateginiu Ekologiniu Įvertinimu yra priedas prie Pagrindinės Strategijos, Apygardos Masto Pirminių Politinių Nuostatų, Vystymo Zonos Su Gyvenamojo Ploto Apimties Plėtros Plano ir Zonų Su Plėtros Galimybėmis Vystymo Plano dokumentų. Ilgalaikio Pagrindimo Įvertinimas parodo, kad Tarybos pasirinkta strategija yra patikrinta ir atitinka socialinius, ekologinius ir ekonominius tikslus, siekiant ilgalaikiškumo.

Nemokamas vertimo telefonas: 020 8430 6291
Tekstinis arba Brailio rašto telefonas: 020 8430 6291

POLISH

LONDON BOROUGH OF REDBRIDGE

RAPORT STANU UTRZYMANIA RóWNOWAGI EKOLOGICZNEJ zawierajacy OCENê STRATEGII EKOLOGICZNEJ

Raport Stanu Utrzymania Równowagi Ekologicznej zawieraj[1]cy Ocenê Strategii Ekologicznej towarzyszy wszystkim innym powy¿ej wspomnianym projektom.

Raport Stanu Utrzymania Równowagi Ekologicznej udawadnia, ¿e spo[3]eczne, œrodowiskowe i ekonomiczne strategie stosowane przez Gminê zosta[3]y przetestowane w interesie utrzymania równowagi ekologicznej.

Po bezp[3]atne t[3]umaczenie prosimy dzwoniæ pod numer: 020 8430 6291
Po tekst drukowany wiêksz[1] czcionk[1] b[1]dŸ alfabetem Braille'a prosimy dzwoniæ pod numer: 020 8430 6291

PUNJABI

ਲੰਡਨ ਬੱਰੋ ਔਫ਼ ਰੈੱਡਬ੍ਰਿਜ
SUSTAINABILITY APPRAISAL REPORT incorporating the STRATEGIC ENVIRONMENTAL ASSESSMENT
ਸਸਟੇਨੇਬਿਲਿਟੀ ਅਪਰੇਜ਼ਲ ਰਿਪੋਰਟ ਜਿਸ ਵਿਚ ਸਟ੍ਰੈਟੀਜਿਕ ਐਨਵਾਇਰਨਮੈਂਟਲ ਅਸੈਸਮੈਂਟ ਨੂੰ ਸੰਮਿਲਤ ਕੀਤਾ ਗਿਆ ਹੈ)
ਸਸਟੇਨੇਬਿਲਿਟੀ ਅਪਰੇਜ਼ਲ ਰਿਪੋਰਟ ਦੇ ਨਾਲ ਸਟ੍ਰੈਟੀਜਿਕ ਐਨਵਾਇਰਨਮੈਂਟਲ ਅਸੈਸਮੈਂਟ ਨੂੰ ਸੰਮਿਲਤ ਕੀਤਾ ਗਿਆ ਹੈ ਜਿਸ ਵਿਚ ਮੁੱਖ ਕਾਰਜਨਾਤੀ, ਪੂਰੀ ਬੱਰੋ ਵਿਚ ਚੱਲਣੇ ਵਾਲੀਆਂ ਮੁੱਖ ਪੌਲਿਸੀਆਂ, ਵਿਕਾਸ ਕਰਨੇ ਵਾਲੀਆਂ ਥਾਵਾਂ ਜੋ ਹਾਊਜ਼ਿੰਗ ਲਈ ਮੁਨਾਸਿਬ ਹੋਣ ਅਤੇ ਡਿਵੈਲਪਮੈਂਟ ਔਪਰਚਿਊਨਿਟੀ ਸਾਈਟਸ ਡਿਵੈਲਪਮੈਂਟ ਪਲੈਨ ਦੇ ਦਸਤਾਵੇਜ਼ ਸ਼ਾਮਿਲ ਹਨ। ਸਸਟੇਨੇਬਿਲਿਟੀ ਅਪਰੇਜ਼ਲ ਵਿਚ ਦੱਸਿਆ ਗਿਆ ਹੈ ਕਿ ਇਹ ਪੌਲਿਸੀ ਵਾਲੀ ਪਹੁੰਚ, ਜਿਸਨੂੰ ਕਾਉਂਸਲ ਨੇ ਪਹਿਲ ਦਿੱਤੀ ਹੈ, ਨੂੰ ਸਸਟੇਨੇਬਿਲਿਟੀ ਦੀ ਬਿਹਤਰੀ ਲਈ ਸਮਾਜਿਕ, ਮਾਹੌਲਿਕ ਅਤੇ ਆਰਥਿਕ ਦੇ ਉਦੇਸ਼ਾਂ ਨੂੰ ਸਾਹਮਣੇ ਰੱਖਦੇ ਹੋਏ ਟੈਸਟ ਕੀਤਾ ਗਿਆ ਹੈ।

ਮੁੱਫਤ ਅਨੁਵਾਦ ਲਈ ਇਸ ਨੰਬਰ ਤੇ ਫ਼ੋਨ ਕਰੋ: 020 8430 6291
ਬੜੇ ਅੱਖਰਾਂ ਦੀ ਛਪਾਈ ਅਤੇ ਬ੍ਰੇਲ ਲਈ ਇਸ ਨੰਬਰ ਤੇ ਫ਼ੋਨ ਕਰੋ: 020 8430 6291

SOMALI

GOBOLKA NDON EE ONDON REDBRIDGE
WARBIXINTA AMAANISTA HAWLQABADKA uuna ku jiro ISTARAATIJIYADA QIIMEYNTA DEEGAANKA
Warbixinta Amaanista Hawl Qabadka uuna ku jiro Istaraatijiyada Qiimeynta Degaanka (The Sustainability Appraisal Reports incorporating the Strategic Environmental Assessment), waxaana weheliya Istaraatijiyada Ugu Muhiimsan, Asaasiga Qaynuunadanb Guud ee Gobolka, Goobaha Horumarinta ee Tirada Guryaha iyo Dukumeentiga Fursadaha Qorshaha Goobaha Horumarinta. Amaanista Hawl Qabadka waxay caddeyneysaa waxay caddeyneysaa in tallaabooyinka qaynuunka ee uu Koonsolka doonayo ay tahay mid uu Koonsolka ku tijaabiyey ujeeddooyinka horumarinta hawl qabadka ee bulshada, deegaanka iyo dhaqaalaha.

Turjubaanid lacag la'aan ah waxaad kala xiriirtaa telefoonka lacag la'aanta ah: 020 8430 6291
Haddaad u bahan tahay qoraalka Farta waweyn ama telefoonka Baraylka: 020 8430 6291

SWAHILI

LONDON BOROUGH OF REDBRIDGE
NYARAKA ZA KUTATHMINI UENDELEZAJI na ushirikishi wa MAARIFA YA UKADIRIAJI WA MAZINGIRA
Nyaraka za Kutathmini Uendelezaji na ushirikishi wa Maarifa ya Ukadiriaji wa Mazingira, inayoandamana na Mikakati Maalumu, Sera Muhimu za Jimbo, Nyaraka za Maendelezi ya Eneo ya Ujenzi na Mpango wa Ujenzi wa Nyumba. Nyaraka za Kutathmini Uendelezaji zinaonyesha kwamba sera zinazotumiwa na Halmashauri zimeshapimwa na kuthibitishwa katika masuala ya jamii, mazingira na uchumi ili kuleta maendeleo.

Kwa makaratasi ya bure yaliyotafsiriwa simu ni: 020 8430 6291
Kwa Maandishi Makubwa au Breli simu ni: 020 8430 6291

TAMIL

ரெட்பிறிட்ச் எனப்படும் லண்டன் பறோ
உபாய சுற்றாடல் மதிப்பீட்டை உள்ளடக்கும் நிலைநிறுத்தல் மதிப்பீடு அறிக்கை
உபாய சுற்றாடல் மதிப்பீட்டை உள்ளடக்கும் நிலைநிறுத்தல் மதிப்பீடு பற்றிய அறிக்கைகள் முக்கிய உபாயம், பறோ அடங்கலுக்குமான ஆரம்ப கொள்கைகள், வீடுகளைக் கொண்டதான அபிவிருத்திப் பகுதிகள், மற்றும் அபிவிருத்தி வாய்ப்புள்ள பகுதிகள் அபிவிருத்தித் திட்டம் என்பவை தொடர்பான பத்திரங்களுடன் சேர்ந்துள்ளன. நிலைநிறுத்தல் மதிப்பீடு என்பது நிலைநிறுத்தலை முன்னேற்றுவதில், கவுன்சிலால் விரும்பப்பட்ட கொள்ளை அணுகுமுறை சமூக, சுற்றாடல், மற்றும் பொருளாதார நோக்கங்கள் தொடர்பாக பரிசோதிக்கப்பட்டுள்ளது என்பதைக் காட்டுகின்றது.

ஒரு இலவசமான மொழிபெயர்ப்புக்கு, தொலைபேசியில் தொடர்புகொள்ளவும்: 020 8430 6291
பெரியெழுத்து அல்லது பிறெயிலி பிரதிக்கு, தொலைபேசியில் தொடர்புகொள்ளவும்: 020 8430 6291

TURKISH

LONDRA REDBRIDGE İLÇE BELEDİYESİ
STRATEJİK ÇEVRESEL DEĞERLENDİRME içeren SÜRDÜRÜLEBİLİRLİK DEĞERLENDİRMESİ RAPORU
(SUSTAINABILITY APPRAISAL REPORT incorporating the STRATEGIC ENVIRONMENTAL ASSESSMENT)
Stratejik Çevresel Değerlendirme Raporu'nu içeren Sürdürülebilirlik Değerlendirme Raporu; Temel Strateji, İlçe Ölçeğindeki Ana Uygulama Programları, Konut Kapasiteli İmar Alanları ve İmar Olanağı Bulunan Alanlar İmar Planı Belgelerine eşlik eder. Sürdürülebilirlik Değerlendirme Raporu, Belediye tarafından tercih edilen uygulama programının idame ettirilebilmesinde sosyal, çevresel ve ekonomik amaçların esas alındığını gösterir.

Ücretsiz çeviri için telefon: 020 8430 6291
Büyük punto veya kabartma harfler (Braille) için telefon: 020 8430 6291

URDU

لندن باروآف ریڈ برج

SUSTAINABILITY APPRAISAL REPORT incorporating the STRATEGIC ENVIRONMENTAL

سسٹین ایبلٹی اپریزل رپورٹ جس میں سٹریجٹک اینوائرمینٹل اسیسمینٹ کوشامل کیا گیاہے

سسٹین ایبلٹی اپریزل رپورٹ جس میں سٹریجٹک اینوائرمینٹل اسیسمینٹ کوشامل کیا گیاہے اورجس کے ساتھ مرکزی حکمتِ عملی ،جس میں سارے بارو میں چلنے والی خاص پالیسز، بہتریوں والی جگہیں جو ہاؤسنگ کے لئے مناسب ہیں، ڈیویلپمینٹ اوپورچونیٹی سائٹس ڈیویلپمینٹ پلان کی خاص دستاویز شامل ہیں۔ سسٹین ایبلٹی اپریزل میں بتایا گیاہے کہ یہ پالیسی والی پہنچ جس کوکونسل نے ترجیح دی ہے کوسسٹین ایبلٹی کی بہتری کے لئے سماجی، ماحولیاتی اورمعاشی مقاصد کو سامنے رکھتے ہوئے ٹیسٹ کیا گیاہے۔

مفت ترجمے کے لئے اس نمبر پرفون کریں : 020 8430 6291
بڑے حروف کی چھپائی یا بریل کے لئے اس نمبر پرفون کریں : 020 8430 6291

YORUBA

LONDON BOROUGH OF REDBRIDGE

IROHIN IMUDURO IDIYELE ti o parapo mo ETAN AYEWO AYIKA

Ìròhin Ìmúdúró Ìdíyélé Tí O Parapò Mó Ètan Àyèwò Àyíká, yio ba awon Ìwé Àsẹ Kókó Ètàn, Ìwé Àsẹ Ètò Ìdàgbàsókè Agbègbè ti o şe Kókó Jùlo, pèlú Iwé Ètò Ònà Ìdàgbàsókè Àyè Ilé lo. Ètò Ìmúdúró Ìdíyélé yi s'àlàyé wipe a ti dán àkóso ètò ìlú ti agbegbe Redbridge ni ákàyé ètò ìgbērú ohun ìkégbé, àyíká, ati ìsúwóná ìlú.

Fún ìyírò padà sí èdè míràn, jòwó pe: 020 8430 6291
Fún àmì nla tàbí àw•n tí ó fé lo Brailli pe: 020 8430 6291

Contents

Chapter 1: Introduction 1
1.1 Purpose 1
1.2 Plan Objectives and Contents 1
1.3 Background 1
1.4 Compliance with Strategic Environment Assessment Directive/Regulations 1
Chapter 2: Summary and Outcomes 3
2.1 Non-Technical Summary 3
2.2 The Difference the Process Made 4
2.3 How to Comment on this Report 4
Chapter 3: Appraisal Methodology 7
3.1 Approach Adopted 7
3.2 When the Sustainability Appraisal was Carried Out 7
3.3 Who Carried Out the Sustainability Appraisal 8
3.4 Who was Consulted, How and When 8
Chapter 4: Plan Options and Policies 9
4.1 Identification and Comparison of Options 9
4.2 Site Selection Process 9
4.3 Mitigation Measures 9
4.4 Uncertainties and Risks 10
Chapter 5: Findings 11
5.1 Introduction 11
5.2 Appraisal of Site Options 11
5.3 Appraisal of Preferred Sites 11
Chapter 6: Implementation and Monitoring 13
6.1 Links to Other Tiers of Appraisal 13
6.2 Proposals for Monitoring 13
Appendix A: Signpost to the Environment Report 15
Appendix B: The Sustainability Appraisal Framework 17
Appendix C: Sustainability Matrix 25
Appendix D Preferred Site Addresses and References 31

Chapter 1: Introduction

1.1 Purpose

1.1.1 In accordance with Section 19 (5) of the Planning and Compulsory Purchase Act 2004, this report constitutes a Sustainability Appraisal and Strategic Environmental Assessment of the Development Opportunity Sites Submission Report. It should be read in conjunction with that report.

1.1.2 The appraisal is adapted from the approach set out in the London Borough of Redbridge Sustainability Appraisal Scoping Report, which was first published in April/May 2005. Readers wishing to refer to the Scoping Report should consult the Planning Service web page at www.redbridge.gov.uk/planning/ldfpage.cfm.

1.2 Plan Objectives and Contents

1.2.1 The Development Opportunity Sites Submission Report is one of a suite of Development Plan Documents and its objective is to identify specific sites for development opportunities. These are sorted according to whether they fulfil a transport, employment, culture and recreation, or community role. Some sites are identified under more than one topic (i.e. there may be potential for culture and recreation and community use) and in some instances may also be identified as a potential housing site (see Development Sites with Housing Capacity Development Plan Document).

1.3 Background

1.3.1 A sustainability appraisal was undertaken in relation to the Development Opportunity Sites Preferred Options Report. The report included a Sustainability Appraisal Matrix to test each opportunity site against sustainability indicators. This process demonstrated that all the sites identified for development in the Preferred Options Report were generally sustainable. Public consultation on the Development Opportunity Sites Preferred Options Report and its associated Sustainability Appraisal Report was carried out between 18 November and 30 December 2005. No objections were received to the Sustainability Appraisal.

1.3.2 Since the sustainability appraisal was undertaken some of the sites originally identified have now been developed and therefore removed from the Development Plan Document. However, a number of new development opportunities have come forward in response to consultation, some of which already have planning consent, yet to be implemented. Appendix C (Sustainability Matrix) therefore incorporates the original remaining sites identified in the Development Plan Document with new sites coming forward in the Submission Development Plan Document.

1.4 Compliance with Strategic Environment Assessment Directive/Regulations

1.4.1 Sustainability Appraisal is a requirement of Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 and Strategic Environmental Assessment derives from European Directive 2001/42/EC. Strategic Environmental Assessment concentrates on environmental aspects of a Plan, whilst Sustainability Appraisal encompasses the environmental aspects of the Strategic Environmental Assessment as well as social and economic considerations. Whilst both processes are derived from distinct legal requirements,

they have a high degree of overlap and the Government has advised that they should be carried out jointly in the form of a Sustainability Appraisal.

1.4.2 Consequently, this report has been designed to incorporate the requirements of Strategic Environmental Assessment within the wider appraisal of the social, environmental and economic sustainability of the policies proposed in the Development Opportunity Sites Submission Development Plan Document. Henceforth, all references in this report to Sustainability Appraisal should be taken to include Strategic Environmental Assessment. To help make this more transparent, Appendix A details where the particular requirements of Strategic Environmental Assessment are addressed within the body of the report and related documents.

Chapter 2: Summary and Outcomes

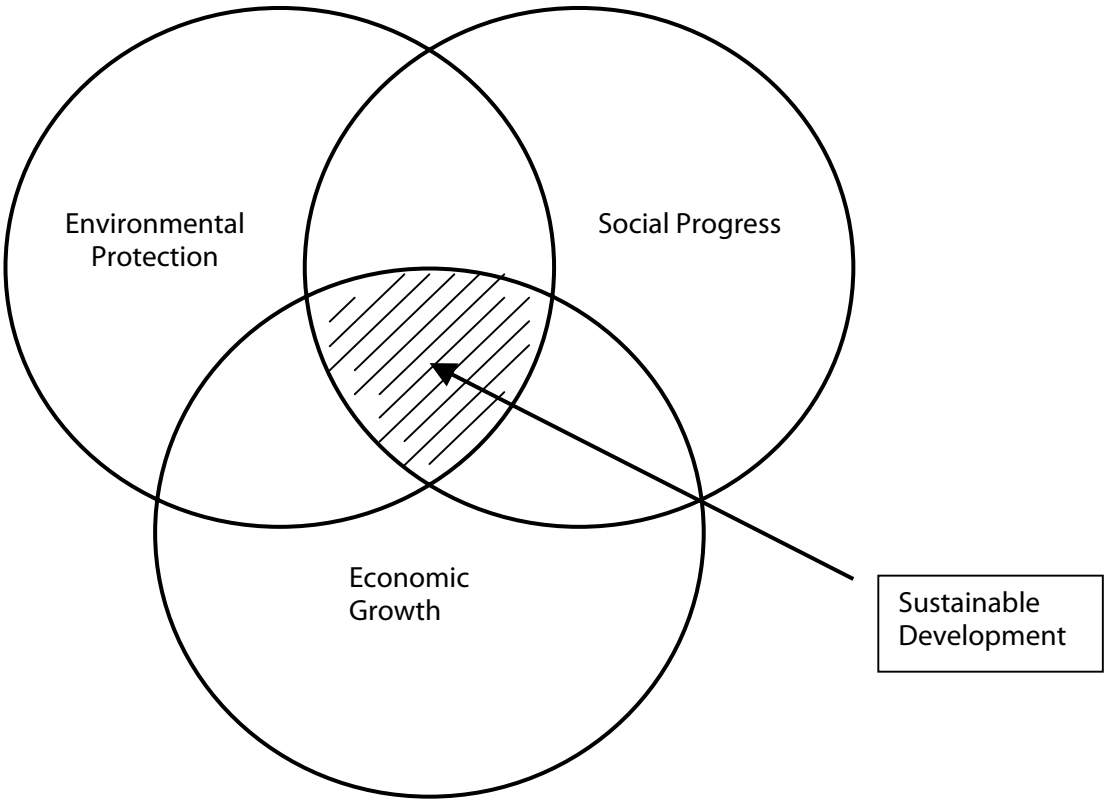
2.1 Non-Technical Summary

2.1.1 ***What is Sustainability Appraisal***

In very simple terms, Sustainability Appraisal helps ensure that the planning policies being developed by the Council (including in this case, the selection of suitable sites for transport, culture and recreation, and community use) achieve the optimal balance of positive social, environmental and economic outcomes for the Borough. The appraisal process is carried out in parallel with the policy development process and is intended to be consciously self-critical.

2.1.2 It is not scientifically precise, because its conclusions require a large degree of human judgement. While some people have a special interest in protecting the natural environment, or promoting economic development or improving the strength of our community, the Council needs to achieve all three to the extent that it is able and this implies some give and take to arrive at a good balance. This is illustrated in Figure 1 below.

Figure 1



2.1.3 Sustainability Appraisal is meant to inform the policy development process, not to replace it. There are many other considerations such as the views of the local community, the plans of other organisations (including other levels of Government) and the resources available to the Council, which will influence policy development. Consequently, the final policy direction may not fully agree with the outcome of the sustainability appraisal. This is acceptable, as long as any areas of potential conflict are acknowledged and discussed.

2.1.4 ***Overall Outcome of Sustainability Appraisal***

The overall finding of this appraisal is that the proposed sites generally meet most or all of the sustainability indicators. Some sites are proposed within the Borough's Green Belt or open space areas, but this is to be expected given that a number of proposals include enhancement of existing facilities (i.e. sports pitches and improvements along the River Roding).

2.1.5 All sites are well located in relation to public transport and services. Some 36% of the sites involve Listed Building issues. The majority of sites are not currently derelict or vacant, (i.e. all of the five transport sites, seven of the nine culture and recreation sites and four of the thirteen community sites).

2.1.6 Those sites which fail to meet one or more of the Sustainability Indicators may still be suitable for development, provided the planning and design of the development addresses the constraints which this appraisal has identified. Additionally, given the nature of some of the proposals, a site may be located in the Green Belt or on open space land, thereby creating potential conflict with the indicator. Also, as some indicators are fairly specific (i.e. 'to improve the education and skill of the population overall') those development proposals which seek to provide for example a new school, will automatically more closely satisfy the Sustainability Appraisal than others.

2.2 The Difference the Process Made

2.2.1 While Sustainability Appraisal has only recently become a statutory requirement of planning documents, the concept of sustainability has been a key concern of planners at least since the United Nations Earth Summit in Rio de Janeiro in 1992. Accordingly, in appraising the proposed development opportunity sites, the London Borough of Redbridge elected Members and planning staff and many members of the community who responded to the ongoing consultation and discussion, did so with a positive desire to achieve sustainable outcomes.

2.2.2 Given this, the Sustainability Appraisal has generally served to confirm that thinking on sustainability issues was well embedded in the site selection process. However, the appraisal has identified potential sustainability conflicts in relation to some sites and therefore recommends appropriate mitigation measures to address these conflicts, in the event that development opportunities proceed.

2.3 How to Comment on this Report

2.3.1 Consultation on this report is being undertaken jointly with consultation on the Submission Development Opportunity Sites Development Plan Document and involves:

- Period of six weeks allowed for formal comments to be submitted.
- Specific and general consultation bodies advised in writing and invited to comment on any relevant issues. The following four agencies with environmental responsibilities will be contacted:
    1. English Nature;
    2. The Historic Buildings and Monuments Commission for England (English Heritage);
    3. Environment Agency;
    4. Countryside Agency.
- Press notice and publicity in local press.
- Publicity Posters.
- Involvement of External Stakeholder Group.
- Involvement of Internal Stakeholder Group to identify service related issues.
- One to one meetings with key Internal Stakeholders.
- All material made available for public inspection at the Council's One Stop Shop (Lynton House, High Road, Ilford), all local Redbridge libraries (including the mobile libraries) and on the Council web-pages.
- Translation services offered.

2.3.2 If you are one of the four environmental agencies, a consultation body with environmental responsibilities, or have a sustainability remit or local environmental interest and do not consider the accompanying Development Plan to be sound in terms of this Sustainability Appraisal, you should complete the official form for representations, attaching additional pages where necessary. Representation forms are available from the Planning and Regeneration Service web-page, the One Stop Shop or by contacting the DPD Team on 020 8708 2843.

2.3.3 Representations may either be sent to the following freepost address:

Development Opportunity Sites
Sustainability Appraisal
London Borough of Redbridge
Freepost RLSR-JACE-HSUG
Ilford IG1 1DD

Or e-mail: dpd@redbridge.gov.uk

Your representation/s must arrive no later than **16 February 2007.**

2.3.4 Where representations are received to any site identified, or not identified, in this Sustainability Appraisal and Development Plan Document, copies of the representation will be made available to view at the Council's One Stop Shop, all local libraries and on the Council's web pages as soon as practicable after the consultation period has ended.

2.3.5 All Development Plan Document bodies as well as anybody involved in preparing the document or commenting on it, will be informed of the nature of any representation and advised that if they wish to comment on said representation, it should be done so within the timescales specified.

2.3.6 All representations received will be submitted to the Planning Inspectorate appointed by the Secretary of State to hold the public inquiry into the Development Opportunity Sites Development Plan Document. The Inspector's decision on whether to amend the document prior to its adoption is binding.

2.3.7 Representations received cannot be treated as confidential.

Chapter 3: Appraisal Methodology

3.1 Approach Adopted

3.1.1 The appraisal methodology follows the approach set out in Sustainability Appraisal for the Development Opportunity Sites Preferred Options Report. The approach of that Sustainability Appraisal was to generally simplify the Sustainability Appraisal Scoping Report to focus on a narrower range of considerations relevant to development opportunity sites (excluding housing sites). The Sustainability Appraisal of the Development Opportunity Sites Preferred Options Report was subject to public consultation (including the statutory consultation agencies) between 18 November and 30 December 2005. No objections were received to either the approach pursued in appraising the development opportunity sites or to the outcome of the appraisal. The sustainability indicators for development opportunity sites therefore remain unchanged from the Preferred Options Report Sustainability Appraisal.

3.1.2 The indicators for the Sustainability Appraisal of the Submission Development Plan Document are as set out below. More information on how the indicators were arrived at can be viewed in the Sustainability Appraisal of the Preferred Options Report.

A. The proposed use will improve the skill/education of the population.
B. The site is within a five-minute walk from a town centre or a bus stop or tube station.
C. The proposed use will improve access to culture, leisure or recreation.
D. The site is not located on Green Belt or designated open space land.
E. The site is not located within the setting of a listed building site.
F. The site is not designated for nature conservation importance.
G. The proposal will improve the transportation network.
H. The site is currently derelict or vacant.
I. The site is not located within the flood plain.
J. The site is within a five minute walk from a designated town centre, business area or retail park.

3.1.3 A simple "tick box" Sustainability Appraisal Matrix (see Appendix C) assesses the ability of each proposed site to meet the ten chosen indicators is recorded. Additional comments are also made where appropriate to the individual characteristics of a site. The sites at Appendix C are identified by a reference number. The key to these references is found in the site address list at Appendix D, which also gives an indication of the preferred use for the site (i.e. transport, employment, culture and recreation or community facility). The location of each site is shown on the Proposals Map.

3.2 When the Sustainability Appraisal was Carried Out

3.2.1 The Sustainability Appraisal was carried out from January to May 2006. This was the period in which a joint working team of elected Council Members and Planning Officers considered the results of the public consultation on the Development Opportunity Sites Preferred Options Report, and finalised the schedules of the sites for the Submission Development Plan Document.

3.3 Who Carried Out the Sustainability Appraisal

3.3.1 The Sustainability Appraisal was carried out by professional staff employed by the Council's Planning and Regeneration Service. Because of the qualitative and often subjective nature of the appraisal, all policy assessments by a staff member, were subject to at least one round of peer review.

3.4 Who was Consulted, How and When

3.4.1 Consultation on the Sustainability Framework and appraisal methodology took place in relation to the Scoping Report in April and May 2005. Consultation on the Development Opportunity Sites Preferred Options Report and accompanying Sustainability Appraisal was carried out between 18th November and 30th December 2005. In addition to the statutory consultation agencies, copies of both reports were forwarded to specific bodies with an interest in sustainability and were available for viewing at the Council's One Stop Shop, at local libraries and on the Planning Services web pages.

Chapter 4: Plan Options and Policies

4.1 Identification and Comparison of Options

4.1.1 For the purpose of identifying options as set out in Government advice[1], an initial list of 22 potential sites was developed. This list included sites identified by Planning and Regeneration Service staff, as well as some sites proposed by various service areas within the Council.

4.1.2 Several of the sites included in the Preferred Options Report have been removed, because development has already been completed or development is well under way. Following the consultation on the Preferred Options Report, some additional sites have been identified for inclusion in the Submission Report.

4.1.3 Each of these sites was considered as a separate and discreet option for a development opportunity within the categories of transport, employment, culture and recreation, and community. That is, the location of each site is fixed and the only available option is to either accept or reject it as a location for development within the four categories.

4.2 Site Selection Process

4.2.1 The original list of sites in the Preferred Options Report was compiled from two main sources. One being a list of existing sites with potential for further development and the second was from sites that were rejected as potential housing sites, but potentially appropriate for transport, culture and recreation or community use. The list of preferred sites was presented at a joint working team of elected Members and professional planning officers. The list was deemed acceptable and no further sites were added or deleted from it. The review was taken in light of the emerging Core Strategy and Borough-Wide Primary Policies.

4.2.2 New sites coming forward in the Submission Development Plan are as a result of consultation. These sites were considered by the joint working team of elected Members and professional planning officers and were deemed to be acceptable.

4.3 Mitigation Measures

4.3.1 The purpose of this Sustainability Appraisal is not to definitely rule sites in or out. Rather, it is to identify potential constraints and trigger thinking about how these might be mitigated.

4.3.2 While some of the development opportunity sites in Appendix C do not meet one or more of the chosen indicators, this does not automatically mean they are unsustainable. In many cases, measures could be implemented to mitigate potential adverse outcomes. For instance, proximity to a Listed Building should not prevent the approval of a development, provided it is well designed to sensitively take account of the Listed Building.

4.3.3 Neither should the fact that a site is currently in use, prevent it being preferred for transport, culture and recreation or community if the benefits of providing such a development outweigh the loss of the existing use. Similarly, it may be feasible to build on a site in the flood plain, provided the site can be filled without worsening the flood threat elsewhere.

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[1] See 2.2.26 – 2.2.31 Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks – Consultation Paper (Office of the Deputy Prime Minister September 2004).

4.3.4 Whilst development in the Green Belt, open space land or nature conservation land is not necessarily prohibited, careful ecological assessment and design is needed to avoid conflict with nature conservation objectives. Some of the sites are sited directly in such areas, but the proposals are for improvement of access to such areas and upgrading of parkland (as is the case for site CR1.4 in the Roding Valley). In short the proposed development would be to the benefit, not detriment of the nature conservation objectives.

4.4 Uncertainties and Risks

4.4.1 The Sustainability Appraisal Matrix at Appendix C records a set of attributes for each site, which serve as sustainability indicators. These indicators are simple factual matters and require little or no subjective judgement (e.g. is the site within a town centre?). However, the indicators themselves were developed by Planning Officers(see section 3.1 Approach Adopted) as the most practical and relevant way of dealing with development opportunity sites and it is acknowledged that different or additional indicators could have been chosen.

4.4.2 It is also important to remember that this appraisal has considered only a very limited range of issues relevant to the location of each site and its current use. It could not consider sustainability issues related to the intensity, type and design of development that may be built on the sites at a later date, even though these will have a major bearing on the sustainability of any development. These matters would be considered following submission of individual planning applications and assessed against relevant policies found in the Core Strategy and Borough-Wide Primary Policies Development Plan Documents. The sustainability of those policies has been tested through separate sustainability appraisals.

Chapter 5: Findings

5.1 Introduction

5.1.1 The detailed findings of the Sustainability Appraisal of the development opportunity sites can be found at Appendix C. This chapter summarises the overall results only.

5.2 Appraisal of Site Options

5.2.1 The original list of 22 separate potential development opportunity sites was selected as a result of relevant service areas, the initial sustainability appraisal and the considerations of the Member/Officer Working Team. As a result of the consultation on the Preferred Options Report and the fact that development was started (and in some cases completed), proposal sites were deleted and others were added. The net result was that the total number of sites was expanded to 28. This is explained below:

Table 1

Original Sites (Preferred Options Report) Deleted	**Sites Proposed in Response to Consultation**
Aldersbrook Sidings (Formerly TR1.3) – outside Redbridge.	Grove Farm – now B1.1
Winston Way Car Park (Formerly CR1.1) – new school under construction	Car Park adjacent 24 Primrose Road – now CR1.9
Winston Way Car Park (Formerly C1.1) – new school under construction	Plough Public House – now C1.1
	Scout Hall in Hurstleigh Gardens – now C1.8
	Ray Lodge Primary School – now C1.9
	Redbridge Junior and Infants School – now C1.10
	Clore Tikva School – now C1.11
	Chadwell heath Foundation School – now C1.12
	Valantines High School – now C1.13
Total deleted = 3	Total added = 9

5.3 Appraisal of Preferred Sites

5.3.1 The Table below summarises the findings of the sustainability appraisal of each of the 28 sites against each of the 10 chosen sustainability indicators.

Table 2: Findings of the Sustainability Appraisal

	A	B	C	D	E	F	G	H	I	J
Indicator	The proposed will improve the skill/ education of the population	The site is within a 5 minute walk from town centre, bus stop or a tube station	The proposed use will improve access to culture, leisure or recreation	The site is not located on Green Belt or designated open space land	The site is not located within the setting of a listed building site	The site is not designated for nature conservation importance	The proposal will improve the transportation network	The site is derelict or vacant	The site is not located within the flood plain	Site is within a town centre, business area or retail park
Number of sites meeting indicator	8	28	18	17	18	24	5	6	22	10
% sites meeting indicator	29%	100%	64%	61%	64%	86%	18%	21%	79%	36%

5.3.2 The table shows that there is mixed success with meeting the sustainability indicators. Some indicators score highly (e.g. B, F and I), whilst indicators such as A, G and H have low scores. It shows that 39% of the sites are located in either Green Belt or open space land (Indicator D). However, closer examination of the sites to which this applies reveals that proposals are in the main for enhancement of existing facilities and would not conflict with Green Belt or open space policy. So despite apparently failing Indicator D there is a good reason for this, provided that the enhancements are respectful to their surroundings.

5.3.3 Whilst all the sites are within 5 minutes walk of a town centre (Indicator B), bus stop or tube, only 36% of the sites are located within a town centre, business area or retail park (Indicator J). However, this should not be a reason to disqualify the sites as a development opportunity for transport, employment, culture and recreation or community use, particularly as a number of the proposals are for enhancement of existing facilities.

5.3.4 The table shows that 36% of the sites were located in the setting of a listed building (Indicator E) and 21% are located in a flood plain (Indicator I). Again, these issues do not necessarily disqualify the sites for development purposes, but raise the need for careful design and (in the case of the flood plain) expert engineering assessment of the potential for adverse effects from any proposed development.

5.3.5 Only 21% of sites identified are currently derelict or vacant (Indicator H). Although this appears to be a low percentage, it is likely to be much higher than the rate of vacant and derelict land in the Borough generally and reflects the fact that some of the proposals are for extension and enhancement of services already existing on site.

Chapter 6: Implementation and Monitoring

6.1 Links to Other Tiers of Appraisal

6.1.1 The appraisal carried out in this report, should be seen in the context of the Council's overall Local Development Framework, which includes three tiers of planning documents, each of which is subject to Sustainability Appraisal as shown in the table below:

Type of Document	Name of Document(s)	Sustainability Appraisal?
First Tier		
Development Plan Document	• Core Strategy	Yes
Second Tier		
Development Plan Document	• Borough-Wide Primary Policies • Development Sites with Housing Capacity • Development Opportunity Sites • Waste Strategy • Hainault Area Action Plan • Ilford Town Centre Area Action Plan • Proposals Map	Yes Yes Yes Yes Yes Yes No
Third Tier		
Supplementary Planning Document	• Percentage for Art • Trees and Landscaping • Planning Obligations Strategy • Nature Conservation • Ilford Town Centre Briefs • South Woodford Town Centre Briefs • Wanstead Village Conservation Area Enhancement Scheme • Wanstead Park Conservation Area Enhancement Scheme • Woodford Green Conservation Area Enhancement Scheme	Yes Yes Yes Yes Yes Yes Yes Yes Yes

6.1.2 A particular policy thread may be traced throughout all three tiers of planning documents and will be subject to Sustainability Appraisal at each stage. However, the scope of the appraisal and the level of detail will vary so that the substance of appraisals undertaken on higher-level documents is not repeated at lower levels.

6.1.3 In addition, some types of planning applications trigger the requirement for Environmental Impact Assessment. This is a separate and distinct process from the Sustainability Appraisal recorded in this report.

6.2 Proposals for Monitoring

6.2.1 A key requirement of the Planning and Compulsory Purchase Act 2004 is for Planning Authorities to produce Annual Monitoring Reports. The London Borough of Redbridge submitted its first Annual Monitoring Report to the Secretary of Sate in December 2005 (based on the monitoring year 1 April 2004 to 31 March 2005) and now does so on an annual basis.

6.2.2 The are five key monitoring tasks which the Annual Monitoring Report addresses:

- To review actual progress in terms of Local Development Document preparation against the timetable and milestones in the Local Development Scheme.
- To assess the extent to which policies in the Local Development Documents are being implemented.
- Where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented, or whether the policy is to be amended or replaced.
- To identify the significant effects of implementing policies in Local Development Documents and whether they are as intended.
- To set out whether policies are to be amended or replaced.

6.2.2 Survey, monitoring and review are therefore crucial to the successful delivery of all Local Development Documents. Monitoring to date has focussed on the performance of policies and proposal sites contained in the Unitary Development Plan. However, as the Preferred Options Report was published in November 2005, the proposal sites included therein will be the subject of the Council's 2005/06 Annual Monitoring Report. In future years, the Annual Monitoring Report will monitor submission policies (2006/07) and adopted policies (2007/08).

6.2.3 In terms of monitoring, the Annual Monitoring Report will pay particular attention to delivery of the proposal sites against the performance measures outlined in Chapter 4 of the Development Plan Document. Guidance advises that Planning Authorities should monitor a number of core output indicators through the Annual Monitoring Report. Core output indicators relevant to this Development Plan Document include:

- Amount of completed retail and office development respectively.
- Amount of completed leisure development.

6.2.4 Additionally, the Development Plan Document will also monitor implementation of each of the identified proposal sites.

Appendix A: Signpost to the Environment Report

The table below identifies where the information to be provided in the Environment Report (as required by Article 5(1) of European Directive 2001/42/EC) may be found.

Signpost to Components of the Environment Report	
Information required in the Environment Report	Where information may be found
(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	Section 1.2 Plan Objectives and Contents and Section 6.1 Links to Other Tiers of Appraisal
(b) the relevant aspects of the current state of the environment;	Sustainability Appraisal Scoping Report and Development Opportunity Sites Preferred Options Report
(c) the environmental characteristics of areas likely to be significantly affected;	Sustainability Appraisal Scoping Report and Development Opportunity Sites Preferred Options Report
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designed pursuant to Directives 79/409/EEC and 92/43/EEC.	Sustainability Appraisal Scoping Report and Development Opportunity Sites Preferred Options Report
(e) the environmental protection objectives, established at international, Community of Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Section 3.1 Approach Adopted and especially Tables 1 and 2.
(f) the likely significant effects[2] on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Section 5.3 Appraisal of Development Plan Document and appraisal matrix at Appendix C.
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 4.3 Mitigation Measures.
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sections 3 Appraisal Methodology; 4.1 Identification and Comparison of Options; 4.2 Site Selection Process and 4.4 Uncertainties and Risks.
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	Sustainability Appraisal Scoping Report and section 6.2 Proposals for Monitoring.
(j) a non-technical summary of the information provided under the above headings.	Section 2.1 Non-Technical Summary.

[2] These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

Appendix B: The Sustainability Appraisal Framework

SOCIAL OBJECTIVES		
1. To reduce poverty and social exclusion		
Indicator	Baseline	Source
Proportion of the population who live in wards that rank within the most deprived 10% and 25% of Super Output Areas (SOAs) in the country.	No SOAs in Redbridge are ranked within the 10% most deprived in the country. However Redbridge has 14 SOAs within the 25% most deprived. These pockets of deprivation are spread across 9 different wards and are in close proximity to areas of affluence. In total 20,718 of Redbridge's population live in SOAs that are amongst the 25% most deprived in the country. This represents 8.7% of the total population in the Borough.	ODPM
Benefit recipients.	Redbridge had 15,645 Income Support claimants in August 2003, 12,915 of which were single. 3,775 claimants were in receipt of the Lone Parent Premium. The number of Income Support claimants showed marginal increases in 2001, 2002 & 2003. However the number of dependents on the claimants (eg children, elderly relatives) has remained consistently around the 10,000 mark.	DWP
Proportion of young people (18-24 year olds) in full-time education or employment.	In August 2004 62.5% of 16-24 year olds were economically active, a decrease on the August 2003 figure of 65.0%. 72.8% of 16-19 year olds were in full time education in August 2004, a higher proportion than in August 2003 when the figure was 70.6%.	Labour Force Survey via NOMIS
2. To reduce and prevent crime and the fear of crime		
Domestic burglaries per 1,000 households. Violent offences committed per 1,000 population. Vehicle crime per 1,000 population.	7.3 (2000/01) 16.1 (2000/01) Theft of motor vehicles 10.2 (2000/01) Theft from motor vehicles 13.0 (2000/01)	Redbridge Crime & Disorder Audit Cutting Crime in Redbridge 2001.

3 To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home		
Indicator	Baseline	Support
No. of Households in Housing need	4,219 of households (4.7% of all Redbridge households) are in housing need At 31/3/03 1,631 households were living in temporary accommodation 1,631 households in temporary accommodation of which 1,096 had dependent children and 274 were in bed and breakfast.	LBR Housing
No. of Households living in unsuitable accommodation	14,874 of households were living in unsuitable accommodation.	LBR Housing Needs Survey (2000)
Housing completion figures.	Between 2001 & 2004 a total of 1,856 homes were completed. In 2003 531 homes were completed and in 2004 282 homes were completed. Between 2001 & 2004 a total of 644 affordable units were completed (34.7% of all completions). In 2003 158 affordable units were completed and in 2004, 58 affordable units were completed.	LBR Planning / Housing
Number of unfit homes per 1,000 dwellings	6% of housing stock unfit (5,000 out of 93,000)	LBR Public Protection
4. To improve the education and skill of the population overall		
Young people with Level 2 qualifications (a) the proportion of 19 year olds with Level 2 qualifications (5 or more GCSEs at grades A*-C or NVQ equivalent) (b) percentage of 15 year old pupils in schools maintained by the local authority achieving five or more GCSEs at grades A*-C or equivalent (3)	a) in 2001 the percentage of 18-19 year olds with a Level 2 qualification was 45.35%. The London average is 40.93%, and the national average is 42.25%. b) Actual 2002/03 = 63.7%, Actual 2003/04 = 65.59%, Target 2003/04 = 65%, Target 2006/07 = 67.9%.	2001 Census LBR BVPI 38
5. To provide accessible essential services and facilities		
Access to key services (primary school, post office, supermarket and GP)	The indices of deprivation give LBR a combined score of –0.38. The London average is –0.59. The national average is 0. The lower the score, the better.	ODPM
Number of childcare places available per 1,000 population of children under 5.	In February 2005 there were 4,412 childcare places in Redbridge via day nursery, pre-school playgroups, and child minders. There are consequently 233 places available per 1,000 population of under 5s.	Redbridge Children's Information Service

6. To make opportunities for culture, leisure and recreation readily accessible		
Indicator	Baseline	Source
Percentage of residents satisfied with Parks/Open Spaces	Target for 2003/04 was 73%, only 69% was achieved. The target for 2006/07 is 75%.	LBR BVPI
Percentage of residents satisfied with sports/leisure facilities	Target for 2003/04 was 44%, only 38% was achieved. The target for 2006/07 is still 44%.	LBR BVPI
ENVIRONMENTAL OBJECTIVES		
7. To maintain, enhance and where appropriate conserve the quality of landscapes and townscapes		
New homes built on previously developed land.	Most new homes in Redbridge are built on previous developed land. In 2003 100% of new homes were built on previously developed and in 2004 87% of sites were built on PDL.	LBR Planning
To reduce the number of buildings at risk.	Buildings at Risk: 11 in 2004 Grade I: none Grade II*: 3 Grade II: 8	LBR Planning
8. To maintain and enhance biodiversity, species and habitats		
No net loss of area of Sites of Importance for Nature Conservation (SINCs)	Maintain an area of 1214 hectares of SINCs	BVPI
Total area (in hectares) managed to support the London Biodiversity Action Plan (BAP) by designating new local nature reserves.	Target 2003/04=100, Actual 5.58 Target 2004/05=60	BVPI
No decline of water quality in the River Roding and Seven Kings Water.		
9. To reduce the effect of traffic on the environment		
Passenger travel by modes	Travel to work in Redbridge (2003): -40.1% travel to work by car -23.1% travel to work by Underground -9.4% travel to work by mainline train	TfL: E&BS are also planning to collect info for LIP
Percentage of households with access to a car	In 2001, 26.2% of households had no access to a car (24,179 households)	TfL
Percentage of people satisfied with local provision of public transport overall	BVPI. The actual percentage satisfied in 2003/04 was 47% where as the target for the same period was 53%	TfL

10. To encourage urban renaissance by improving efficiency in land use, design and layout			
Indicator	Baseline		Source
Derelict land and empty properties	To reduce derelict land and number of empty properties.		
11. To reduce contributions to climate change			
CO2 emissions by end user in Redbridge	1999/2000		GLA published in 2003
	Sector & Fuel	CO2 tonnes/year	
	Domestic gas	407 936	
	Domestic electricity	234 931	
	Roads transport	232 615	
	Commercial gas	64 465	
	Commercial electricity	43 873	
	Rail transport	22 812	
	Industrial gas	10 154	
	Commercial oil	6 182	
	Commercial coal	-	
	Total	1 002 968	
Energy use per household in Redbridge	26,985 kWh per year (based on 94 174 homes, the total in the last census)		
12. To reduce vulnerability to climate change			
Development in the floodplain.	Prevent inappropriate development 'at risk' of flooding areas.		
13. To maintain and improve air quality			
Nitrogen dioxide levels	The annual mean target for nitrogen dioxide should be 40µg/ m3. The figures for back ground site readings (µg/ m3) are: 2001 39 2002 39 2003 41 2004 The figures for kerbside site readings are: 2001 65 2002 66 2003 63 2004		
Particulate matter levels	Particulate matter (PM10) 50µg/m3 not to be exceed more than 35 times a year (24-hour-mean). Background site readings (number of days) 2001 33 2002 34 2003 63 kerbside site readings (number of days) 2001 45 2002 60 2003 80		

14. To minimise the production of waste and encourage recycling		
Indicator	Baseline	Source
Minimisation and the Recycling of household waste	Trend of waste generation increasing. Household waste target exceeded in 2002/03 by almost 15 tonnes. Target for forthcoming years to reduce to 450 tonnes per annum. % of waste recycled / composted increasing. Recycling target in 2002/03 (6.35%) exceeded by over 1% to 7.4% and composting target exceeded by 0.5% from 2.1% to 2.57%. However targets in forthcoming years (particularly for recycling) to increase considerably: Recycle: 7% (2003/4); 17.5% (2004/5); 21% (2005/6); 21% (2006/5) Compost: 7% (2003/4); Future years – no figures.	
Recycling of commercial waste	No figures at present however will become a future target	
Recycling of Construction and demolition waste	No figures at present however will become a future target	
ECONOMIC OBJECTIVES		
15. To encourage sustained economic growth		
Percentage change in the total number of VAT registered and deregistered businesses in the local area Changes in sub-regional (northeast London) Gross Value Added (GVA) data.	In Redbridge in 2002, 750 businesses were VAT registered, in 2003 820. 815 businesses deregistered in 2002 a –15 net-change, and 805 registered in 2003 a net change of 15. There is a positive local trend in terms of businesses registration in Redbridge for 2003. but overall trend is negative over the last 5 years, registrations fallen from 265 in 1998 to 15 for 2003. National statistics show from 1995 – 2002 for outer London east and northeast sub region GVA rose from £12,462 in 1995 to £16,144 for 2002.	ONS/NOMIS

16. To enhance the image of the area as a business location		
Indicator	Baseline	Source
Local rental/rateable values of all employment property Vacancies and the distribution of vacancies	Provisional figures for 2004 indicate that the rateable value for commercial and industrial property in Redbridge is £72 per sqm.. At 2002, the % of vacant floorspace was: Town Centres – Ilford 16% (calculated as total vacant retail and office floorspace); Gants Hill 9.4%; Woodford 8.7%; Seven Kings 6.3%; Wanstead 6.1%; Chadwell Heath 5.9% Woodford Bridge 2.2%; Barkingside 1.5%; Hainault (Manford Way) 0%; South Woodford 6.77%. Business Areas -Chadwell Heath Business Park 0%; Forest Road 3.57%; Hainault Industrial Estate 17.35%; Hainault Works 8.33%; Newton Industrial Estate 44.44%; Raven Road 13.64%; Southend Road 16.88%.	ODPM LUS
17. To reduce levels of traffic congestion within the Borough		
Traffic volumes in Outer London town centres	The targeted reduction by a third means that traffic growth should increase by no more than 5% per year in Outer London town centres. In 2001 the traffic volume was 1,089 million vehicle kilometres.	TfL/DfT: E&BS are also planning to collect info for LIP
18. To increase the reliability of journey times		
Bus Excess Waiting Time	Bus EWT (High Frequency Routes), minutes per customer. Baseline EWT is to be confirmed, but the target for 2009/10 is 1.3 minutes per passenger journey.	TfL/London Buses: E&BS are also planning to collect info for LIP

Appendix C: Sustainability Matrix

	A	B	C	D	E	F	G	H	I	J	
Site	**The proposed use will improve the skill/ education of the population**	**The site is within a 5 minute walk from town centre, bus stop or tube station**	**The proposed use will improve access to culture, leisure or recreation**	**The site is not located on Green Belt or open space land**	**The site is not located within the setting of listed building site**	**The site is not designated for nature conservation use**	**The proposal will improve the transportation network**	**The site is currently derelict or vacant**	**The site is not located within the flood plain**	**Site is within a town centre, business area or retail park**	**Comment**
TRANSPORT											
T1.1	X	✔	✔	✔	✔	✔	✔	X	✔	✔	
T1.2	X	✔	✔	✔	X	✔	✔	X	✔	✔	
T1.3	X	✔	✔	✔	X	✔	✔	X	✔	✔	Whilst the station isn't designated as nature conservation land, the train track east and west of the site is.
T1.4	X	✔	✔	✔	✔	✔	✔	X	✔	✔	Whilst the station isn't designated as nature conservation land, the train track east and west of the site is.
T1.5	X	✔	✔	✔	✔	X	✔	X	✔	✔	

	A	B	C	D	E	F	G	H	I	J	
Site	**The proposed use will improve the skill/ education of the population**	**The site is within a 5 minute walk from town centre, bus stop or tube station**	**The proposed use will improve access to culture, leisure or recreation**	**The site is not located on Green Belt or open space land**	**The site is not located within the setting of listed building site**	**The site is not designated for nature conservation use**	**The proposal will improve the transportation network**	**The site is currently derelict or vacant**	**The site is not located within the flood plain**	**Site is within a town centre, business area or retail park**	**Comment**
CULTURE AND RECREATION											
CR1.1	X	✔	✔	✔	X	✔	X	X	✔	X	Whilst the site isn't designated as nature conservation land, the land immediately to the south is.
CR1.2	X	✔	✔	✔	✔	✔	X	X	✔	✔	
CR1.3	X	✔	✔	X	✔	✔	X	X	X	X	Whilst the site isn't designated as nature conservation land, the land directly to the west is.
CR1.4	X	✔	✔	X	X	X	X	✔	X	X	There are 5 locally listed buildings spread throughout the settings of the River Roding. The majority of the River Roding valley and all of the river itself are designated as nature conservation land.
CR1.5	X	✔	✔	X	X	✔	X	✔	✔	✔	There are 2 statutory listed buildings on site.
CR1.6	X	✔	✔	✔	✔	✔	X	X	✔	✔	
CR1.7	X	✔	✔	X	✔	✔	X	X	X	X	
CR1.8	X	✔	✔	X	✔	X	X	X	✔	X	

	A	B	C	D	E	F	G	H	I	J	
Site	**The proposed use will improve the skill/ education of the population**	**The site is within a 5 minute walk from town centre, bus stop or tube station**	**The proposed use will improve access to culture, leisure or recreation**	**The site is not located on Green Belt or open space land**	**The site is not located within the setting of listed building site**	**The site is not designated for nature conservation use**	**The proposal will improve the transportation network**	**The site is currently derelict or vacant**	**The site is not located within the flood plain**	**Site is within a town centre, business area or retail park**	**Comment**
CR1.9	X	✔	✔	X	✔	✔	X	X	X	✔	
COMMUNITY											
C1.1	X	✔	X	✔	✔	✔	X	✔	✔	X	
C1.2	✔	✔	✔	✔	X	✔	X	X	✔	X	Whilst the site isn't designated as nature conservation land, the land immediately to the south is.
C1.3	✔	✔	✔	X	X	✔	X	✔	✔	✔	There are 2 statutory listed buildings on site.
C1.4	X	✔	✔	X	X	✔	X	✔	✔	X	The site is a Grade II* listed building. Land immediately to the south-east is designated as nature conservation land.
C1.5	✔	✔	✔	X	✔	✔	X	✔	✔	X	
C1.6	X	✔	X	X	✔	✔	X	X	X	X	
C1.7	X	✔	X	✔	✔	✔	X	X	✔	X	
C1.8	X	✔	X	✔	✔	✔	X	X	✔	X	

	A	B	C	D	E	F	G	H	I	J	
Site	**The proposed use will improve the skill/ education of the population**	**The site is within a 5 minute walk from town centre, bus stop or tube station**	**The proposed use will improve access to culture, leisure or recreation**	**The site is not located on Green Belt or open space land**	**The site is not located within the setting of listed building site**	**The site is not designated for nature conservation use**	**The proposal will improve the transportation network**	**The site is currently derelict or vacant**	**The site is not located within the flood plain**	**Site is within a town centre, business area or retail park**	**Comment**
C1.9	✔	✔	X	✔	✔	✔	X	X	✔	X	
C1.10	✔	✔	X	✔	✔	✔	X	X	✔	X	
C1.11	✔	✔	X	✔	✔	✔	X	X	✔	X	
C1.12	✔	✔	X	✔	✔	✔	X	X	✔	X	
C1.13	✔	✔	X	✔	X	✔	X	X	✔	X	

	A	B	C	D	E	F	G	H	I	J	
Site	**The proposed use will improve the skill/ education of the population**	**The site is within a 5 minute walk from town centre, bus stop or tube station**	**The proposed use will improve access to culture, leisure or recreation**	**The site is not located on Green Belt or open space land**	**The site is not located within the setting of listed building site**	**The site is not designated for nature conservation use**	**The proposal will improve the transportation network**	**The site is currently derelict or vacant**	**The site is not located within the flood plain**	**Site is within a town centre, business area or retail park**	**Comment**
BUSINESS											
B1.1	X	✔	X	✔	✔	✔	X	X	✔	✔	

Appendix D : Preferred Site Addresses and References

Reference	Site Address	Proposed Use
T1.1	Ilford Station, Cranbrook Road, Ilford	New Crossrail station
T1.2	Ilford Hill, Ilford	New Bus stops
T1.3	Seven Kings Station, High Road, Seven Kings	Station improvements
T1.4	Goodmayes Station, High Road, Goodmayes	Station improvements
T1.5	Chadwell Heath Station, Station Road, Chadwell Heath	Station improvements
B1.1	Grove Farm, part of Chadwell Heath Business Area, Chadwell Heath	Mixed usage
CR1.1	Ilford Baths, High Road, Ilford	New leisure facility
CR1.2	Fullwell Cross Swimming Pool, High Street, Barkingside	Improvements
CR1.3	Ashton Playing Fields, Waltham Road, Woodford Bridge	Improvements
CR1.4	River Roding, running through Ilford and up through Woodford Bridge	Enhancements
CR1.5	Port of London Authority Sports Ground, The Drive, Cranbrook	New leisure facility
CR1.6	Gants Hill Library, Cranbrook Road, Gants Hill	Improvements
CR1.7	Woodford Town Football Club, r/o 243 – 265 Snakes Lane East, Woodford	New recreation facility
CR1.8	Cricklefields Athletics Sports Ground, High Road, Ilford	New leisure facility
CR1.9	Car Park adjacent to 24 Primrose Road, South Woodford	New recreation facility
C1.1	Plough Public House, Ilford Lane, Ilford	New health centre
C1.2	Ilford Baths, Ilford High Road, Ilford	New primary school
C1.3	Port of London Authority Sports Ground, The Drive, Cranbrook	New primary school
C1.4	Valentines Mansion, Valentines Park, Ilford	Enhancements
C1.5	Allotments, South Park Drive, Ilford	New primary school
C1.6	Woodford Town Football Club, r/o 243 – 265 Snakes Lane East, Woodford	New community facility
C1.7	Community Care Advice Centre, adjacent to 171 Aldborough Road North	Enhancements
C1.8	Scout Hall, Hurstleigh Gardens, Clayhall	New scout building
C1.9	Ray Lodge Primary School, Snakes Lane East, Woodford Bridge	New children's resource centre
C1.10	Redbridge Junior & Infants School	Amalgamation of schools
C1.11	Clore Tikva School, Fullwell Avenue, Barkingside	Enhancements to school
C1.12	Chadwell Heath Foundation School, Christie Gardens, Chadwell Heath	New sixth form and sport hall
C1.13	Valentines High School, Cranbrook Road, Gants Hill	New sixth form block

Monday - Friday
9.00am - 5.00pm

RBOS/06/62

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