

LONDON BOROUGH OF REDBRIDGE
Examination of Redbridge Local Plan 2015-2030

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HEARING AGENDA – DAY 6 – Thursday 15 June 2017

South Woodford Investment and Growth Area – Policy LP1D

10am at City Gates Conference Centre, 3rd floor Conference Room 25-29
Clements Road, Ilford, IG1 1BH

The hearing agenda reflects the issues and questions previously identified. However, some questions may have been omitted if there is no need for discussion based on the written statements submitted. The agenda is also subject to change and adjustment.

Issued on 30 May 2017

Issue 4a:

Are the policies for the individual Investment and Growth Area justified, consistent with national policy and will they be effective (Policies LP1A-LP1E)? Are the strategic and key sites within each of the Investment and Growth Areas justified when compared to other reasonable alternatives, deliverable within the plan period having regard to any constraints and consistent with national policy? Is the detail about the sites adequate in respect of use, form, scale, access and quantum of development?

- i) Given the number of opportunity sites expected to come forward does South Woodford warrant the designation of Investment and Growth Area?
- ii) Is there a suitable balance between proposed residential and employment uses? How and where are the proposed retail and employment floorspace to be delivered?
- iii) Would the proposals at South Woodford have such an in unacceptable adverse impact due to capacity issues on the Central Line and what mitigation measures might be expected from individual developments?
- iv) Is a scheme to signalise Charlie Browns roundabout and make improvements under consideration? What effect would the proposed pedestrian crossings have? Is there adequate transport capacity generally to cope with the development proposed?
- v) Would there be adequate capacity for car parking within the Investment and Growth Area?

- vi) Would the Local Plan ensure the provision of sufficient and suitable infrastructure required as a result of the proposed growth and regeneration in South Woodford with particular reference to schools, health services, child care and leisure?
- vii) Are the key sites identified justified when compared to other reasonable alternatives, deliverable within the plan period having regard to any constraints and consistent with national policy? Is the detail about the site allocations adequate in respect of use, form, scale, access and quantum of development?

Key sites

Station Estate (site 117)

- i) What is the justification for modification 33 (LBR.1.01.2) to remove reference to a contemporary landmark within the town centre? Would this change affect the indicative capacity of 120 new homes? Is the proposed capacity justified?
- ii) Would the allocation be effective in ensuring provision of non- residential uses?
- iii) Should Station Estate be earmarked for specialist accommodation for the elderly? What is the status of the adopted brief?

120 Chigwell Road (site 116)

Tesco Store (site 119)

31 Marlborough Road and South Woodford station car park (site 120)

Participants

Mr D Lee/Ms N Tranmer/Mr K Bean/Ms P Arbenser-Symmonds/Ms L Burgess/
Mr R Pathak/Ms T Darvell – South Woodford Society
Ms P Juggins/Ms H Blunstone – CBRE for The Anderson Group
Ms M Sharma – NOISE