



The Counties Residents' Association

Protecting the interests of the community

COUNCIL CONSULTATION ON WHERE NEW HOMES ARE TO BE BUILT IN REDBRIDGE

The need for new homes

You probably know that thousands of new homes are needed in London. Redbridge's population is currently 288,000 and expected to increase by 50,000 by 2030. As a result, Redbridge is re-consulting on planning development strategies to build on council owned land to meet the targets imposed by the Mayor of London in the London Plan. For Redbridge, the target is 1,123 new homes a year.

The previous consultation concluded that the only viable development opportunity in the Borough was the Oakfields site near Fairlop, when there was opposition to the loss of the sports facilities there.

Looking at development sites in the Wanstead and Woodford Corridor

In the new consultation launched last Friday, one of the options being considered is to permit a higher density and taller buildings within and around the high streets of Woodford, South Woodford and Wanstead. Such proposals could result in the approval of schemes for sites like the Evergreen Field and Jolliffes office and builders yard.

In the Counties Estate area the only Council owned land is the Nutter Lane Recreation Field and the allotments behind Preston Drive. The Council's records on the Nutter Lane Recreation Ground are incorrect – it is not owned by the Council but is a charitable trust under the care of St Mary's Church.

The CRA Position

The CRA is objecting to these proposals on the following grounds:

- The Wanstead High Street area and the Counties Estate and the immediate neighbourhood are both conservation areas. High density and tall development would severely damage their character and appearance.
- The number of homes afforded by such proposals would be minimal when compared to those demanded by the London Plan.
- Only the Oakfields site has the size to meet Redbridge's housing target and provide the additional local services like education and healthcare, which will be needed.
- The Oakfields end of the borough is where the highest population increase is occurring and where additional housing is most needed.



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What you can do

1. Attend a drop in session at Wanstead Library next Monday, 17 November, 5-8:00 pm.
2. Hard copies of the consultation ought to be available at Wanstead Library but as yet are not – we have contacted the Council on this. You can ring 0208 708 2748 for a copy or email to dpd@redbridge.gov.uk.
3. The consultation is on line go to Redbridge i, search for Draft Local Plan 2015 – 2030 consultation report (2mb PDF)
4. Write using FREEPOST to: Redbridge Local Plan 2015 – 2030, Preferred Options Report Extension – Alternative Development Strategies, Planning and Regeneration Service, London Borough of Redbridge, FREEPOST RSLR-JACE-HSUG Ilford IG1 1DD.
5. Or deliver by hand to: Planning Policy Team, Room A1, Redbridge Town Hall, 128-142 High Road ILFORD IG1 1DD.
6. Scan and email to: dpd@redbridge.gov.uk

Comments should be submitted by 5:00 pm on Monday 22 December.

The Council says that doing nothing is not an option

If the Council cannot demonstrate that it has firm plans to provide a substantial amount of the new 1123 homes they have to deliver, then their Local Plan, which contains all the planning rules and regulations for the Borough will not be validated.

The Council states: *“If the Council doesn’t have an up to date Local Plan, which guides the location of development, the Borough will be less able to resist unsatisfactory proposals from developers and will not be able to meet the future needs of the Borough.”*

This could well mean that there would be ‘development on appeal’ ie that if the Council rejects a planning application, the developer could appeal to the government inspectorate in Bristol which would be more likely to accept the planning application.

**ACT NOW IF YOU WANT TO KEEP
THE QUALITY OF LIFE OF OUR NEIGHBOURHOOD**