

MAYOR OF LONDON

Ilford Opportunity Area
Planning Framework (OAPF)
Integrated Impact Assessment
**Baseline Data and Review of
Relevant Plans and Policies**

September 2026

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City Hall
Kamal Chunchie Way
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www.london.gov.uk
enquiries 020 7983 4000
Email Londonplan@london.gov.uk

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Purpose of this document

This document forms part of the evidence base supporting the Integrated Impact Assessment (IIA) of the Ilford Opportunity Area Planning Framework (OAPF). It provides the baseline environmental, social and economic information, together with a review of relevant plans, programmes and policies, that have informed the development of the IIA framework and assessment.

The content of this document is drawn directly from the IIA Scoping Report, which was prepared at the outset of the assessment process and consulted upon with the three statutory environmental bodies, namely Natural England, Historic England and the Environment Agency, during summer 2026. Following that informal consultation, the content has been reviewed and updated where appropriate to reflect comments received from the statutory consultees. This includes updates to the review of plans, programmes and policies, baseline information, key sustainability issues and assessment framework to ensure that relevant environmental, social, health, equality, heritage and climate change considerations are appropriately reflected.

It is published separately to provide a concise and accessible summary of the evidence and policy context underpinning the IIA.

Appendix A Review of Relevant Plans and Policies

This appendix summarises the analysis of the objectives of the key policies, plans and programmes (including legislation) that are relevant to the preparation of the new London Plan and the IIA assessment process. The key documents and their objectives have been taken into account when drafting the IIA framework.

Topic	Strategic Level	Borough/Local Level
Relevant to all Topic areas	National Planning Policy Framework (2026): Sets out the Government's planning policies for England and provides the framework for preparing local and neighbourhood plans, with a presumption in favour of sustainable development	Redbridge Local Plan (2015-2030): Statutory spatial planning framework adopted in March 2018. The Redbridge Plan (2022-26): Corporate priorities following local elections in May 2022. Joint Strategic Needs Assessment (JSNA) 2024:

Topic	Strategic Level	Borough/Local Level
	• The London Plan (2021): Spatial development strategy, establishing the strategic planning framework for growth, housing, transport, economic development, environmental sustainability, infrastructure, and design across Greater London • London Infrastructure Framework (LIF) joint strategic plan by the Mayor of London and London Councils that outlines the capital's core economic infrastructure priorities through to 2050	Assessment of Redbridge's borough-wide health needs by evaluating how the built environment and climate change affect well-being, how local community structures support residents, and how current diseases and risk factors will impact future generations. • Infrastructure Delivery Plan (2025-2041): Identifies the local and strategic community infrastructure required to support sustainable growth, informing funding allocations
Inclusion and Safety	• Mayor's Equality, Diversity and Inclusion Strategy (2018): Inclusive London, outlines the GLA's roadmap to tackle systemic inequalities, discrimination, and socio-economic barriers • Mayor's Police and Crime Plan 2025-2029: Priorities to make London safer by reducing violence and exploitation, strengthening communities and improving justice outcomes.	• Civic Pride Antisocial Behaviour Plan (July 2023): Vision towards tackling antisocial behaviour and promoting community cohesion • Safer Redbridge Strategy, Making Redbridge Safe 2022-26: Unites the Community Safety Partnership to reduce crime and improve public space safety alongside local residents. Key interventions include transforming underused high street properties into "Community Hubs" to provide safe spaces for youth skill development.
Health	• 10 Year Health Plan for England (2025): Sets out radical reforms to reinvent the NHS through three primary shifts: transitioning care from hospital to community, moving from analogue to	• Redbridge Health and Wellbeing Strategy 2024-28: Framework to reduce health inequalities and improve wellbeing through three priorities: supporting children and young people to start well, promoting resilient and healthy communities, and preventing and

Topic	Strategic Level	Borough/Local Level
	digital, and shifting focus from sickness to prevention. • Spatial planning for health (2017): Evidence review. By Public Health (dissolved in 2021) Summarised UK evidence, focusing on neighbourhood design, housing, healthier food, natural and sustainable environment, and transport. • Chief Medical Officer's annual report (2024): health in cities: Outlines how population health can be improved through the built environment • Mayor of London Health Inequalities Strategy Implementation Plan 2025–2028 Priority actions that the Mayor has committed to taking forward to implement the London Health Inequalities Strategy (2018) over the next three years. This includes Healthy Places: creating a stronger foundation through jobs, homes (affordable good quality homes, warmer homes, ending rough sleeping) and the environment (tackling air pollution, greener healthier resilient city) • Sport for All of Us (2018) is Mayor of London's strategy aimed at making London the most active and socially integrated city.	managing long-term health conditions. • Physical Activity Strategy 2024: Sets out a partnership approach to increasing opportunities for sport and physical activity across Redbridge, using active lifestyles to improve health, support thriving communities, and address wider social challenges.

Topic	Strategic Level	Borough/Local Level
Transport and Connectivity	• Mayor's Transport Strategy (2018): Targets a complete shift away from private vehicles, aiming for 80% of all London journeys to be made by walking, cycling, or transit by 2041. • Better Connected: a strategy for integrated transport (2026): Long-term strategy for safe, reliable, affordable and accessible transport for people in England. • The Road to Zero (2018): Sets out how the UK will cut road transport emissions by shifting to zero-emission vehicles, expanding charging infrastructure, and supporting growth in electric vehicle manufacturing and clean transport technologies. • The Cycling and Walking Investment Strategy Report to Parliament (2022) Government's long-term ambition is to make walking and cycling the natural choices for shorter journeys • Decarbonising Transport: A Better, Greener Britain (2021) (Decarbonising Transport Plan (DTP)) The UK Government's strategy for reducing transport emissions and supporting the transition to a net zero, cleaner, and more sustainable transport system by 2050.	• Local Implementation Plan (June 2019) A Strategy for Great Neighbourhoods 2019 - 2041: 20-year strategy that outlines how Redbridge will deliver the Mayor of London's overarching transport goals at a neighbourhood level. It sets the long-term policy framework for local street improvements, active travel, and car reduction while establishing a rolling three-year spending plan to secure funding from TfL. • Street Strategy: A Strategy for Great Neighbourhoods (2017 -2022): Seeks to create cleaner, safer, healthier, and more attractive streets across Redbridge, supporting wellbeing, active travel, community safety, and economic vitality through partnership working with residents and stakeholders. • Sustainable Transport Strategy (2025): Sets a long-term vision to make local travel safer, healthier, and greener, targeting a shift where at least two-thirds of all journeys are made by public transport or active travel by 2041.

Topic	Strategic Level	Borough/Local Level
Regeneration and Housing	• Homes England Strategic Plan (2023–2028) Outlines a mission to boost the supply of high-quality, affordable housing and drive town and city regeneration across England. It uses a place-based, brownfield-first approach to partner with local leaders, • Planning Policy for Traveller Sites (2024) sets out the Government’s planning policy for traveller sites. The Government’s overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community. • The London Housing Strategy (2018) sets out the Mayor's plans to tackle the capital's housing crisis and his vision to provide all Londoners with a good quality home they can afford. • The Mayor's Rough Sleeping Plan of Action 2025 sets the framework for how the Mayor and partners will measure and track progress towards achieving his commitment to end rough sleeping by 2030.	• Redbridge Council Housing Strategy (2023–2028): Redbridge Council's core housing strategy outlines a plan to increase housing supply, improve home quality, and tackle a crisis involving over 2,800 families in temporary accommodation • Regeneration Strategy (2017–2027): 10-year regeneration plan focused on growth through town centres, enterprise, housing, inclusive growth, and place quality. • Havering and Redbridge Local Housing Needs Assessment Update (2023): Provides the core demographic and housing market evidence underpinning the Local Plan and housing strategies for both boroughs
Economic Potential and Employment	• Invest 2035: the UK’s modern industrial strategy: 10-year framework designed to boost	• Redbridge Employment, Skills & Enterprise Strategy (2022 – 2027): Drives inclusive economic

Topic	Strategic Level	Borough/Local Level
	long-term economic growth, provide regulatory stability, and attract international investment across the UK. • The Growth Plan 2022 Makes growth the government's central economic mission, setting a target of reaching a 2.5% trend rate. Sustainable growth will lead to higher wages, greater opportunities and provide sustainable funding for public services. The Chancellor of the Exchequer's "growth plan" contained a raft of significant tax measures, with major changes being announced for both individuals and businesses.	growth, boosts small business resilience, and upskills residents into high-quality, fair-paying jobs. Delivered largely via Work Redbridge, it targets local socio-economic inequalities by seamlessly integrating employment pathways along regeneration and transport corridors like the Elizabeth Line.
Culture	• The Culture White Paper (2016): Sets out the UK Government's vision for culture, recognising its contribution to economic growth, health and wellbeing, education, community cohesion and place-making, while seeking to increase access to cultural opportunities across all communities. • London Culture Strategy 2018: Mayor's long-term vision to ensure that all Londoners have access to cultural opportunities locally, while strengthening the capital's creative industries as a driver of inclusive economic growth, placemaking, skills development and global cultural	

Topic	Strategic Level	Borough/Local Level
	competitiveness • Arts Council England Strategy (2020–2030): Sets out a ten-year framework to make creativity and cultural participation more inclusive, sustainable and embedded in everyday life, while supporting the growth of the creative economy and ensuring access to cultural opportunities across all communities in England. • Culture and the Night-Time Economy Supplementary Planning Guidance (2017): Provides guidance on implementing the London Plan's cultural policies by supporting cultural venues, promoting a diverse and vibrant night-time economy, and ensuring that growth and development enhance rather than displace cultural activity.	
Air Quality	• The air quality strategy for England (2023): Defra's framework for local authorities to make best use of their powers and make air quality improvements for their communities. • The Road to Zero (2018): Positions the UK at the global forefront of zero-emission vehicle manufacturing while aggressively driving down toxic roadside nitrogen dioxide concentrations. • London Environment Strategy (2018):	• Air Quality Action Plan (2020-25): Aims to improve air quality in the borough, working in collaboration with our communities, the London Assembly, and national government.

Topic	Strategic Level	Borough/Local Level
	Commits London to achieving strict World Health Organization air quality guidelines far ahead of the national government's legal timelines. • Mayor's Transport Strategy (2018): TfL and the boroughs to seek to address the triple challenges of air quality, the climate emergency and traffic congestion through road user charging schemes, including by expanding the Ultra Low Emission Zone across London	
Heritage and Townscape	• Planning (Listed Buildings and Conservation Areas) Act 1990: Mandates the statutory protection, preservation, and enhancement of listed buildings, their settings, and designated conservation areas. • Historic England Strategy 2026-2031: A five-year strategy setting out how the national historic environment body will protect, adapt and promote England's heritage, with a focus on supporting sustainable development, climate resilience, placemaking and public benefit through the conservation and reuse of historic assets. • National Design Guide (2021)¹: Defines the government's priorities for well-designed places	• Redbridge Characterisation Study (2014): Provides a comprehensive spatial assessment of the borough's distinct architectural styles, townscape features, and urban layouts to guide layout, density, and design policies for new developments. • Local Heritage List Facing Document (2023): Identifies and provides non-statutory protection to locally significant heritage assets and character areas

¹ Please note that the National Design Guide 2021 is likely to be replaced by the Design and Placemaking Planning Practice Guidance.

Topic	Strategic Level	Borough/Local Level
	structured around ten core characteristics, including context, identity, built form, and public spaces. - There are a number of international conventions that are relevant to the consideration of architectural and archaeological heritage: - The Convention for the Protection of the Architectural Heritage of Europe - The European Convention on the Protection of Archaeological Heritage	
Climate Change	The Climate Change Act (2008): Establishes the overarching statutory carbon reduction and sustainable development baseline that all localized policies must support. Heat and Buildings Strategy (2021): Sets out the government's plan to significantly cut carbon emissions from homes and workplaces London Net Zero 2030 Pathway (2022): Sets out the actions required for London to achieve net zero carbon emissions by 2030 through rapid decarbonisation of buildings, transport and energy systems. Environment Agency: EA2030 change for a better environment: Strategic roadmap designed	Climate Change Action Plan (2021): Outlines 138 targeted actions to accelerate local carbon reduction, committing the council to a binding target of becoming net-zero by 2040. It drives transformation across five core areas: energy-efficient buildings, sustainable transport neighbourhoods, green economic growth, climate resilience, and community empowerment Climate Change Strategy (2026–2030): Sets out a refreshed and ambitious framework to accelerate carbon reduction, strengthen climate resilience, and embed climate action across the council, communities, and the local economy until the end of the decade.

Topic	Strategic Level	Borough/Local Level
	to tackle complex climate and nature emergencies, shifting the focus toward balancing strict environmental recovery with supporting sustainable economic growth and infrastructure delivery	
Energy Use and Supply	• Clean Power 2030 Action Plan: Aims for at least 95% of Great Britain's electricity to come from clean sources, significantly reducing the carbon intensity of power generation • Powering Up Britain: Energy Security Plan 2023: UK government's comprehensive blueprint to enhance the country's energy independence, protect consumers from volatile global markets, and bolster resilience against international energy shocks • London Net Zero 2030: An Updated Pathway: Climate strategy document released by the Mayor of London that brings the city's target for zero carbon emissions forward from 2050 to 2030. It outlines the most aggressive and practical path: the Accelerated Green pathway, to radically cut the city's greenhouse gas emissions.	• GLA East London Subregional Phase 1 Local Area Energy Plan: Establishes a unified, evidence-based baseline for energy infrastructure across specific boroughs to guide net-zero upgrades. It supports critical planning for heat, power, and transport infrastructure to help achieve London's 2030 net-zero targets
Minerals and Waste	• National Planning Policy for Waste (2014): Requires local planning authorities to integrate waste management directly into spatial plans	• Joint East London Waste Plan (2012): Developed by four East London boroughs: Barking and Dagenham, Havering, Newham, and Redbridge,

Topic	Strategic Level	Borough/Local Level
	(such as housing and infrastructure) and ensures Local Plans identify adequate regional waste capacity to build sustainable communities. • Our Waste, Our Resources: A strategy for England (2018) Establishes a long-term framework to eliminate avoidable waste by 2050, binding local frameworks to strict targets including a 65% municipal waste recycling rate and a cap on landfill waste at 10% or less by 2035. • The Waste (Circular Economy) (Amendment) Regulations (2020): Legally enforces the waste hierarchy by mandating source-separated recycling streams for businesses and restricting incineration or landfilling to absolute last-resort, environmentally justified scenarios.	outlining the policies and site allocations needed to manage municipal, commercial, and industrial waste while aiming to improve recycling rates and support circular economy practices. Updated strategy to manage sub-regional waste through 2041 was submitted for government examination in January 2026. • Waste Reduction Strategy (2019–2027): Targets the overproduction of rubbish, restricting weekly black sack waste, expanding local reuse partnerships, and enforcing strict collection rules to cut costs and meet London-wide recycling targets.
Biodiversity and Natural Environment	• The Environment Act 2021: Introduces legally binding national targets to halt nature's decline by 2030, notably mandating a minimum 10% Biodiversity Net Gain (BNG) secured for 30 years on all new developments. • 25 Years Environment Plan (2023): Establishes a national roadmap focused on landscape beauty, marine protection, and the creation of a strategic	• Natural Greenspace Improvement Strategy (2024): Establishes a developer-funded tariff to enhance local parks and open up new green spaces, diverting recreational pressure away from the vulnerable Epping Forest Special Area of Conservation • Redbridge Green Urban Landscape Policy (2021-2024): Consolidates council tree and greenery management, setting out strict guidelines for tree

Topic	Strategic Level	Borough/Local Level
	Nature Recovery Network to reintroduce lost species. • London Environment Strategy (2018): Integrates separate environmental policies, including air quality, green infrastructure, and waste, into a unified strategic framework for the capital. • Natural England's Strategy Recovering Nature for Growth, Health and Security 2025: Drives landscape-scale nature recovery and a minimum 10% biodiversity net gain by integrating environmental resilience directly into strategic planning, housing, and infrastructure development.	protection and urban canopy expansion to combat the climate emergency.
Geology and Soils	• Safeguarding our Soils – A Strategy for England (2009): Sets out the government's vision for protecting soil functions, preventing degradation and promoting sustainable soil management.	• Minerals Local Plan (2012): Provides a sound planning policy basis for the future of minerals extraction and recycling in Redbridge
Water Resources and Quality and Flood Risk	• Water Environment (Water Framework Directive) (England and Wales) Regulations 2017: Establishes the statutory framework for protecting and improving rivers, lakes, groundwater, estuaries and coastal waters, with the objective of achieving good ecological and	• Local Flood Risk Management Strategy 2024 – 2030 Strategy to manage and mitigate risks from surface water, groundwater, and ordinary watercourses through community resilience and collaborative infrastructure investment.

Topic	Strategic Level	Borough/Local Level
	chemical status. • Meeting our future water needs: a national framework for water resources (2020) set the strategic direction for long term regional water resources planning. The framework is built on a shared vision to leave the environment in a better state than we found it and improve the nation's resilience to drought and minimise interruptions to all water users. • Thames river basin district river basin management plan (updated 2022) • Drainage and Wastewater Management Plan Thames Water (2023) • The Mayor's Clean Rivers and Waterways Plan London City Hall (2026) • Water Resources South-East regional plan (2025) • Thames Water Water Resources Management Plan (WRMP) (2024) • National assessment of flood and coastal erosion risk in England (2024) • London Surface Water Strategy London City Hall	• Surface water management plan 2024: Identifies urban flood hotspots and details the technical interventions, asset management, and Sustainable Drainage Systems • Roding, Beam and Ingrebourne Catchment Plan • Lower Roding Water Quality Dry Weather Report (2025)

Topic	Strategic Level	Borough/Local Level
	• SuDS opportunity mapping (2025)	
Children and Young People	• United Nations Convention on the Rights of the Child (UNCRC): Establishes children's rights to participate, be heard, and have their best interests treated as a primary consideration. • UNICEF Child-Friendly Cities Initiative (CFCI): Promotes the integration of the UN Convention on the Rights of the Child into local governance, ensuring children have safe, inclusive environments, access to services, and a meaningful voice in decisions affecting them.	• UNICEF Child Friendly Community designation (2026): integrated youth rights across key areas, including safety, health, and local planning, based on direct community feedback.

Appendix B Summary of Baseline Data

Overview

- 1.1 The baseline data for the IIA includes existing relevant environmental and sustainability information from a range of sources which is both quantitative and qualitative. This information provides the basis for assessing the potential impact of the proposed policies in the Royal Docks and Beckton Riverside OAPF and will aid development of appropriate mitigation measures, together with future monitoring indicators.
- 1.2 A summary of baseline information covering environmental, economic, and social (including health and equalities) conditions is set out in this Appendix as follows:
 - Ilford's Demographics
 - Health and Wellbeing, Inclusion and Safety
 - Transport and Connectivity
 - Heritage and Townscape
 - Housing
 - Economic Potential and Employment
 - Air Quality
 - Biodiversity and Natural Environment
 - Climate Change
 - Geology, Soils and Land Use
 - Materials and Waste
 - Noise and Vibration
 - Water resources and quality

Ilford OA

- 1.3 The Opportunity Area overlaps with four different wards within the London Borough of Redbridge. Much of the baseline data uses information collected at MSOA, ward and borough level.

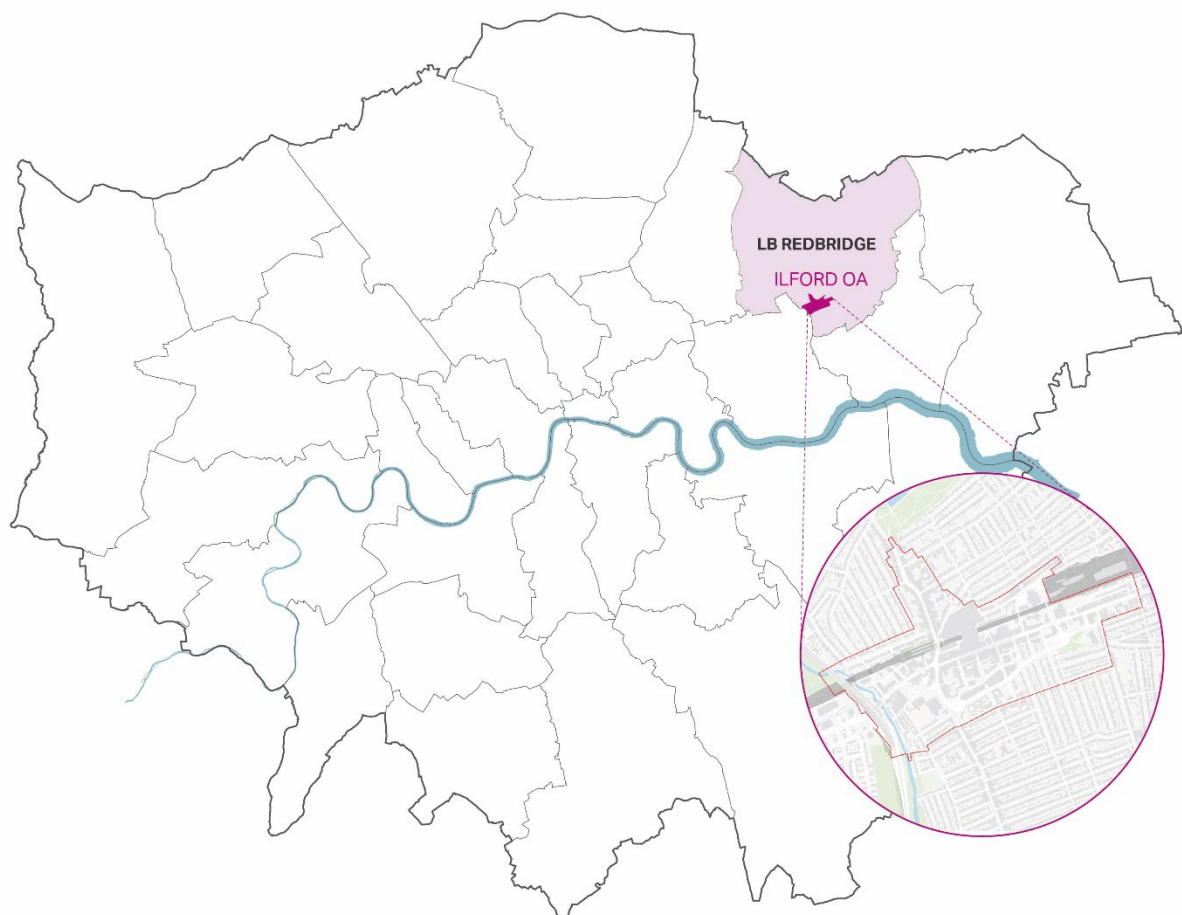


Figure 1: Ilford OA in London

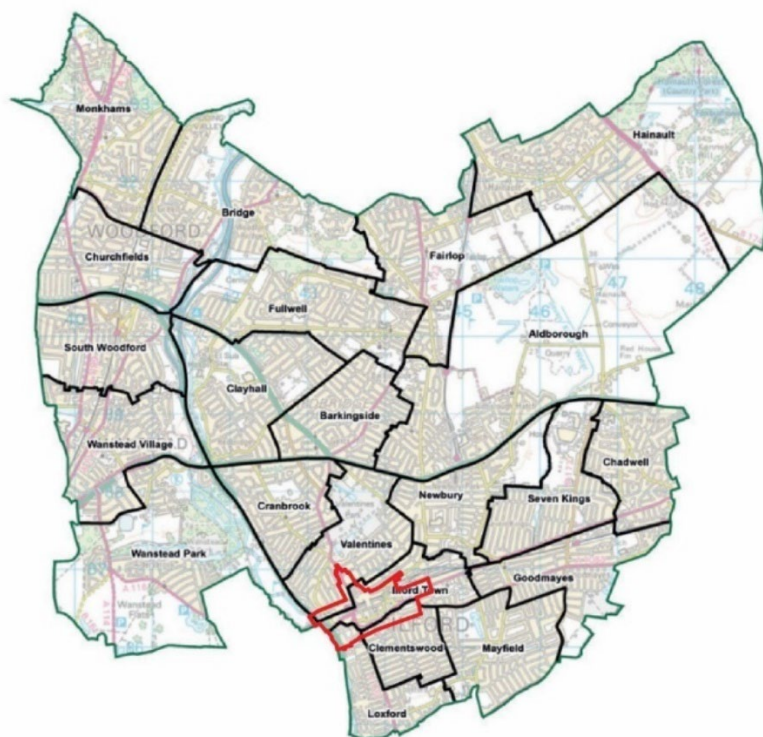


Figure 2: Redbridge ward and Ilford OA shown in red

Ilford's Demographics

Population growth

- 1.4 Between 2011 and 2021, Redbridge's population grew by 31,290 people, increasing from 278,970 to 310,260 residents, representing growth of 11%². This was the eighth-largest population increase of any London borough and reflects a continuation of the strong growth experienced since 2001.
- 1.5 In 2021 6,677 people lived in Ilford OA, compared to 6,051 in 2011. As shown on the diagram below, Ilford Town Ward (which is within the OA) experienced the largest increase in population since 2011 (37%).

Population Change by Ward (estimated with address weighting see note below)

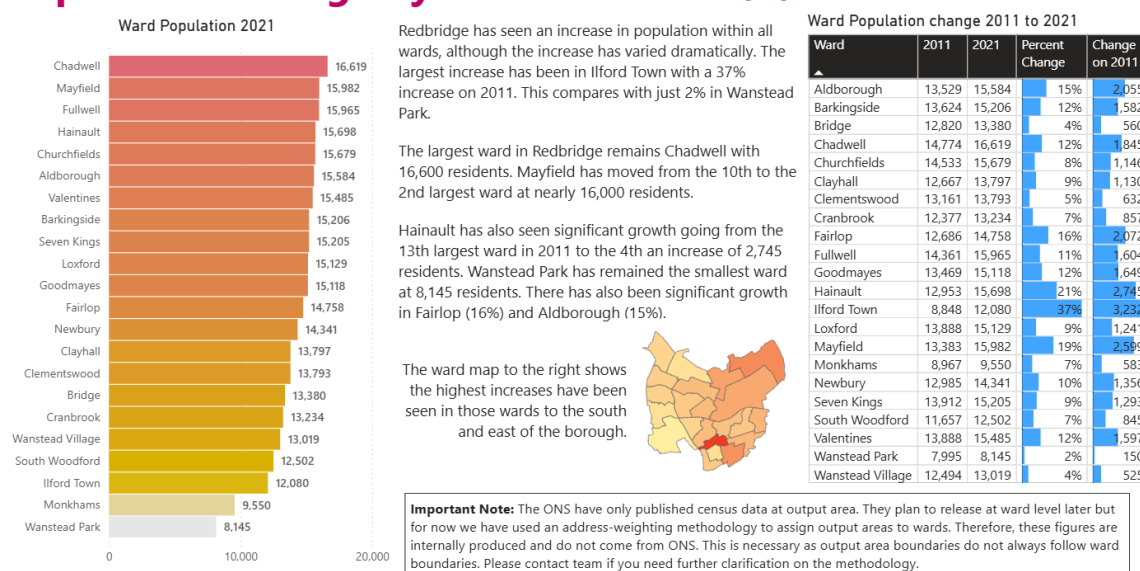


Figure 3: Population change 2011 - 2021 by ward. Source: <https://www.redbridge.gov.uk/about-the-council/our-borough-and-community/census-2021/>

- 1.6 As the borough's principal metropolitan centre, Ilford is likely to accommodate a significant proportion of the needs arising from this growth, including demand for new homes, jobs, town centre services, transport capacity and social infrastructure. The scale of population growth reinforces Ilford's strategic role within East London and highlights the need for a coordinated planning framework to support sustainable growth, enhance infrastructure provision and ensure that the town centre continues to meet the needs of a growing and increasingly diverse population.
- 1.7 Looking ahead, the GLA 2024-based population projections take the ONS mid-2024 population estimates as their starting point and project forward using a range of assumptions about based on different future fertility, life expectancy, and migration trend. Projection variants are based on five, ten, and fifteen years of past migration data, with those based on the 15 years of past data giving the highest overall growth for London, and those based on five years giving the lowest. The central projection is based

² <https://www.redbridge.gov.uk/about-the-council/our-borough-and-community/census-2021/>

on 10 years of past migration trends.

Population by Year (2024)

10 Year (2022-based) Projection, Redbridge - Borough Total, All Persons aged 0 to 90

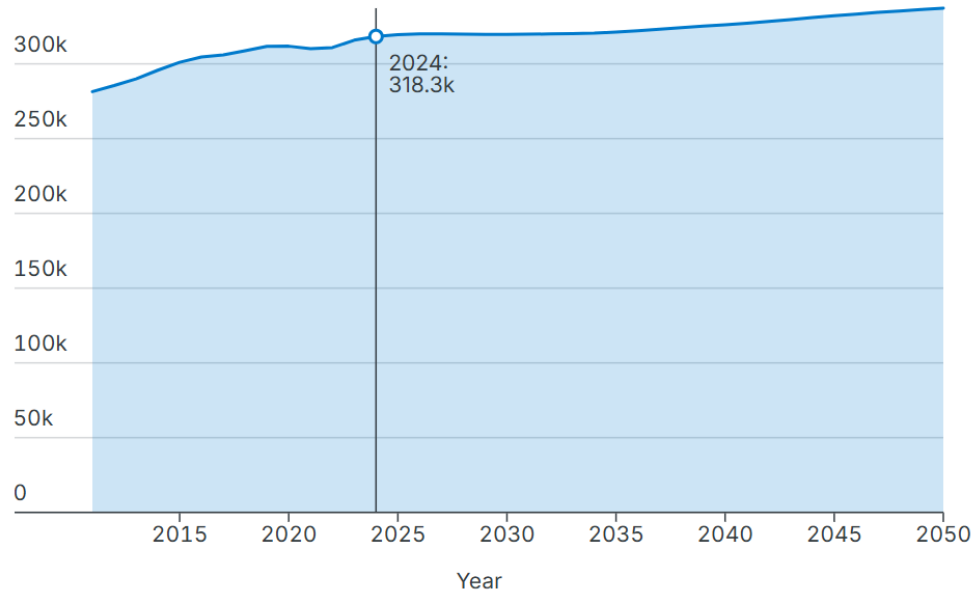


Figure 5 Projected growth of Redbridge's population. Source:

<https://apps.london.gov.uk/population-projections>

Age Structure

- 1.8 In Ilford, 26.2 per cent are aged 15 or under, 37 per cent of residents are aged under 24 years old, and 24 per cent are students or schoolchildren, the highest proportion across comparator town centres, similar to Southall and Hayes, and higher than the London average.

Diversity

1.9 Redbridge and Ilford OA are becoming more ethnically diverse as data presented below suggests.

Ethnicity

1.10 Redbridge is a diverse borough:

- 47.3% of Redbridge residents identified their ethnic group within the "Asian, Asian British or Asian Welsh" category in 2021, compared with 41.8% in 2011, representing a 5.5% change which was the largest increase among high-level ethnic groups in this area.
- 34.8% of people in Redbridge identified their ethnic group within the "White" category in 2021, compared with 42.5% in 2011.
- The percentage of residents that identified their ethnic group within the "Black, Black British, Black Welsh, Caribbean or African" category in Redbridge has remained largely constant, from 8.4% in 2021, compared with 8.9% the previous decade
- The percentage of residents that identified their ethnic group within the "Mixed or Multiple" category has remained the same from 2011 to 2021, standing at 4.1%.

1.11 The majority of Ilford's population identify as Asian / Asian British (63%).

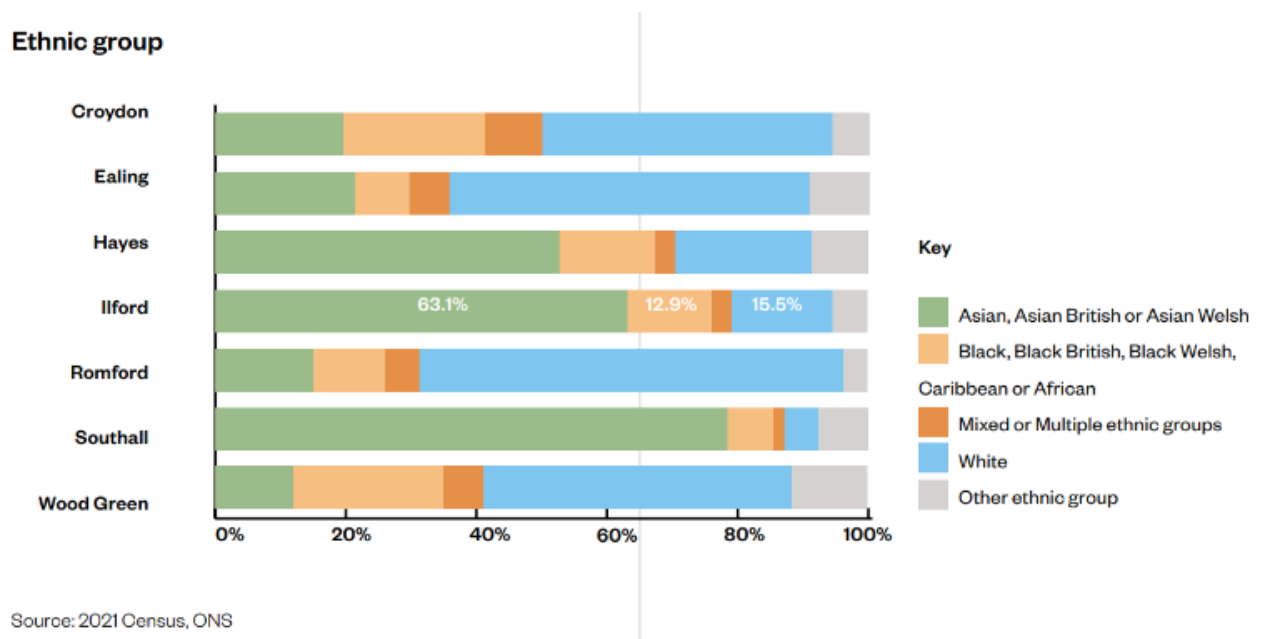


Figure 4: Ethnic groups in Ilford OA

Religion

1.12 Ilford holds a diversity of religious beliefs, with the highest proportion of Muslims (40%) and Hindus (22%) compared to other town centres.

Language and residency

- 1.13 Across Redbridge there is an above average of no people in the household have English as a main language. Some of the most spoken languages are Urdu, Punjabi, Tamil, Bengali and Polish. A higher proportion is located in the Ilford town centre with 26.8% of households having no people with English as their first language. This is an indication of a large proportion of migrant/ at-risk communities, based in and around Ilford.
- 1.14 Across the wards that overlap with the OA boundary, a significant proportion of residents were born outside the UK, with all four areas having lower UK-born populations than the Redbridge average (56%).

Disability

- 1.15 One in ten (10.4%) Ilford residents identify as Disabled according to the Equality Act, this is among the lowest level across town centres, similar to Hayes. Across Ilford Town, Clementswood, Loxford, and Valentines wards³, the large majority of residents (around 85–87%) report no long-term conditions limiting daily activities, with Ilford Town having the highest proportion observed. In all wards, the share of people whose activities are limited a little is consistently below the Redbridge average (6.63%). While most wards also have relatively low levels of severe limitation, Loxford stands out with a slightly higher proportion of residents limited “a lot” than the borough average, whereas Ilford Town and Clementswood show comparatively lower levels of limitation overall.

³ [Ward profiles](#)

Health and Wellbeing, Inclusion, and Safety

Health, health inequalities, and health infrastructure

1.16 The cost-of-living crisis continues to impact on the health of Londoners. Along with shifts in the housing market and escalating climate risk, this has exacerbated ethnic and socioeconomic inequalities in London across education, income and poverty, crime, the built environment. As London responds to the climate emergency, climate risks disproportionately affect the most deprived and disadvantaged individuals who are both more exposed and more vulnerable to their impacts, with reduced capacity to adapt.

Access to open space and health

1.17 Access to public green space and good health are strongly correlated, however Redbridge suffers from relatively poor health with only 46.4% of people in Redbridge identifying as being in very good health. This is particularly true in Ilford and the South East of Redbridge, which suffer from worse health and a much higher degree of deficiency of green space. Ilford Town Centre and its neighbouring areas are more urban in character and poorly connected to many of the Borough's green spaces, negatively impacting the health and wellbeing of residents, and the quality of the overall environment.

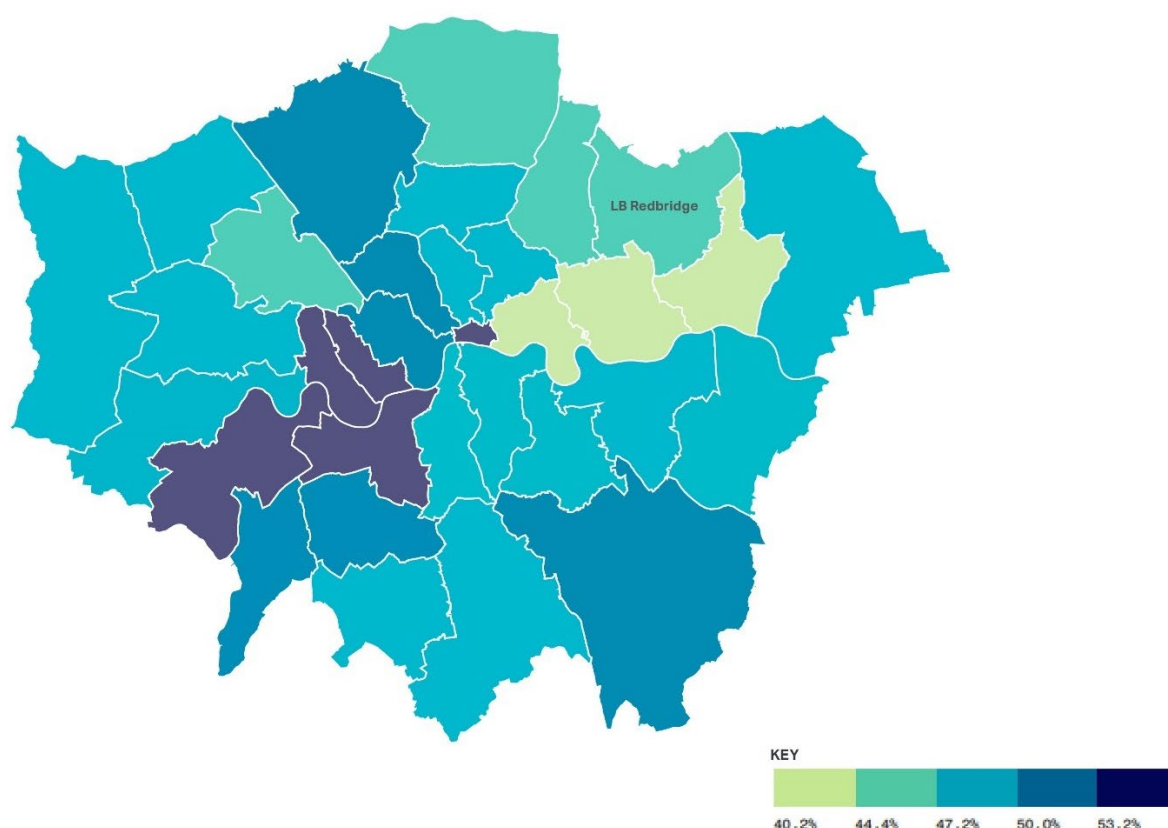


Figure 5: This data is based on how people rate their general health. A person's assessment of the general state of their health from very good to very bad. Based on statistics for England & Wales. Source: ONS, Census 2021

Obesity

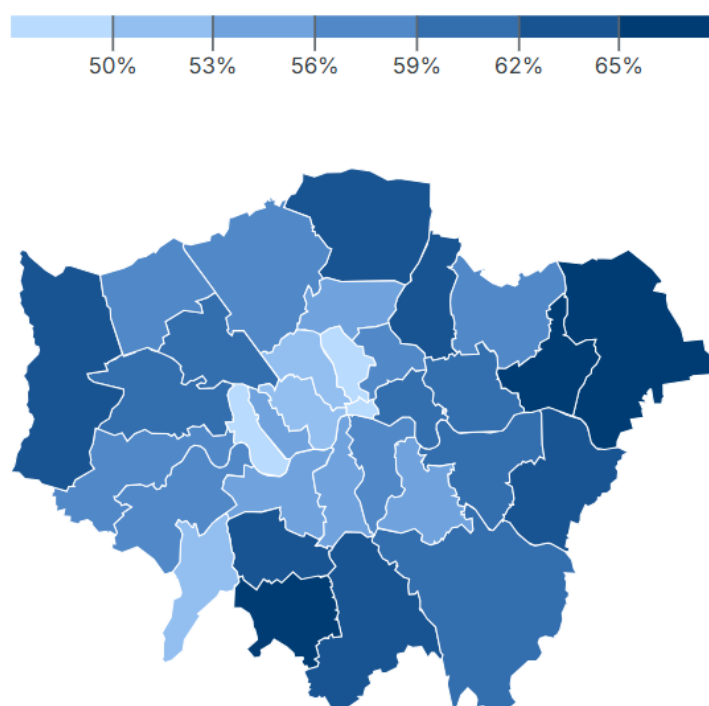
1.18 Half of London's adults are overweight or obese (58%, 2023-24).ⁱ Over one third (37%, 2024-25) of Year 6 children in London were classified as overweight or obese.ⁱⁱ Obesity is

higher in the most deprived areas, among unemployed and disabled people, and in some ethnic groups.ⁱⁱⁱ Diet and physical activity are key risk factors for overweight/obesity. In England, 5-a-day fruit and vegetable consumption is lower in the most deprived areas, among unemployed and disabled people, and Asian and Black people.^{iv}

- 1.19 The figure below illustrates that almost 60% of the residents in Redbridge are classified as overweight or obese.

Adults classified as overweight or obese

Proportion of adults (aged 18+) with body mass index greater or equal to 25 kg/m² (using adjusted self-reported height and weight) by London borough, 2023/24



GLA City Intelligence

Source: [Public health profiles](#), OHID

Note: Supplementary LLO Indicator | Based on Active Lives Adult Survey, Sport England

Figure 6: Adults classified as overweight or obese. Source: GLA⁴

- 1.20 **One in Five Reception age children in Redbridge are overweight or obese**, and more than two in five Year 6 children in Redbridge are overweight or obese. The level of need around excess weight in Redbridge is higher than the national and regional average and there is a worsening trend over the past decade. This suggests there is a significant risk of an individual's BMI increasing over the course of their time at Primary School and increasing risks of poor health into older years⁵.

⁴ [State of London - Health](#)

⁵ London Borough Redbridge data: [Child Friendly Redbridge News & Updates | Let's Talk Redbridge](#)

Physical activity

- 1.21 London Sport analysis⁶ of the latest Active Lives data from Sport England reveals that while London, as a whole, is marginally more active than the national average – with 64.6% of adults meeting the recommended 150+ minutes of physical activity per week (compared to 63.7% across England) – a deeper look reveals a concerning picture of inequality across the capital.
- 1.22 In 15 of London's 32 boroughs, adult activity levels fall below the national average, leaving tens of thousands of residents at increased risk of poor health and reduced wellbeing. Redbridge is among the less active boroughs, ranking 8th from the bottom.
- 1.23 Ilford town centre currently has limited access to sports facilities, and the town centre is not designed to encourage safe movement and activity. Sports provision is largely confined to a small number of gyms and amenities in Valentines Park. There are two women-only gyms, but no public swimming pool within the town-centre boundary. The nearest options sit just outside it; Nuffield Health (private) and Loxford Leisure Centre (public).

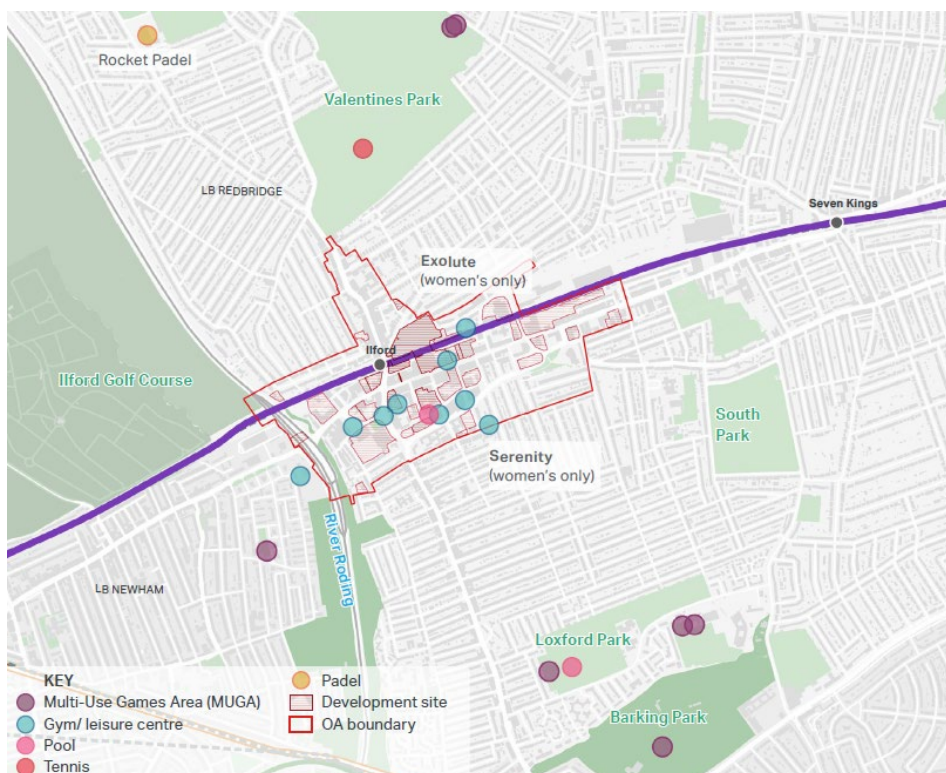


Figure 7: Existing sports provision. Source: GLA

Education

- 1.24 Parents in London struggle to find childcare to a greater extent than in other parts of the country, and this is particularly the case in more disadvantaged areas. This shortage of childcare is particularly acute for parents of a child who is disabled or has special educational needs, or for parents who work atypical hours⁷. Inner London has the highest

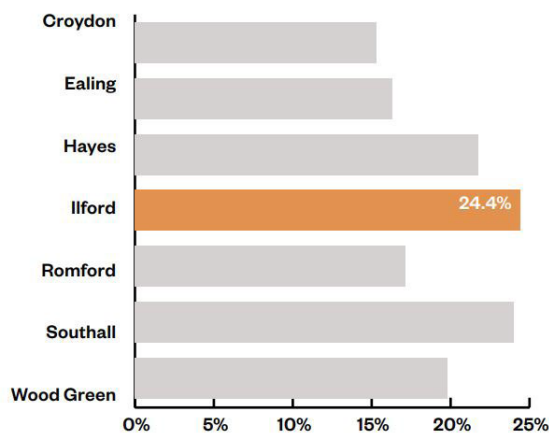
⁶ <https://londonsport.org/physical-activity-divide-across-london/>

⁷ <https://www.london.gov.uk/who-we-are/what-london-assembly-does/london-assembly-work/london-assembly-publications/early-years-childcare-london-report>

early years childcare costs in the country, followed by Outer London, although overall costs have reduced for families eligible for the working parent entitlement benefits compared to previous years. Those who are not eligible continue to face rising costs. The sufficiency of childcare provision is generally better in Inner London than Outer London. (Childcare Survey 2025)⁸.

- 1.25 The total number of children in London's primary schools has been falling since around 2016. For Inner London, the trend is still downwards while for Outer London the numbers appear to have stabilised. GLA analysis suggests the most likely scenario is for the size of the primary school age population to continue to decrease over the next decade. This fall will likely affect an increasing number of Inner London boroughs, and some Outer London boroughs. In contrast, a small number of Outer London boroughs are likely to experience an increase in primary-school-age children.^v
- 1.26 Reflecting its young population, Ilford has the highest proportion of students across town centres, with Southall and Hayes following closely.

Schoolchildren and full-time students 5+



Source: 2021 Census, ONS

- 1.27 **Early years education:** Redbridge's Infrastructure Delivery Plan⁹ sets out commentary around current and future demand for educational provision. Provision of childcare in the borough is currently sufficient, partly due to low take up of childcare within the borough. Changes to the borough's demographics, as well as improved outreach and awareness may affect demand for childcare as significantly as new development.
- 1.28 **Primary and Secondary Schools:** At present, no overall additional requirement until 2031 is projected for primary and secondary school places. If additional places are required, this can be managed within schools where admission numbers have been previously reduced to manage budgets.
- 1.29 **Special Educational Needs and Disabilities (SEND):** There is sufficient capacity within Redbridge's schools until 2030 and beyond. Capital investment will continue to be

⁸ <https://www.coram.org.uk/resource/childcare-survey-2025/>

⁹ <https://www.redbridge.gov.uk/media/e3vf12ed/infrastructure-delivery-plan-update-2025.pdf>

required to address local growth demands and to improve educational facilities by renovating existing premises.

- 1.30 **Libraries and Places to Study:** Redbridge Central Library in Ilford is one of the 20 most visited libraries in England. There will be a need to continue to upgrade libraries in the borough to ensure buildings remain accessible and attractive. Engagement with schoolchildren in Ilford has revealed that Redbridge Central Library often lacks space to study due to popularity. As such, the town centre and new youth provision should seek to offer additional space for schoolchildren to study. There is potential to accommodate such spaces in the town hall or Kenneth Moore Theatre, should these be re-developed.

Social and community facilities

- 1.31 In Ilford, social infrastructure and cultural uses sit on the fringes of the metropolitan centre, with main clusters along Winston Way and the eastern end of High Road.
- 1.32 Compared to other outer London town centres, Ilford is well-positioned in terms of social infrastructure provision. However, notable gaps remain in youth spaces and community centres. There are no dedicated youth facilities, although informal facilities such as Box Up provide gathering points for young people. It is clear from engagement that this is a priority for local young people, and a clear gap in provision.



Figure 8: Social, cultural and community infrastructure. Source: GLA

Cultural infrastructure

- 1.33 Accessible arts, cultural, entertainment, leisure, recreation and sports facilities are important elements of social infrastructure and contribute greatly to the quality of life of Londoners.



Figure 9: Cultural Infrastructure in Ilford. Source GLA Cultural Infrastructure Map of London.

- 1.34 Engagement with the arts in London has increased in recent years, however it varies significantly between boroughs, with values ranging from 96 percent in Richmond Upon Thames down to 83 percent in Barking and Dagenham, and 84 percent in Redbridge.

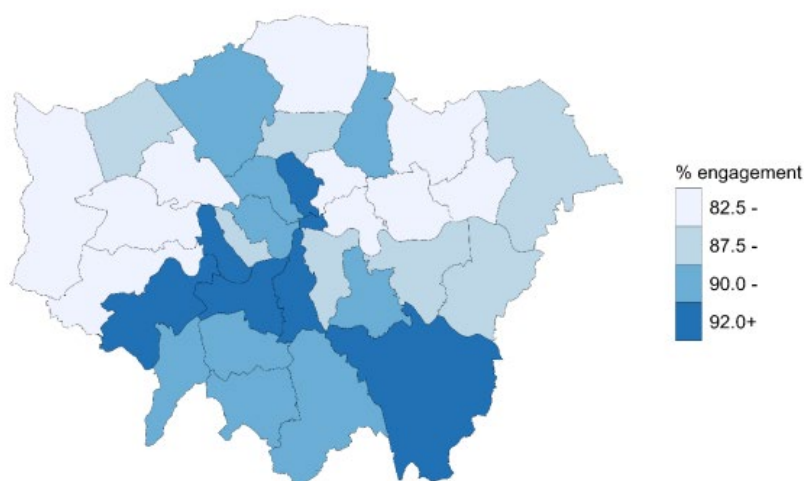


Figure 10: Percentage of adults who engaged with the arts in-person in the last 12 months by borough, 2023/24. Source: Data from Participation Survey

Deprivation

- 1.35 The population of the London Borough of Redbridge is highly mixed in terms of its access to the key indicators for deprivation: education, employment, health and housing. While some areas are very affluent, especially in the north-west of the borough, it still grapples with pockets of deprivation, particularly in areas like Ilford. Several areas around Ilford Town Centre face significant socioeconomic challenges. The Indices of Multiple Deprivation 2025 (IMD25) show that several parts of Ilford have experienced a notable increase in relative deprivation, with some neighbourhoods worsening by 10 points or more.

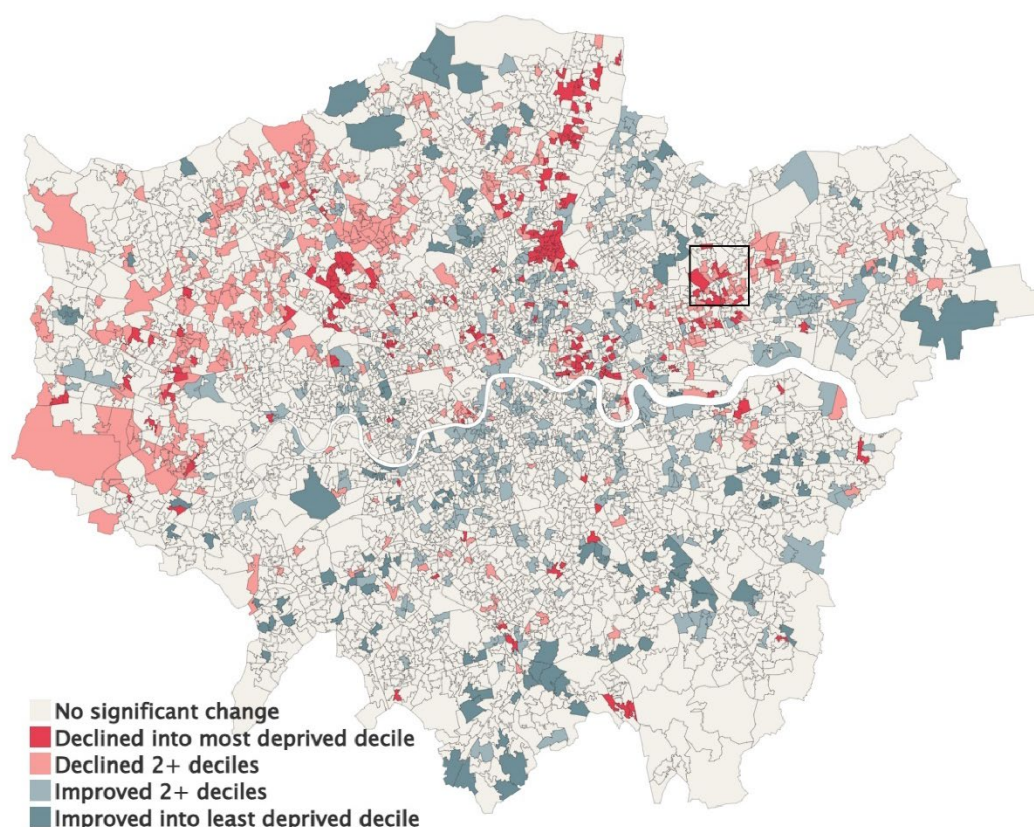


Figure 11: Significant change in IMD Decile 2019-2025 (2019-2025). Source: Trust for London

Crime, safety and security

- 1.36 Recent research from the GLA¹⁰ suggests that safety cannot be defined by a single, universal concept; rather, it exists along a spectrum of experiences. Individuals may perceive safety in ways that range from mild inconvenience to situations of extreme danger.
- 1.37 Some groups of Londoners are more likely to be concerned about crime and safety in their area. In Q1 2025/26 LGBT+ Londoners, mixed ethnicity Londoners, and Jewish Londoners were most likely to feel hate crime is a problem in their area. Disabled Londoners, females, and Sikh Londoners were least likely to feel safe walking alone after dark. Fear of crime can be a barrier to walking or using public transport, and more

¹⁰ <https://www.london.gov.uk/sites/default/files/2024-09/Safety-Women-Girls-and-Gender-Diverse-People-Phase-II.pdf>

generally can be stressful and limit people's access to activities and contribute to social isolation.

- 1.38 Following early engagement in Ilford it became apparent that safety is a baseline requirement, shaping whether people choose to use the town centre at all. Public spaces often fail to address the specific needs of women, girls and gender-diverse people, particularly around safety, comfort and privacy. As a result, many feel excluded from parks, play areas and town-centre spaces.
- 1.39 In Ilford, where there is a high proportion of South Asian women and girls, engagement highlighted that many young women do not feel safe in key locations. Ilford Lane, the station and surrounding back streets were frequently described as places where they remain "on alert", especially after dark. Bus stops and public spaces were also associated with harassment, with parents advising their children not to linger.
- 1.40 In April 2026, violence and sexual offences (82) and Shoplifting (57) were the most reported crimes in Ilford Town Ward according to the Metropolitan Police¹¹.

¹¹ <https://www.met.police.uk/area/your-area/met/redbridge/ilford-town/about-us/top-reported-crimes-in-this-area>

Transport & Connectivity

Mode share

- 1.41 Ilford Opportunity Area has an existing sustainable mode share of 56%. This is higher than the observed 43.7% sustainable mode share for Redbridge, reflecting improved access to public transport in the town centre compared to other parts of the Borough. This is below the 2041 London wide target for 80% of all trips to be made by walking, cycling and public transport.

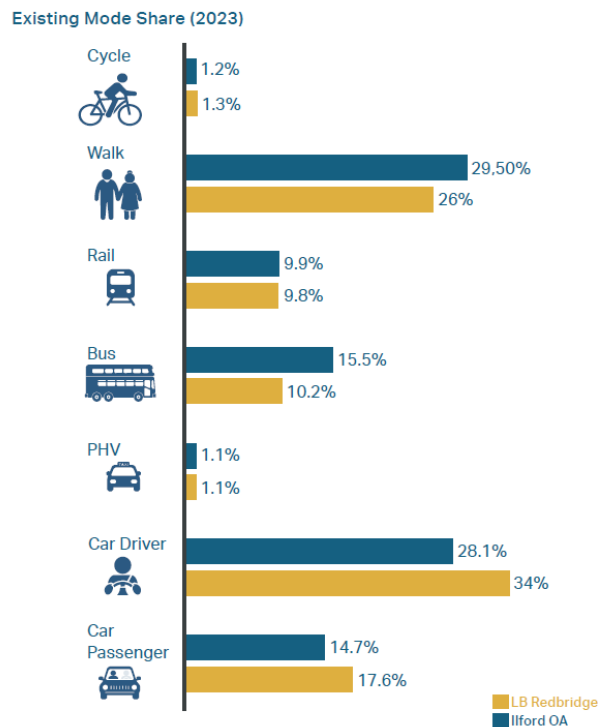


Figure 12: Figure 20 Mode share in Ilford and Redbridge. Source: TfL

- 1.42 The car ownership in the OA is relatively lower to the surrounding areas.

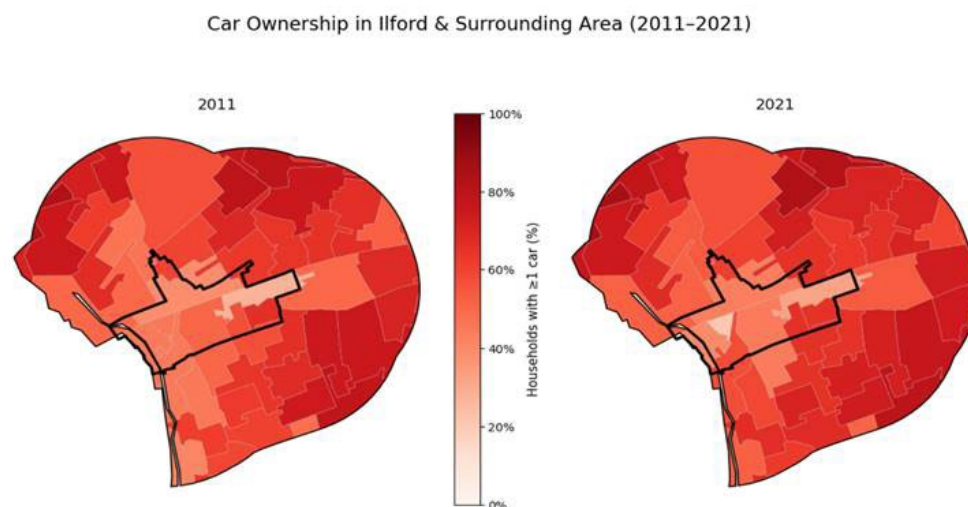


Figure 13: Car ownership. Source TfL

Streets

- 1.43 Motorised traffic in London has variety of negative social, environmental and health impacts. Among the most acute of these impacts are the number of people who are killed or seriously injured on London's roads each year, averaging 3,750 a year between 2021 and 2023. This is a 24 per cent reduction from the 2011-13 average, though recent reductions have plateaued after pandemic-affected years.
- 1.44 The highway network plays an important role in accommodating buses and vehicles however the scale and design create barriers for pedestrians and cyclists. The A406 North Circular bypasses the town centre providing road connections to other parts of London and the M25. This is a key source of road traffic into the town centre via Romford Road. Other key roads are Ilford Hill and Winston Way part of the western gyratory, and Cranbrook Road, Ilford Lane provide north-south routes to Gants Hill and Barking, respectively.
- 1.45 Pedestrians and cyclists are the groups most affected by collisions within the Opportunity Area. This shows a need to focus any potential improvements on improving conditions for vulnerable road users. Cranbrook Road, Ilford Hill, Chapel Road and Ilford Lane are identified road safety priorities to address collision harm.



Figure 14: Road safety priorities. Source: TfL

- 1.46 Sections of the town centre are currently car dominated and provide a poor public realm. Existing footways on key routes in the town centre provide insufficient widths for pedestrians from all walks of life.



Figure 15: Pedestrian Severance Analysis (2024). Source: GLA

Connectivity and capacity

1.47 The Public Transport Access Level (PTAL) metric provides a measure of Londoners' access to public transport (based on how much walking and waiting time is required to access a train, tram or bus). Ilford has a high PTAL level as shown on the figure below. However, the OA presents a car dominated public realm which can be unsafe and unpleasant for walking and cycling.

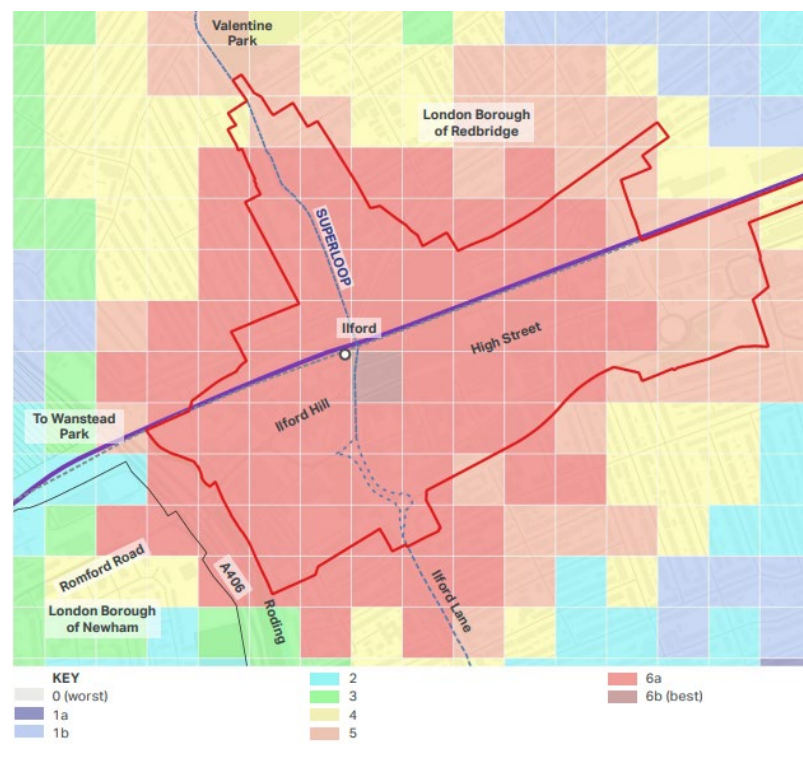


Figure 16: PTAL in Ilford. Source: TfL

- 1.48 TfL is developing a new connectivity metric to complement PTAL that is based on journey times by sustainable modes to useful destinations, not just to public transport services. This should provide a fuller picture of how well connected a place is and better capture the benefits of transport improvements. For example, the figure below shows the number of jobs that can be accessed within 45 minutes of travel on the public transport network. This produces some similarities to PTAL, but the spatial pattern generally corresponds more closely to distance from employment centres including central London (where there is the greatest concentration of jobs) and travel by rail (which typically goes further in the same amount of time compared to other modes). TfL is also exploring what equity measures could be incorporated into or alongside this.

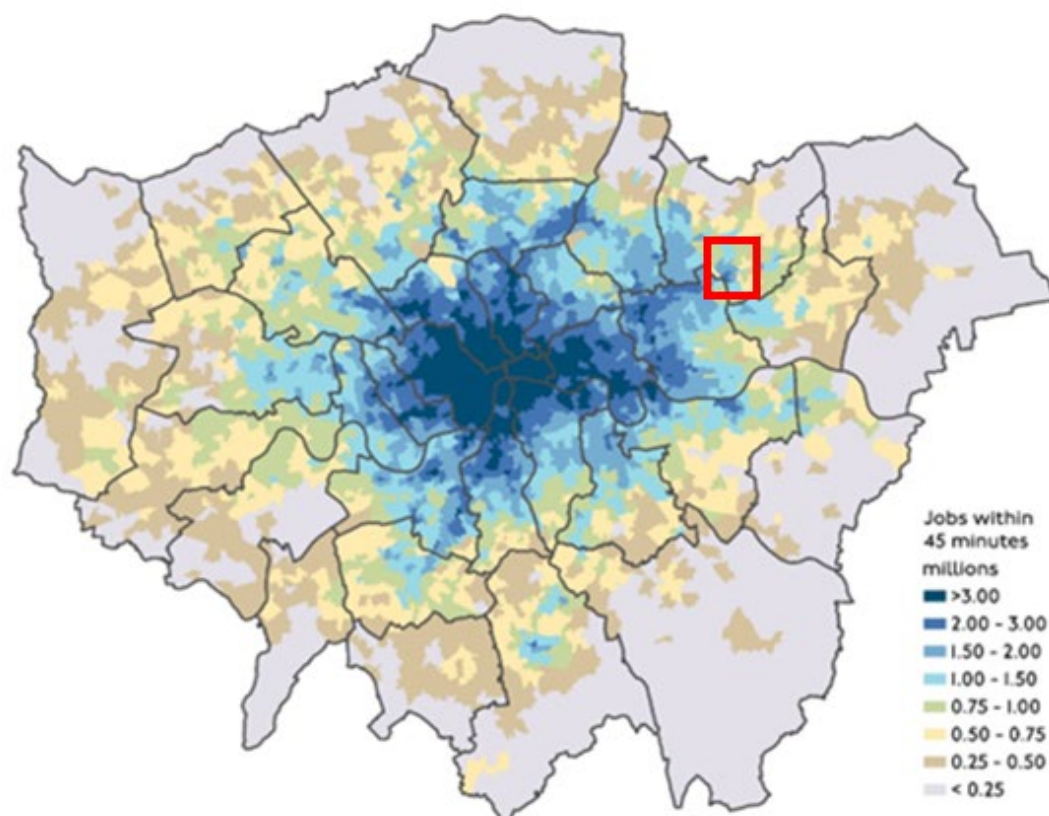


Figure 17: Number of jobs within 45 minutes of travel on the public transport network. Source: TfL

- 1.49 **Rail capacity and connectivity** is strong in the OA. The Elizabeth Line opened in 2022 providing services from Ilford to Liverpool Street, Paddington, Heathrow and Reading in the west, through to Shenfield in the east. This has significantly improved the frequency and journey times to Central and West London. There is a clear opportunity to maximise its benefits through associated improvements. Enhancements to active travel routes, public realm, including mews streets leading to the station, and a coherent wayfinding strategy can strengthen connections to the station, improve legibility, and encourage greater use of public transport.
- 1.50 **Buses:** Ilford serves as a hub and interchange for an extensive network of buses in the borough. The connectivity that the bus network in Ilford provides along with rail services means new development doesn't need to be planned around cars provide land for parking. Bus stops and shelters are the most used waiting points daily across all public transport modes. Addressing perceptions of poor personal security currently preventing

people from using the bus will increase bus trips and support Ilford being a safe and welcoming town centre.

Heritage and Townscape

- 1.51 London is world-renowned for its heritage and built environment which are emblematic of the city and contribute to a strong sense of place and civic pride. This built and landscape heritage provides a depth of character that has immeasurable benefit to the city's economy, culture and quality of life. One of the things that makes London distinctive is the way it combines the old and the new. London's heritage assets and historic environment make a significant contribution to the city's culture by providing easy access to the history of the city and its places.
- 1.52 While the Ilford OA contains a relatively small number of designated heritage assets, these are complemented by a wider range of non-designated heritage assets and areas of archaeological interest that contribute to local character and identity. Notable clusters of heritage assets are located along Cranbrook Road, Ilford Hill and the western end of the High Road, where historic buildings help reinforce the legibility of the town centre and provide important links to Ilford's past. Their significance and settings should be conserved and enhanced as part of future growth and regeneration.
- 1.53 The historic character of Ilford High Road forms an important part of the town centre's economic, cultural and social offer, contributing to a distinctive sense of place and supporting local identity. More broadly, Ilford's heritage, including its multicultural history, archaeological assets and historic townscape, provides opportunities to strengthen community cohesion and civic pride. In addition to historic buildings and places, the story of Ilford can be communicated through public art, interpretation, plaques, cultural programming and heritage trails, helping to celebrate and promote the area's rich and diverse history.
- 1.54 There are a number of Archaeological Priority Areas (APAs) across much of the OAPF area, reflecting its rich and varied archaeological heritage. These include:
- Tier 1: The Hospital of St Mary the Virgin and St Thomas of Canterbury
 - Tier 2: Ilford Historic Core
 - Tier 2: Roman Road (Ilford High Road)
 - Tier 2: Vicarage Lane, Ilford
 - Tier 3: River Roding
- 1.55 The OAPF contains a strong evidence-based framework to guide building heights and massing as part of a positive approach to place-shaping. Future development should be informed by the archaeological significance of the area and seek to conserve and, where appropriate, enhance any archaeological remains and their significance that may be revealed through development. Design proposals should also respond positively to local character, heritage assets and their settings.



Figure 18: Heritage in the OA. Source: We Made That

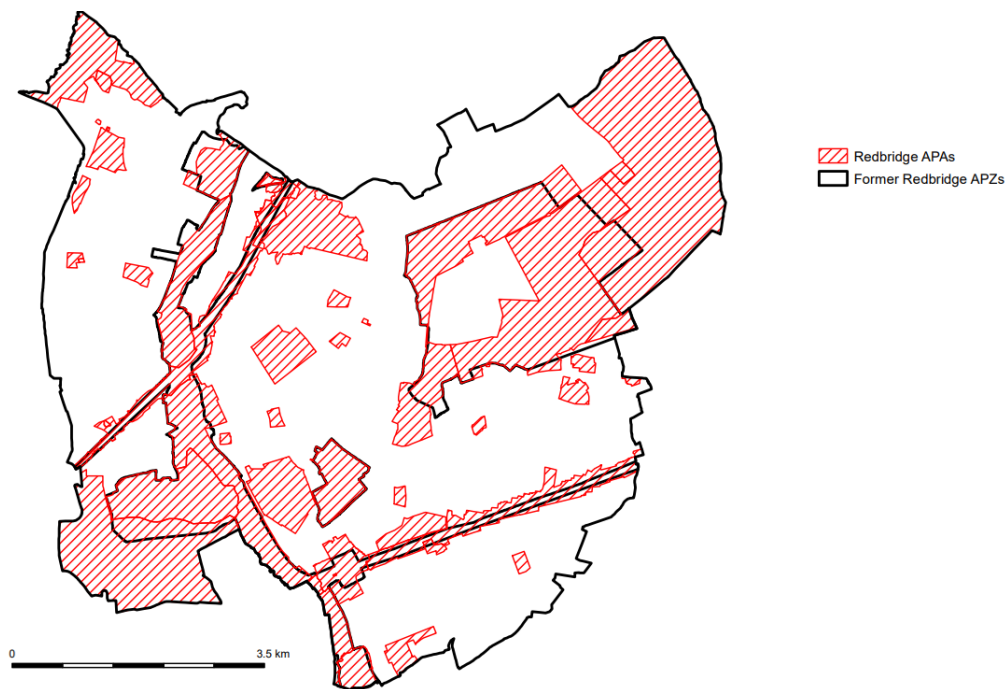


Figure 19: Redbridge APAs, Source: <https://historicengland.org.uk/content/docs/planning/apa-redbridge-pdf/>

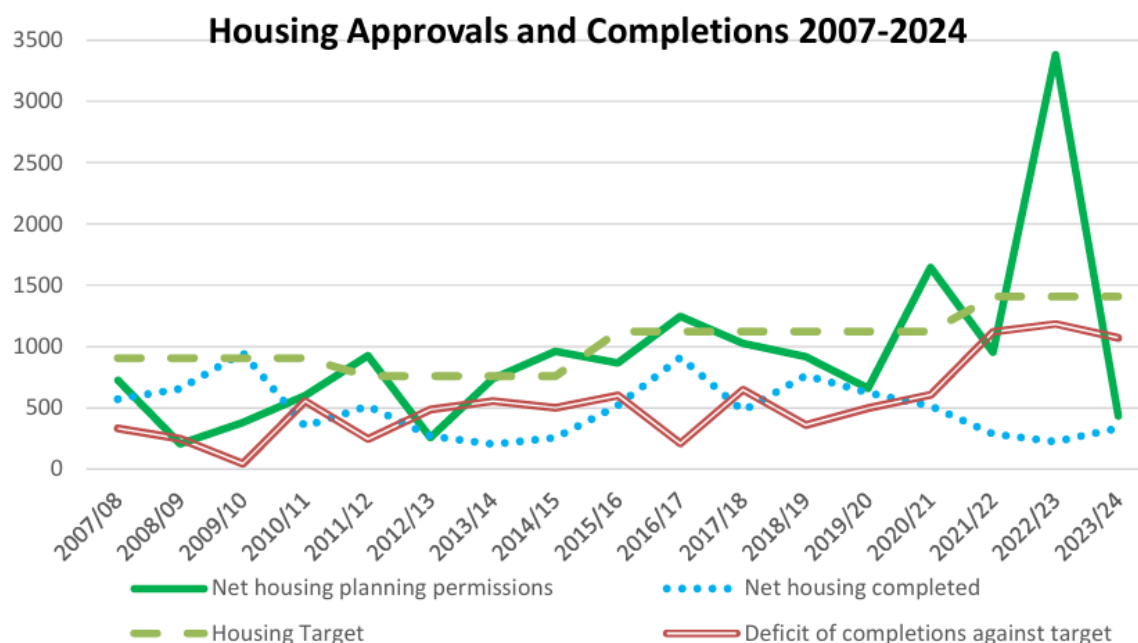
Housing

Housing Stock

- 1.56 London's housing stock reached approximately 3.84 million homes in 2025, an increase of 10% since 2015. This growth has not kept pace with population growth, which surpassed 9 million in 2024, and employment growth, both of which continue to drive housing demand. Housebuilding remains below the London Plan target of 52,000 new homes per year: as of October 2025, EPCs were registered for 27,640 new dwellings, continuing the low delivery trend of 2023 and 2024.
- 1.57 Redbridge's housing stock has expanded alongside strong population growth, with the borough's population increasing by over 11% between 2011 and 2021, outpacing the London average. However, this growth has continued into the 2020s, with the population reaching approximately 321,000 in 2024, placing sustained pressure on housing supply.

Housing delivery

- 1.58 Housing delivery has consistently underperformed against identified need. The borough's Housing Delivery Test result for 2023 shows that only 39% of its housing requirement was delivered over the previous three-year period, indicating a significant and persistent shortfall in delivery¹².



1.1

Figure 20: Housing approvals and completions v. target. Source: LB Redbridge\

- 1.59 Despite its designation as an Opportunity Area in 2004 and the delivery of major infrastructure, notably the Elizabeth Line, housing delivery in Ilford has underperformed relative to its potential, particularly when benchmarked against comparable town centres and Opportunity Areas.
- 1.60 Since the adoption of the Local Plan in 2018, only 784 homes have been delivered, suggesting persistent viability and deliverability constraints within the market.

¹² [Microsoft Word - HDT Action Plan 2025 draft](#)

- 1.61 The current development pipeline indicates a theoretical capacity of circa 8,000 homes across 54 allocated sites, approximately 33% above the indicative capacity identified in the London Plan, highlighting a significant gap between planned capacity and actual delivery.

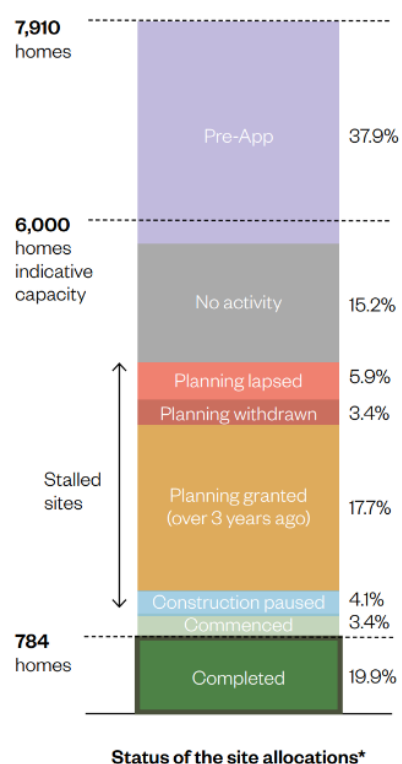


Figure 21: Status of site allocations in Ilford OA. Source: We Made That for GLA

Affordable housing delivery

- 1.62 In London, affordable housing delivery has fallen sharply since 2022/23. Starts funded by the GLA dropped by 91% in 2023/24 and remain far below previous highs, despite a modest recovery in 2024/25 to 3,991 starts. Completions of affordable homes from all sources reached 13,354 in 2024/25, still 15% below 2022/23 levels. Affordable housing stock stands at 804,000 homes, the highest since 1999, but turnover is historically low, limiting access for new tenants.
- 1.63 Housing delivery in Ilford OA shows a varied and uneven pattern over time. Output increased steadily from a low base in the mid-2000s, reaching an early peak of 322 homes in 2011/12, driven largely by affordable housing. This was followed by a sharp downturn between 2012/13 and 2014/15, with very limited completions. Delivery then recovered unevenly in the late 2010s before rising sharply to a peak of 518 homes in 2019/20, reflecting a major scheme coming forward. Since then, completions have fallen again and remain relatively low and inconsistent, with recent delivery dominated almost entirely by affordable housing and very limited market provision.

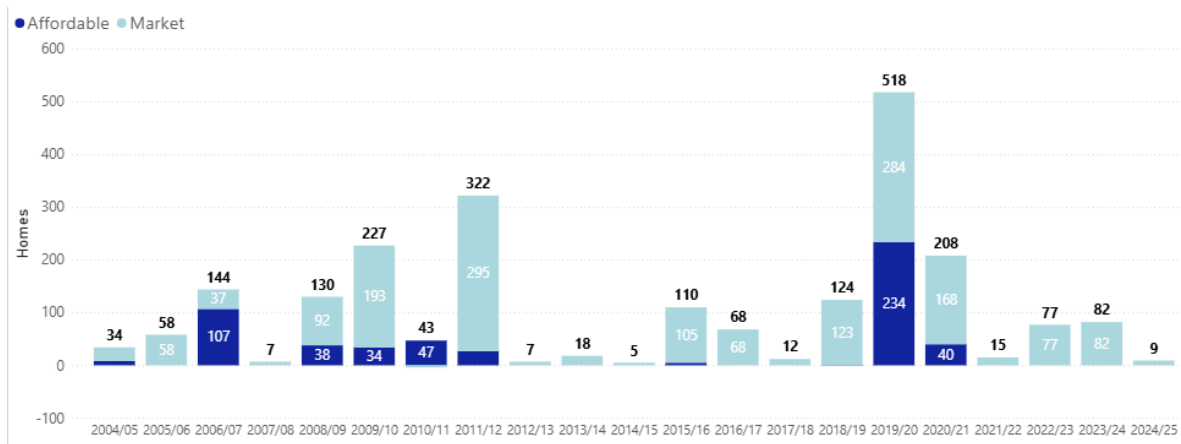


Figure 22: Affordable Homes delivery OA in Ilford. Source: Planning Data Hub, GLA

Housing Need

- 1.64 Housing need in London is acute. 73,310 households were in temporary accommodation in March 2025, the highest on record, including nearly 95,000 children. Rough sleeping also reached record levels, with 13,231 people seen sleeping rough in 2024/25.
- 1.65 Redbridge has one of the highest rate of households in temporary accommodation - for every 1,000 households, 25.46 are living in temporary accommodation.
- 1.66 According to LBR Housing Strategy 2023 – 2028¹³, as of July 2024, Redbridge had 7,861 households on its housing register, while only 4,496 homes were available, placing it among the lowest in London in terms of council-owned housing. The wait for a two-bedroom council home averages 10 years and 4 months, and a three-bedroom spans 15 years and 7 months, highlighting a severe imbalance between demand and supply.
- 1.67 The Havering and Redbridge Local Housing Needs Assessment Update¹⁴ as of November 2023 identifies affordable housing need as a key pressure in Redbridge, with a significant backlog and continued demand for social rented and other genuinely affordable homes. The assessment identifies a need for 15,145 affordable homes over the 2021-2043 plan period, representing around 49% of the overall housing requirement of 30,998 homes, based on the London Plan target of 1,409 homes per year.
- 1.68 There is a need to deliver specialist and accessible homes such as dedicated older persons housing and wheelchair-adapted homes. The provision of suitable accommodation for older people and well-designed options for younger single households, including co-living or post-student housing, could help improve housing choice and release larger homes for families.

¹³ [Housing Strategy 2023-2028](#)

¹⁴ [Havering and Redbridge Local Housing Needs Assessment Update November 2023](#)

Economy and Employment

Economic activity

- 1.69 According to 2021 Census data, economic activity in Redbridge increased by around 10% between 2011 and 2021, indicating more residents participating in the labour market. Employment rates improved, with the proportion of residents in employment rising from 55.4% to 56.3%.
- 1.70 Unemployment fell from 4.9% to 3.8%, representing a notable improvement in labour market outcomes. Self-employment grew strongly, with the charts indicating particularly large percentage increases across self-employed categories.
- 1.71 The number of economically inactive residents increased, largely driven by an ageing population and growth in the retired population. Although the proportion of retired residents fell slightly (15.7% to 14.1%), the absolute number of retired people increased significantly (around 79%), reflecting overall population growth. Other economically inactive groups, including those looking after home/family and those classified as economically inactive for other reasons, also increased.

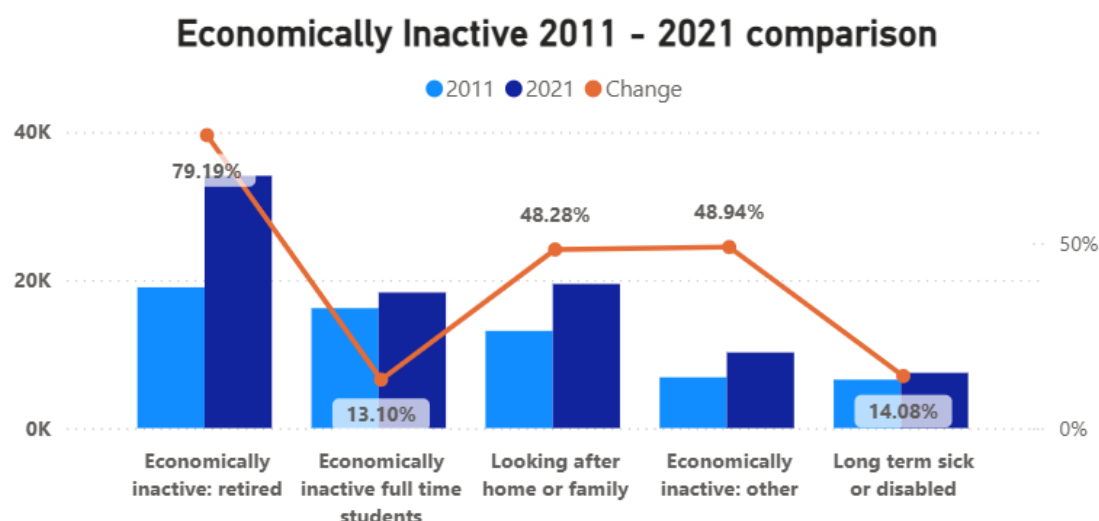


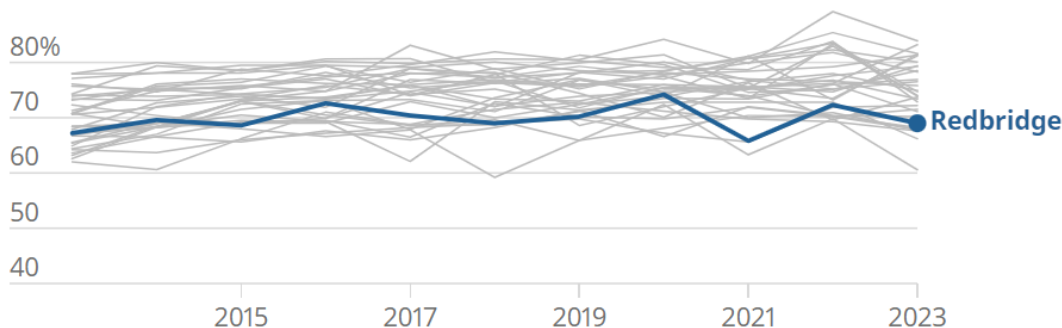
Figure 23: Economically inactive population. Source: <https://www.redbridge.gov.uk/about-the-council/our-borough-and-community/census-2021/>

- 1.72 However, more recent labour market data¹⁵ indicates a weakening since 2022, with employment falling, unemployment rising and economic inactivity increasing. Despite long-term improvements, Redbridge continues to exhibit lower employment rates and higher economic inactivity than the London average.

¹⁵ <https://www.ons.gov.uk/visualisations/labourmarketlocal/E09000026/#employment-rate>

Employment rates of areas in London

Among those aged 16 to 64 years (%), year ending December 2013 to year ending December 2023



Source: Annual Population Survey from the Office for National Statistics

Figure 24: Employment rates in Redbridge. Source:

<https://www.ons.gov.uk/visualisations/labourmarketlocal/E09000026/#employment-rate>

Ilford's economic profile

- 1.73 Ilford has a distinctive and strategically important economic profile, characterised by a strong concentration of activity within the foundational economy. Key sectors such as retail, health and social care, and a range of local services play a significant role in supporting the day-to-day functioning of the town and its communities. While these sectors are often overlooked in discussions of economic growth, they are critical to sustaining local wellbeing, employment, and resilience.
- 1.74 Alongside its foundational economy, Ilford benefits from a strong and growing base of small and medium-sized enterprises (SMEs), which contribute to business dynamism and local economic activity. The town centre also has a substantial public sector presence, providing an important source of employment and service provision. Together, these characteristics provide a robust platform from which Ilford can strengthen its role as a key civic, service, and employment hub.
- 1.75 The town also demonstrates a distinctive labour market pattern. Approximately 35% of worker footfall occurs between 6pm and 6am, giving Ilford one of the highest proportions of nighttime workers in London. This reflects an economy that operates beyond traditional daytime hours, supported by sectors that require round-the-clock activity. The scale of evening and overnight employment presents an opportunity to further develop Ilford as a vibrant destination that supports economic and community activity across a full 24-hour cycle.

Workplace population

- 1.76 Workplace population is an estimate of residents aged 16 years and over in employment in the week up to census whose place of work was within the Opportunity Area (OA). For persons working at or from home, or with no fixed place of work, place of work is taken as their usual residence. The estimates are as at Census Day, 21 March 2021, and 27 March 2011.
- 1.77 The data in this report is based on the ONS Census 2021 and 2011 data accessed from NOMIS, using workplace population datasets at Output Area level for each year. We apportion number of people working in Output Areas to Opportunity Areas based on the share of Output Area land area within each OA.
- 1.78 Between 2011 and 2021, Ilford experienced a significant decline in its workplace population, with the number of workers falling from approximately 7,800 to 6,100; a reduction of around 1,700 workers, or 22%. This trend contrasts with the wider picture across London, where the workplace population continued to grow, reaching approximately 4.5 million workers in 2021. These could include the loss or contraction of office-based employment, shifts within the retail sector and town centre economy, the relocation of businesses to other employment centres, and more recent changes in workplace patterns driven by the COVID-19 pandemic and the growth of remote and hybrid working.

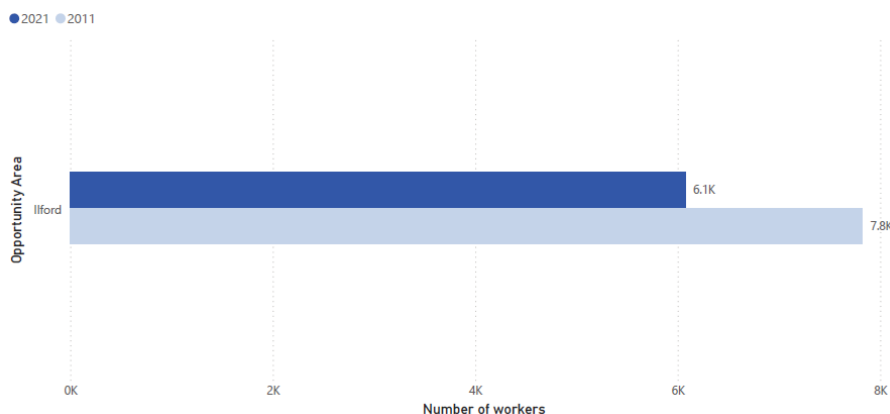


Figure 25: Workplace population in Ilford in 2021 and 2011. Source: Census 2021, graphs by the GLA

Workplace population by age, sex and industry

- 1.79 Ilford's workplace population is dominated by people in the 25–39 age group, who account for 44.6% of all workers, closely aligning with the London average of 47.0%. Workers aged 40–59 represent 39.9% of the workforce, slightly higher than the London average of 38.8%, while 16–24-year-olds account for 11.1%, broadly comparable to London (9.6%). Workers aged 60–64 make up 4.4% of the workplace population.
- 1.80 The data suggests that Ilford has a relatively balanced workforce, with a strong representation of both younger and mid-career workers. The age profile is broadly similar across male and female workers, although women have a slightly higher proportion of younger workers aged 16–24. Overall, the figures indicate a workforce that is largely concentrated in prime working-age groups, providing a solid labour market foundation for future growth.

2021 Workplace Population: Age

2021 Census

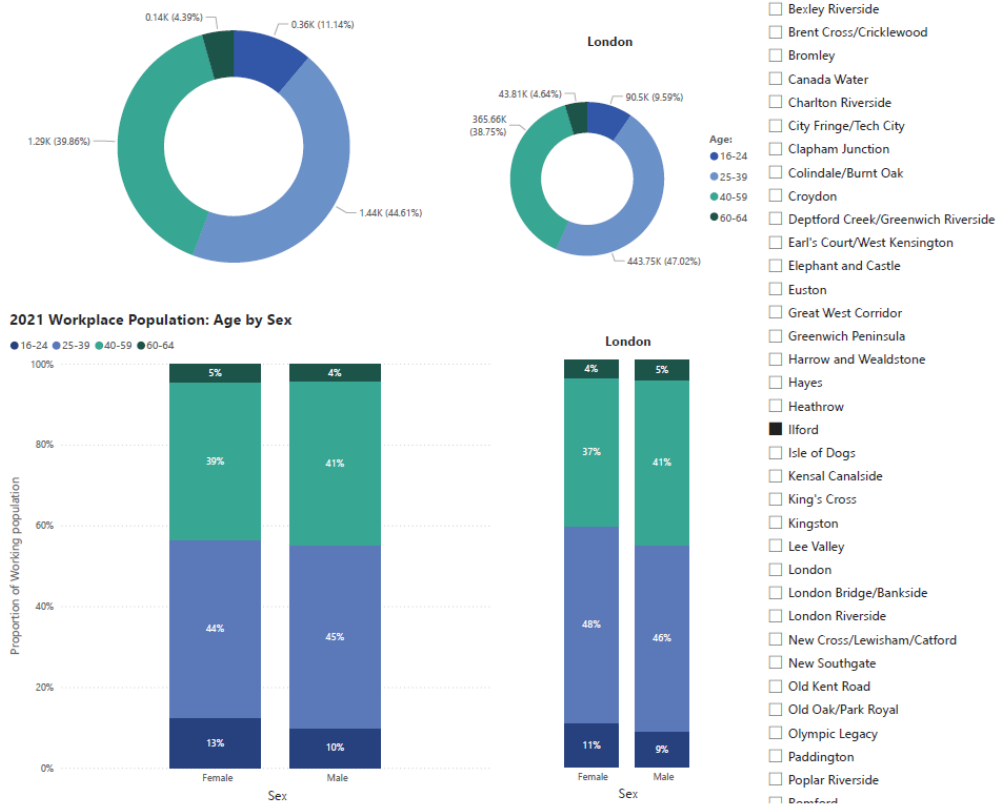


Figure 26: Workplace population by age and by sex. Source: Census 2021, graphs by the GLA

1.81 Ilford's workforce is concentrated in professional occupations, particularly among workers aged 25–39, who form the largest age group across most occupations. Younger workers (16–24) are most commonly employed in sales and customer service roles, reflecting the importance of entry-level opportunities in retail and service sectors. Meanwhile, workers aged 40–59 are strongly represented in managerial, professional, and caring occupations.

2021 Workplace Population: Occupation by Age by OA

16-24 25-39 40-59 60-64

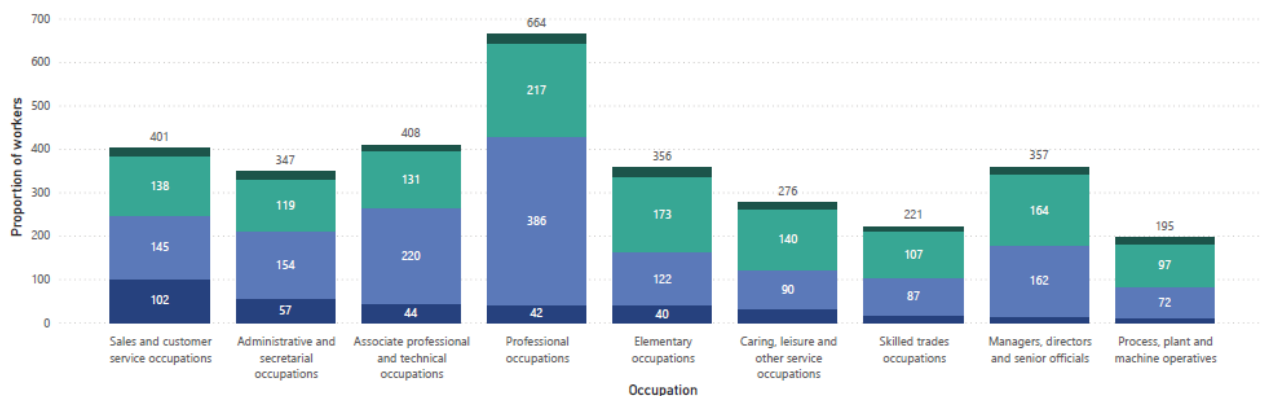


Figure 27: Workplace population by age by industry. Source: Census 2021, graphs by the GLA

Workforce ethnic diversity

1.82 Ilford's workplace population is highly diverse and differs significantly from the London average. Workers from Asian, Asian British or Asian Welsh backgrounds make up the majority of the workforce (53.9%), compared with 18.2% across London, with Indian, Pakistani and Bangladeshi communities particularly well represented. By contrast, White workers account for 27.9% of Ilford's workforce, compared with 61.0% across London. Workers from Black backgrounds represent 10.8% of the workforce, broadly in line with the London average of 11.4%. Overall, the data highlights Ilford's multicultural workforce, which is one of the town's key economic and social strengths.

Workplace Population: Ethnic Group by Opportunity Area (OA)

2021 Census

Black, Black British, Black Welsh, Caribbean or African Mixed or Multiple ethnic groups White Asian, Asian British or Asian Welsh Other ethnic group

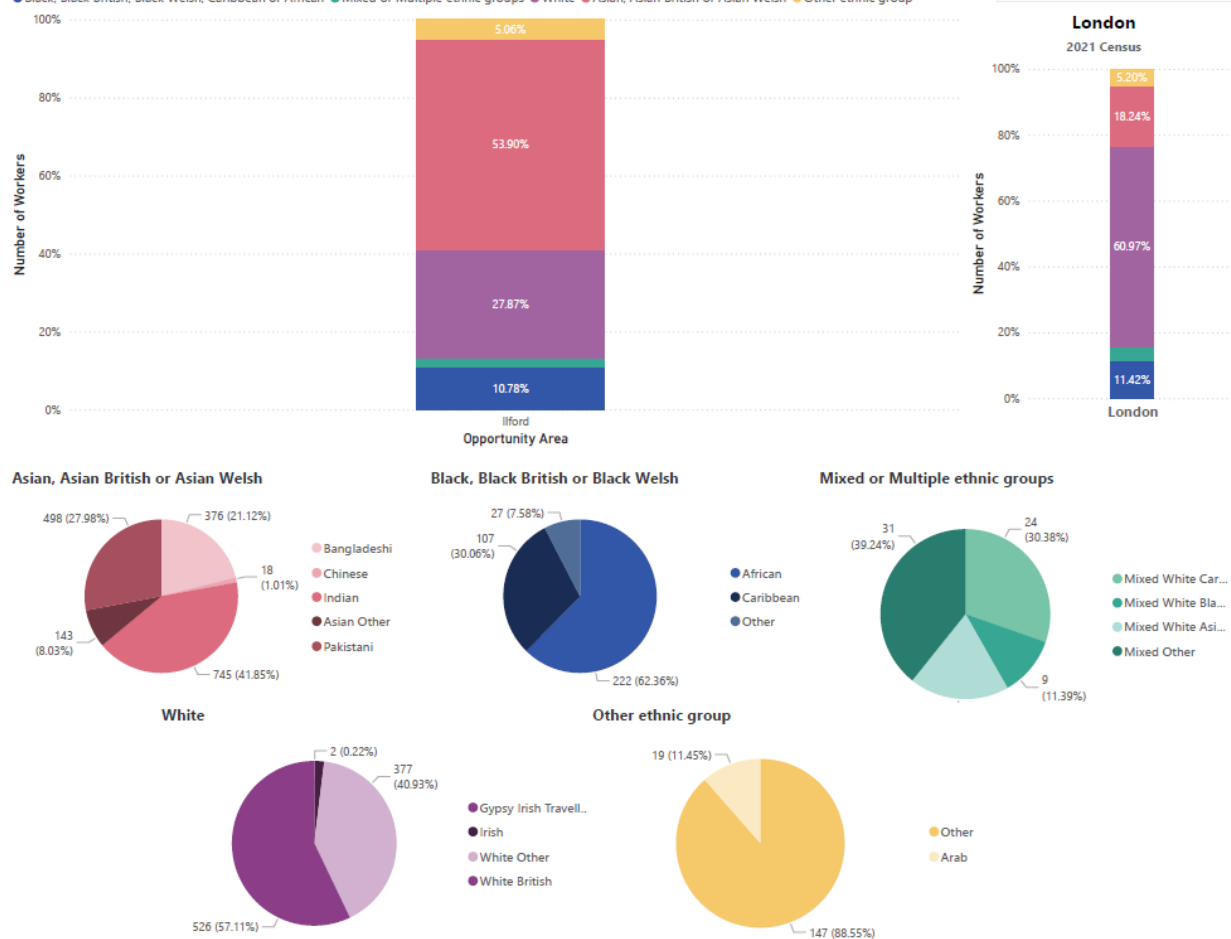
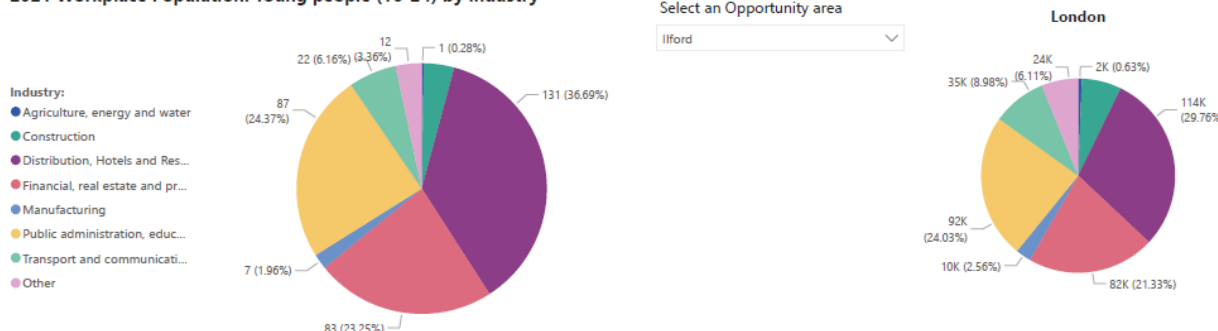


Figure 28: Workplace population by ethnic group. Source: Census 2021, graphs by the GLA

Young People (16–24) in the Workforce

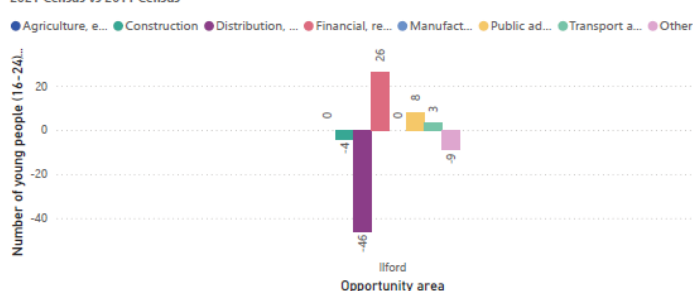
1.83 Ilford's young workforce is concentrated primarily in service-based sectors. The largest proportion of workers aged 16–24 are employed in distribution, hotels and restaurants (36.7%), followed by public administration, education and health (24.4%) and financial and professional services (23.3%). Young people are most commonly employed in sales and customer service roles, highlighting the importance of retail, hospitality and customer-facing occupations as entry points into the labour market. While employment among young people has declined in some sectors since 2011, there has been growth in financial and professional services, suggesting a gradual shift towards higher-skilled occupations.

2021 Workplace Population: Young people (16-24) by industry



Change in Workplace Population: Young People (16-24) by OA

2021 Census vs 2011 Census



2021 Census vs 2011 Census



2021 Workplace Population: Number of Young People (16-24) by Occupation

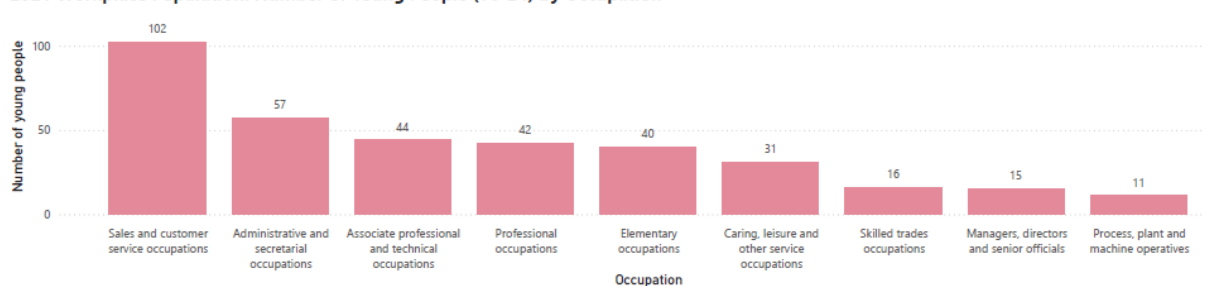


Figure 29: Workplace population- young people. Source: Census 2021, graphs by the GLA

Existing Jobs and Jobs density

1.84 In 2023, there were 7,500 jobs in Ilford OA, which is an increase since 2022; 264 jobs were created between 2022 and 2023¹⁶. The majority of these roles are concentrated in Public Administration, Health and Social Care, and Wholesale & Retail sectors.

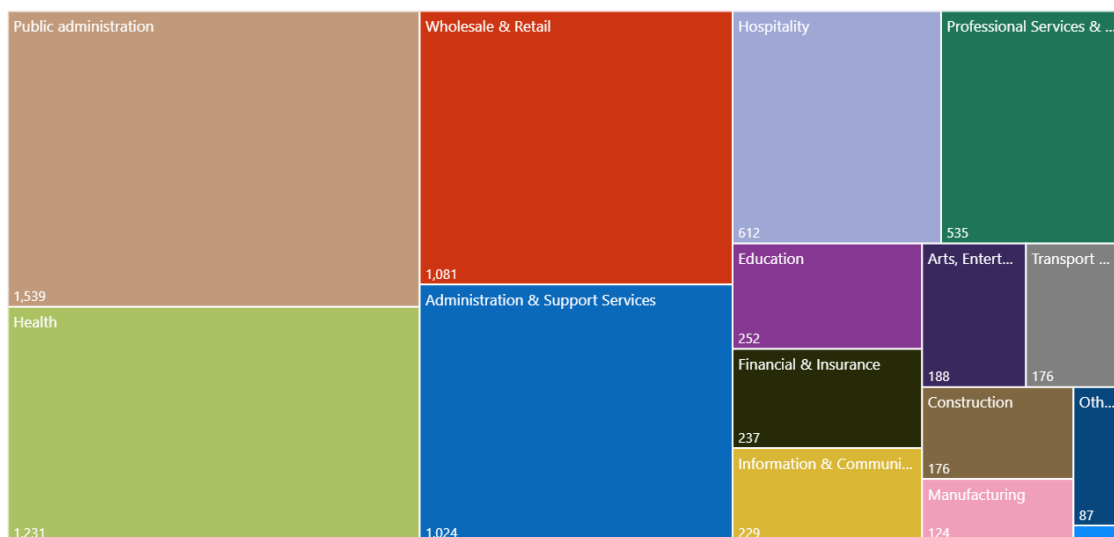


Figure 30: Existing jobs in Ilford OA by industry (2023). Source: ONS BRES, graph created by the GLA

1.85 Based on the map below, Ilford has a relatively high jobs/business density compared with most outer-London centres, but it is substantially lower than London's major employment concentrations such as the Central Activities Zone (CAZ), Canary Wharf/Isle of Dogs, and parts of Stratford.

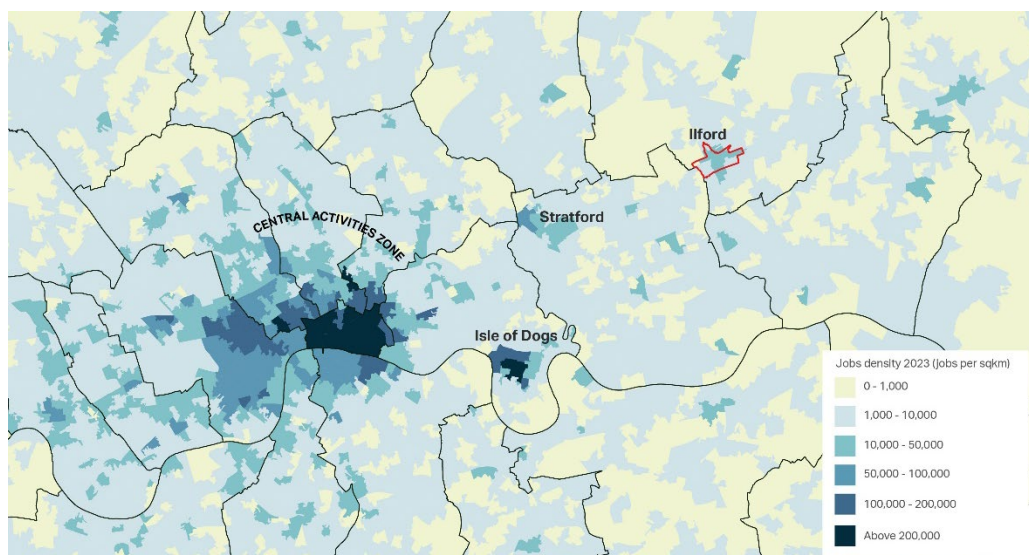


Figure 31: Jobs density (2023). Source: ONS BRES, map created by the GLA

¹⁶ The data in this report is based on the ONS Business Register and Employment Survey (BRES), using employment by industry sector and Lower Layer Super Output Area (LSOA). We apportion jobs in LSOAs to Opportunity Areas based on the share of LSOA land area within each OA. Note that the BRES data is rounded by Nomis to maintain business confidentiality so job numbers might not sum to other series published elsewhere.

Footfall and spend

- 1.86 Footfall in Ilford town centre remains relatively consistent throughout the week; however, there is a clear concentration of activity on Saturdays. Peak footfall occurs between 3pm and 6pm, coinciding with the highest levels of consumer expenditure. Saturday is therefore the most significant day for both visitor activity and spending, underlining the continued importance of the weekend economy to the town centre (High Streets Data Service).
- 1.87 Spending activity is geographically concentrated around key destinations, including Ilford Station, The Exchange shopping centre, and Cranbrook Road, the latter reflecting its established role as a food and beverage destination. While these areas perform strongly, analysis also highlights clear disparities across the town centre. In particular, the eastern part of Ilford experiences significantly lower levels of spending density, indicating potential opportunities for targeted activation, investment, and place-making interventions to diversify activity and strengthen the area's economic performance.



Figure 32: Spend density. Source: High Streets Data Service

- 1.88 Despite Ilford's sizeable nighttime workforce, the majority of economic activity and consumer spending continues to take place during daytime hours. Only around 26% of total spend occurs during the evening and nighttime period. This is noteworthy when considered alongside labour market data showing a substantial proportion of workers active outside standard business hours.
- 1.89 The contrast between the high share of nighttime workers and comparatively low levels of evening spending suggests a disconnect between workforce activity and the availability of services, amenities, and attractions. In effect, a significant number of people are working in Ilford during the evening and overnight periods, but there is relatively limited provision to meet their needs or encourage additional spending.
- 1.90 At present, Ilford lacks a broad, inclusive, and family-friendly evening economy. There are limited opportunities for residents, workers, and visitors to remain in the town centre after work, events, or evening activities, whether through late-opening cafés and

restaurants, cultural and leisure offers, or safe and welcoming public spaces. Addressing this gap presents a significant opportunity to enhance the town centre's attractiveness, increase evening footfall and expenditure, and support Ilford's evolution into a more vibrant destination operating across a full 24-hour cycle.

Vacancy

- 1.91 Vacancy levels within Ilford town centre have increased significantly in recent years, highlighting an ongoing challenge for the local economy and town centre environment. Current data indicates that 30.6% of all floorspace is vacant, equating to approximately 90 vacant premises across the town centre (High Streets Data Service).
- 1.92 This represents a notable deterioration compared to 2022, when vacancy levels stood at around 17% of floorspace and there were approximately 70 vacant premises (High Streets Data Service). The increase in both vacant floorspace and the number of empty units suggests that the town centre has experienced growing pressures in attracting and retaining occupiers.

Air Quality

- 1.93 Since 2016, London's air quality has improved dramatically, and the number of Londoners living in areas that exceed the UK's legal air pollution limits has decreased significantly. However, 100% of its residents still live in areas where pollution exceeds the recommendation of the World Health Organization (WHO) of PM2.5 particulate matter – extremely fine particles able to enter deep into the lungs. Despite substantial progress, the latest modelling shows that without additional action, all Londoners will still be living in areas exceeding the WHO guidelines AQGs for both NO₂ and PM2.5 in 2025 and 2030.
- 1.94 In 2003 LB Redbridge designated the whole of the borough as an Air Quality Management Area (AQMA) due to exceedances in NO₂ and particulate matter (PM10). To improve the air quality, the across the borough, the borough introduced [The Air Quality Action Plan 2020-25 \(PDF 14.3MB\)](#). The action plan advocates for green infrastructure improvements in Ilford, the delivery of healthy streets and school streets, improvements in infrastructure support walking and cycling, car free day and road closures and sustainable deliveries.
- 1.95 A recent report by Redbridge Council has revealed that nitrogen dioxide (NO₂) levels have decreased by 40% since 2018, indicating a significant improvement in air quality in the borough. The report further identifies that PM2.5 (particulate matter) levels have been cut in half compared to the 2028 target and remain well below national standards and World Health Organisation guidance. These improvements show that all monitored sites across the borough are now meeting national legal limits for key pollutants, including nitrogen dioxide (NO₂), PM10, and PM2.5 (particulate matter).
- 1.96 Despite these positive steps across the borough, areas within the OA still require significant improvement in air quality. This is particularly concerning as some neighbourhoods in the area have experienced increasing relative deprivation. Residents in more deprived areas are also more likely to have pre-existing cardio-respiratory conditions, making them both more exposed and more vulnerable to the effects of poor air quality. Therefore, reducing air pollution could play a key role in tackling overall health inequalities.

Air Quality Focus Areas

1.97 According to the London Atmospheric Emissions Inventory (LAEI) 2019, there are 160 Air Quality Focus Areas in London. The Focus Areas are locations that not only exceed the EU annual mean limit value for NO₂ but are also locations with high human exposure. They were defined to address concerns raised by boroughs within their Local Air Quality Management (LAQM) review process and forecasted air pollution trends.

1.98 There are three Air Quality Focus Areas in Redbridge and one of them is within the OA:

1. Ilford A123 Ilford Road and Telford Hill
2. A12 Eastern Avenue from Redbridge to A12/Aldborough Road
3. A12 Eastern Avenue at Wanstead (east and west of Tunnel)

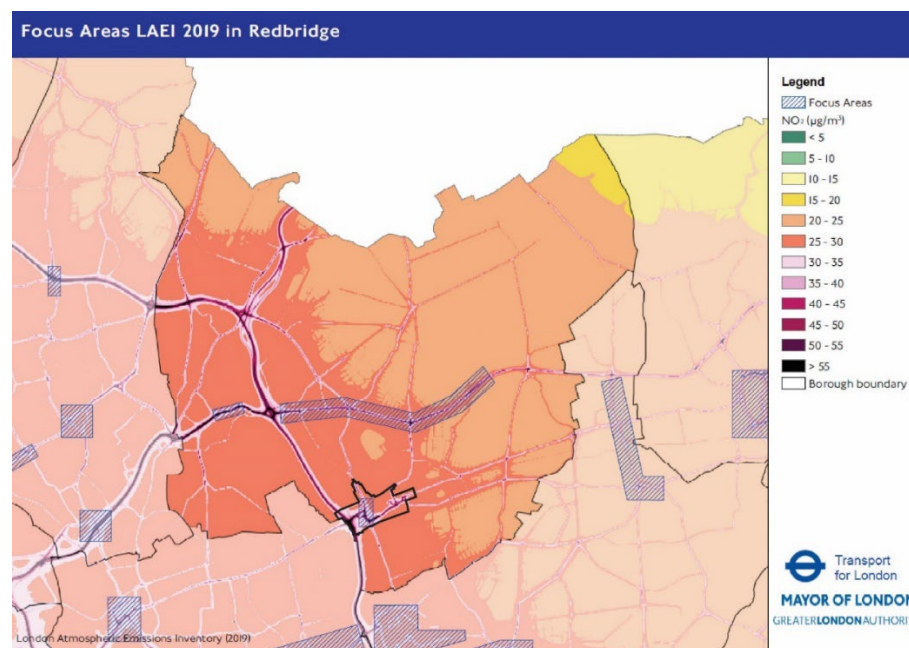


Figure 33: Focus Areas LAEI (2019), Ilford OA shown in black thick outline. Source: <https://data.london.gov.uk/dataset/london-atmospheric-emissions-inventory-laei-2019-air-quality-foc-2zj76>

Key pollutants

1.99 The London Atmospheric Emissions Inventory (LAEI) 2022 was published in May 2026. Emissions estimates of key pollutants (NO_x, PM₁₀, PM_{2.5} and CO₂) by source type are included for the base year 2022. These emissions have been used to estimate ground level concentrations of key pollutants NO_x, NO₂, PM₁₀ and PM_{2.5} across Greater London for years 2022 using an atmospheric dispersion model.

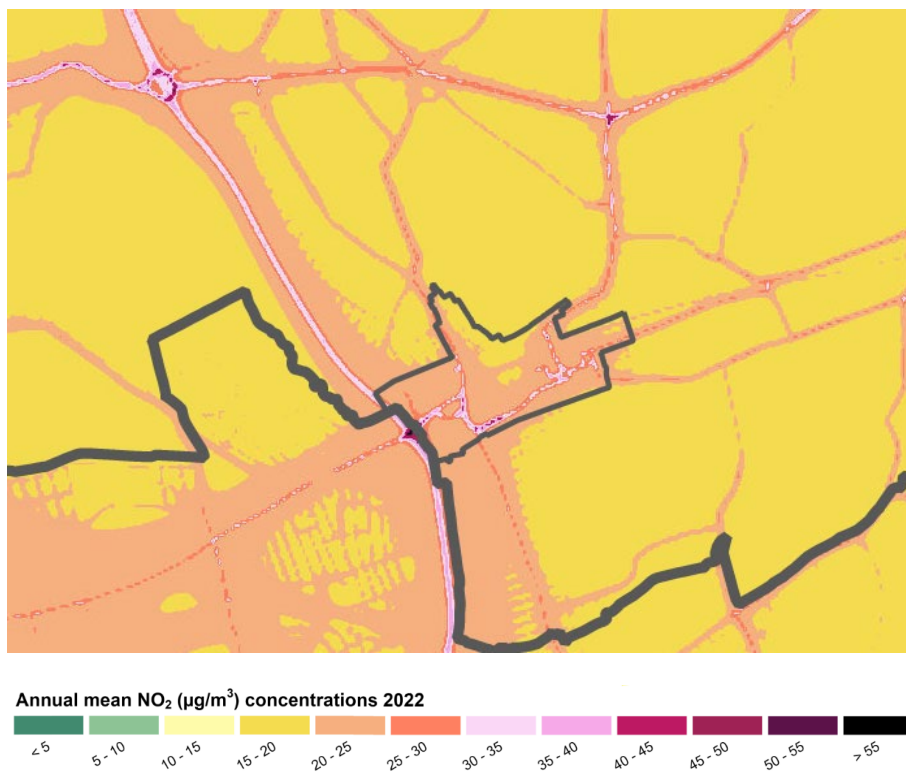


Figure 34: Annual mean NO₂ concentrations 2022. Source: GLA

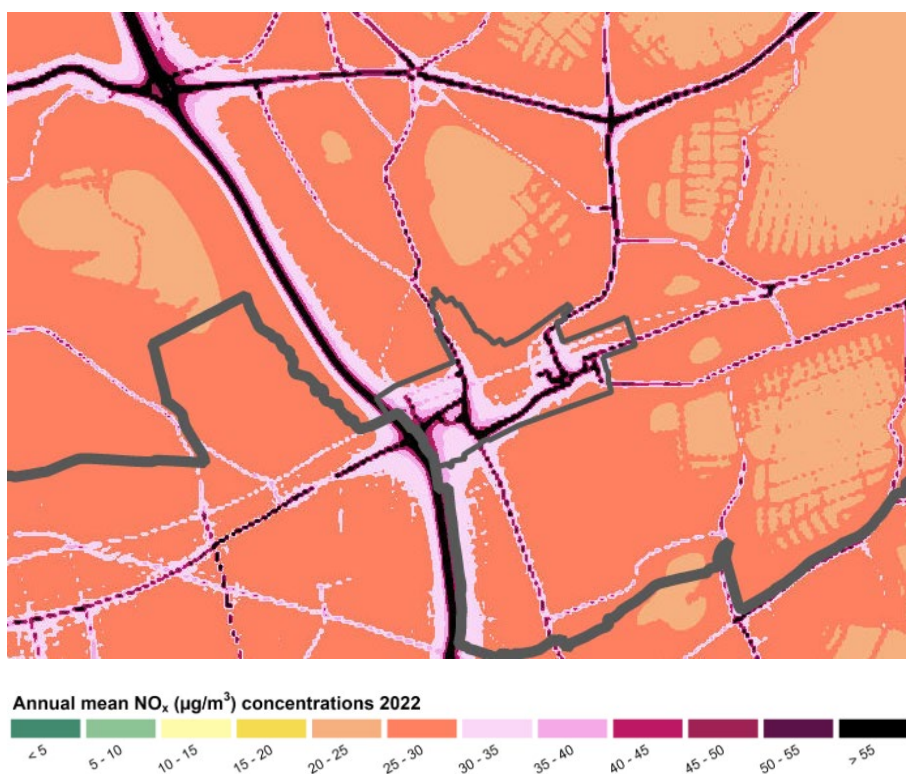


Figure 35: Annual mean NO_x concentrations 2022. Source: GLA

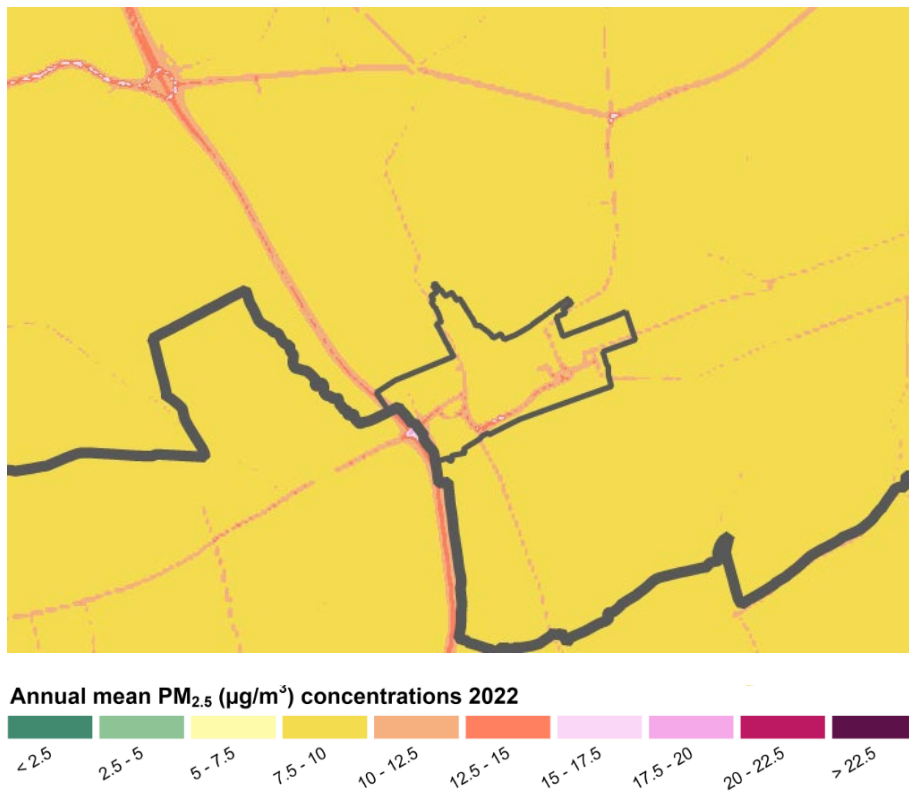


Figure 36: Annual mean PM_{2.5} concentrations 2022. Source: GLA

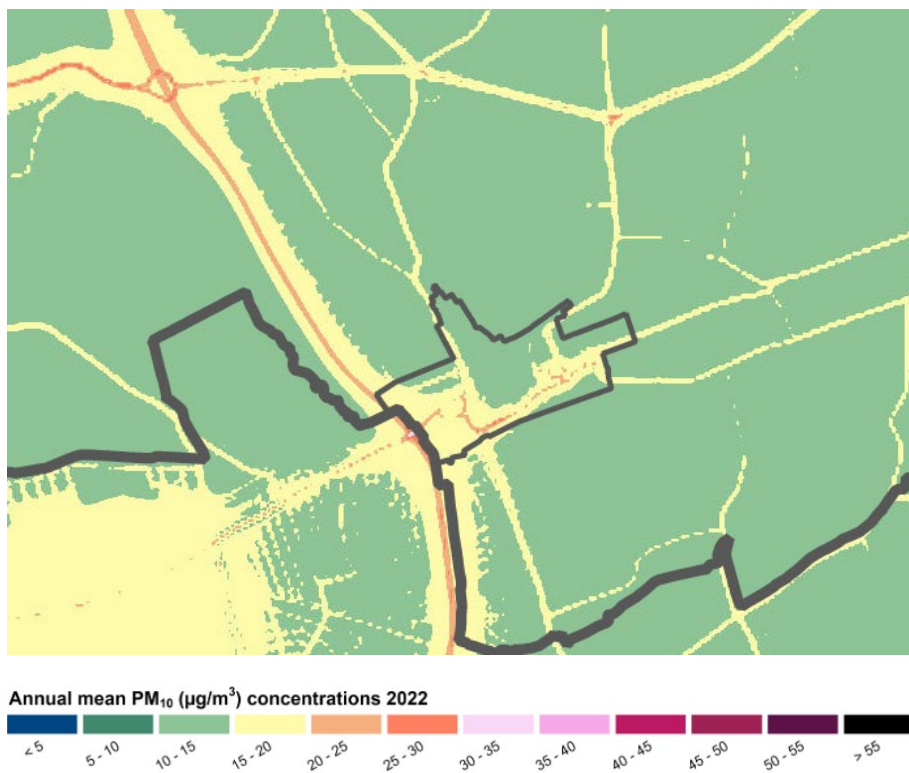


Figure 37: Annual mean PM₁₀ concentrations 2022. Source: GLA

Biodiversity and Natural Environment

- 1.100 London has a long history of being a green city, boasting rich and varied landscapes and important habitats. Today, it is one of the world's greenest cities, becoming the first National Park City in 2019. Around half of London's area is 'green'. Around a third of this green space is natural habitats and around 14 percent is vegetated private garden land. Over 2.5 percent of London is made up of blue space, such as rivers, canals, and reservoirs.^{vi}
- 1.101 Natural spaces provide Londoners with places to relax, exercise and play, while helping people connect with themselves, the city's natural heritage and its culture. These spaces are also vital for wildlife, protect communities from the impacts of climate change, and contribute to improved air quality, and physical and mental health.
- 1.102 In 2026, the Mayor of London launched his London Local Nature Recovery Strategy¹⁷ which includes a core principle of helping people enjoy nature. Within this strategy, the River Roding is identified as an Area of Particular Importance for Biodiversity, making targeted action in Ilford especially important.

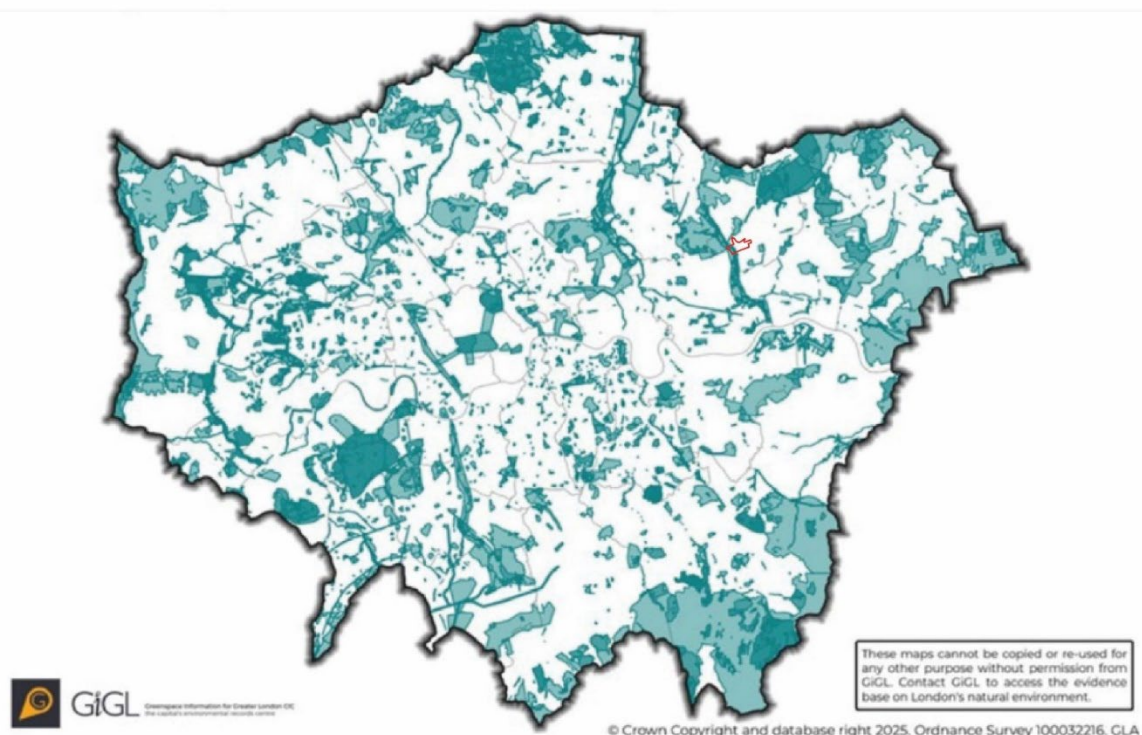


Figure 38: Areas of Particular Importance for Biodiversity with Ilford OA shown in red outline. Source: Greenspace Information for Greater London CIC, Dec 2025¹⁸

¹⁷ <https://www.london.gov.uk/programmes-strategies/environment-and-climate-change/parks-green-spaces-and-biodiversity/local-nature-recovery-strategy>

¹⁸ https://www.london.gov.uk/sites/default/files/2026-03/MoL_LNR_Strategy_FA.pdf

Protected Habitats

1.103 There are three Special Areas of Conservation (SACs), two Special Protection Areas (SPAs), and two Ramsar sites (wetlands of international importance) in London, and **two of them within a 10 km radius from Ilford OA (Epping Forest and Lee Valley)**:

- Richmond Park SAC located within the London Borough of Richmond upon Thames and immediately adjacent to the London Borough of Wandsworth and the Royal Borough of Kingston upon Thames.
- Wimbledon Common SAC located in the London Borough of Wandsworth and the London Borough of Merton and immediately adjacent to the Royal Borough of Kingston upon Thames.
- **Epping Forest SAC** located in the London Borough of Waltham Forest, the London Borough of Redbridge and Epping Forest District; hence partially inside and outside the GLA boundary.
- **Lee Valley SPA and Ramsar site** located in the London Borough of Waltham Forest, Epping Forest District and the Borough of Broxbourne; hence partially inside and outside the GLA boundary.
- South West London Waterbodies SPA and Ramsar site located in the London Borough of Hounslow, the Borough of Elmbridge, the Borough of Runnymede, the Borough of Spelthorne and the Royal Borough of Windsor and Maidenhead; hence partially inside and outside the GLA boundary.

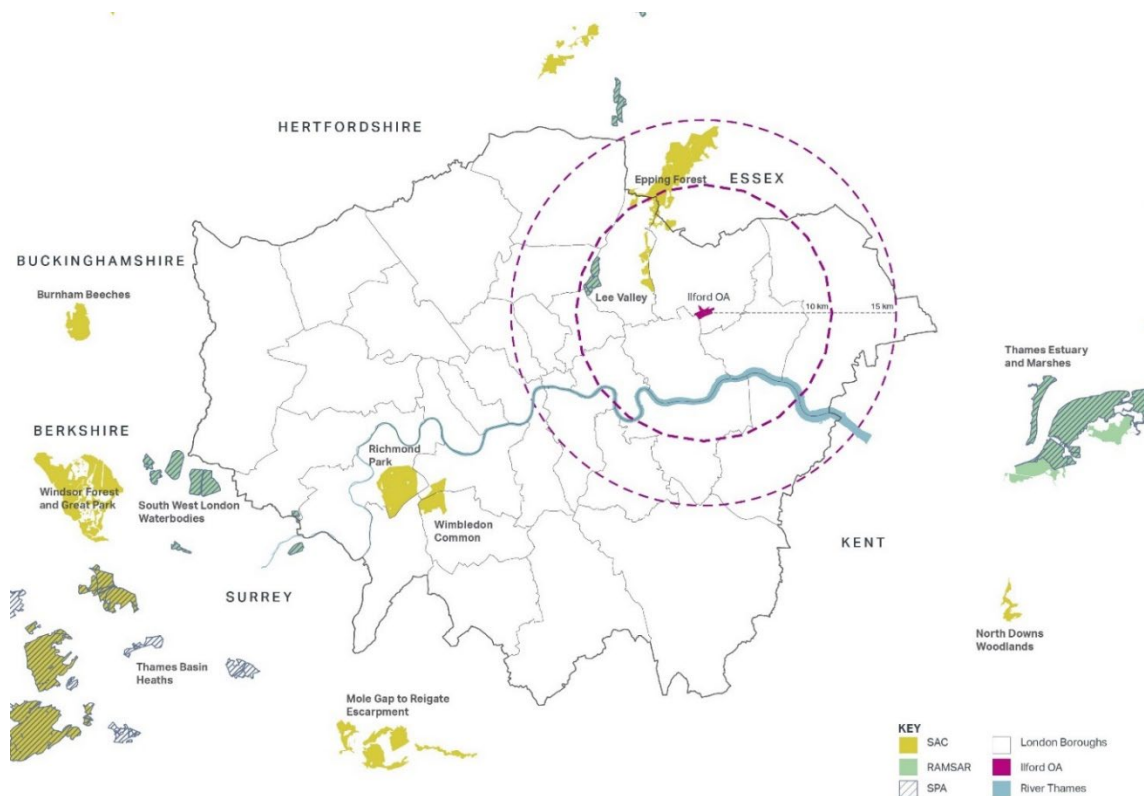


Figure 39: SAC, SPA and Ramsar in London and in proximity to the OA. Source: GLA

More detailed information about the European sites, their qualifying features and specific conservation objectives is provided in the Habitats Regulation Assessment (HRA) report that will accompany the draft Ilford OAPF.

Sites of Importance for Nature Conservation

1.104 Other important wildlife sites in Greater London are identified as Sites of Importance for Nature Conservation (SINCs). This is a non-statutory designation, but SINCs are still afforded a high level of protection within the planning system. The amount of area covered by SINCs in London provides an indication of the extent of wild spaces across London. SINCs are variously graded as Metropolitan, Borough and Local depending upon the relative importance and value of the SINC. In Redbridge there are:

- **Sites of Metropolitan Importance** (5 sites): The highest tier of importance. Sites include Epping Forest (also a Special Area of Conservation), Hainault Forest, Claybury Wood, and the River Roding north of Ilford.
- **Sites of Borough & Local Importance:** The remaining 30 sites include varying grades of locally protected habitats such as parks, woodlands, and urban railsides.

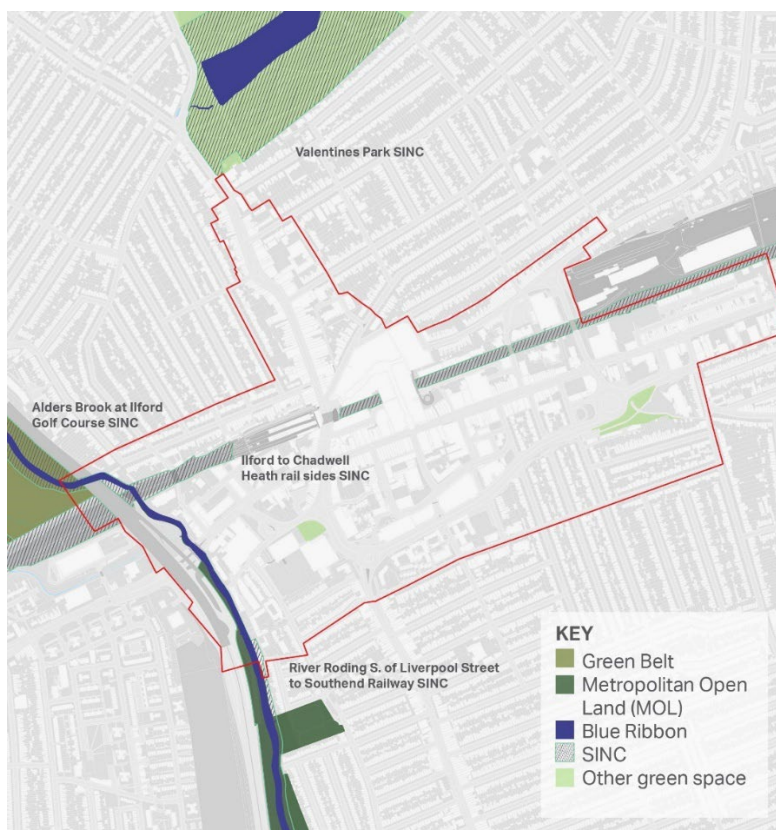


Figure 40: Green spaces. Source: We Made That

1.105 The four SINCs below are relevant to the Ilford OA: 1) River Roding S. of Liverpool Street to Southend Railway - (SINC), 2) Ilford to Chadwell Heath rail sides - (SINC), 3) Alders

Brook at Ilford Golf Course - (SINC), 4) Valentines Park - (SINC). Also, Ilford Cemetery and St. Mary's Churchyard - (SINC) is just outside of the OA to the southeast¹⁹.

Priority Habitats

1.106 The London Environment Strategy^{vii} identifies ten priority habitats^{viii} in London, as set out below. These are the most threatened and in need of restoration:

- Acid grassland
- Chalk grassland
- Lowland meadows
- Rivers and Streams
- Coastal and floodplain grazing marsh
- Fen, marsh, and swamp
- Reedbeds
- Heathland
- Open mosaic habitats on previously developed land
- Orchards

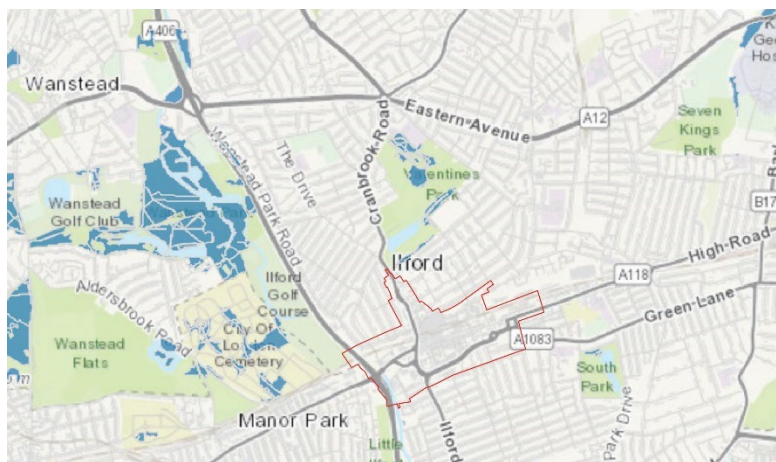


Figure 41: Priority Habitats shown in blue. Source: Nature England

1.107 As shown on the diagram above, there are no priority habitats in the Ilford OA. However, London's Environment Strategy identifies Habitat creation opportunity areas – 200m buffer around sites supporting priority habitats. Areas in the River Roding, Valentines Park and within the Ilford OA are indicated as opportunity areas for Habitat creation based on these indicative buffers.

¹⁹ <https://my.redbridge.gov.uk/map/nature-conservation-and-biodiversity/epping-forest-sinc>

Ilford's green spaces

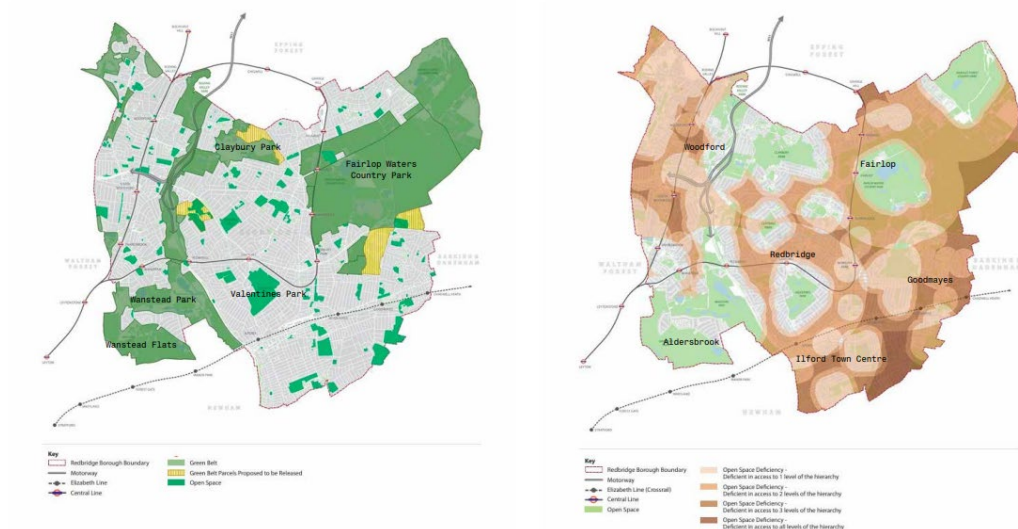


Figure 42: Open Space and Parks in Redbridge (left) and Areas of Open Space Deficiency. Source: Redbridge Local Plan Local Plan 2015-2030 (March 2018)

1.108 Although Redbridge is one of London's greenest boroughs, with over 40% of its area designated as open space, Ilford struggles with access to high-quality green infrastructure. The town centre has low tree cover and poor connections to surrounding neighbourhoods and green spaces. Existing mature trees are often located in inaccessible areas. There is also limited green space within the OA.

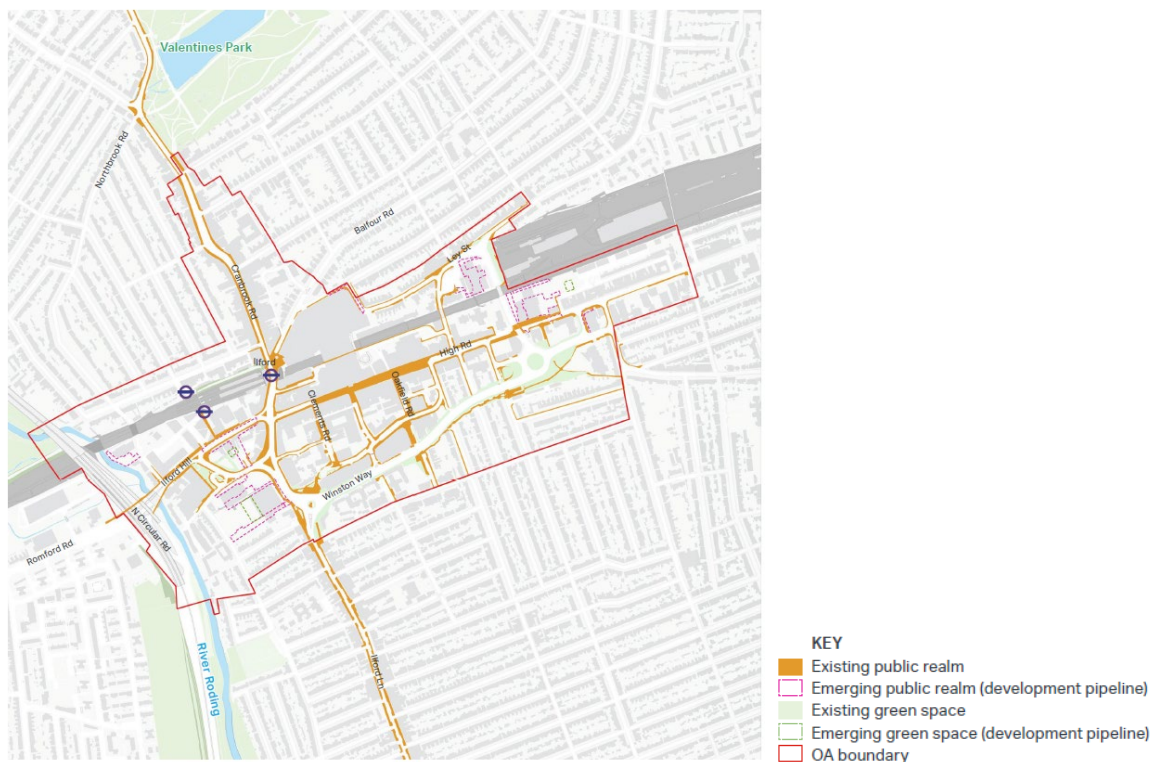


Figure 43: Ilford's public realm and green spaces

Climate Change

CO2 emissions

1.109 While detailed sector breakdowns vary by dataset and year, Redbridge shows a similar overall pattern to outer London boroughs, with emissions heavily driven by homes and transport. Total emissions in Redbridge are approximately 559,942 tonnes CO₂e (2025). Housing is a major contributor, accounting for around 50% of emissions, whilst Transport accounts for roughly 36% of emissions

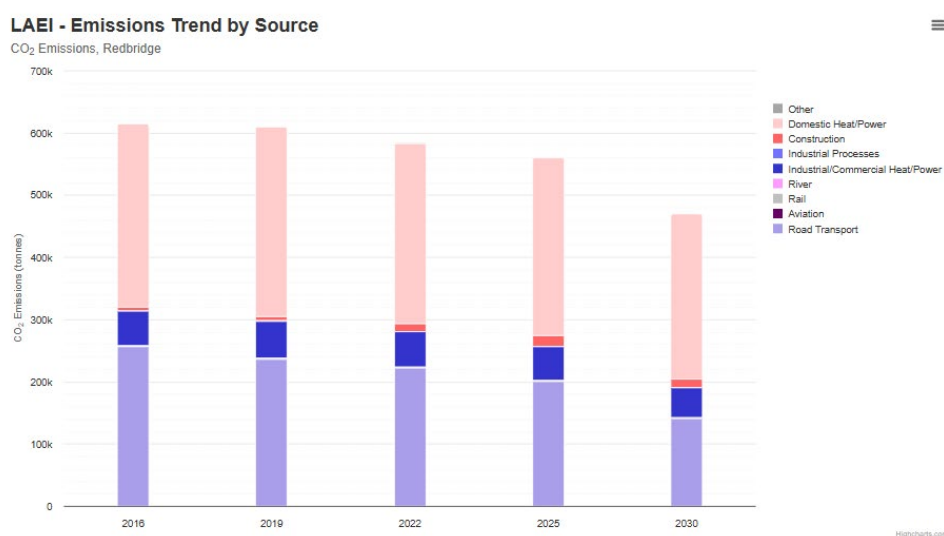


Figure 44: CO₂ emissions breakdown by source. Source: [LAEI 2022 - Borough Air Quality Data for LLAQM | London Datastore](#)

1.110 This sector breakdown indicates a predominantly residential emissions profile, reflecting Redbridge/Ilford's role as a commuter borough. A strong domestic share reflects high levels of housing stock and relatively limited heavy industry, whilst transport emissions are significant due to car dependency and orbital commuting patterns into central London.

Energy Use and Supply

1.111 Recent London-wide benchmarks (2023) indicate total emissions of approximately 28.6 MtCO₂e. Energy consumption is broadly distributed across sectors as follows: domestic (33%), industrial and commercial (31%), and transport (29%).

1.112 The London Borough of Redbridge diverges slightly from this profile. It exhibits a higher proportion of domestic energy demand, reflecting its predominantly suburban residential character, alongside a lower share of commercial and industrial energy use. The borough also remains heavily reliant on gas heating, largely due to an older housing stock.

1.113 A key contributing factor is the quality of housing: around 60% of homes are poorly insulated (EPC rating D or below). This significantly increases both overall energy demand and associated emissions, reinforcing the importance of improving building efficiency.

Energy Mix

1.114 Across London, heating energy continues to be dominated by gas, with an approximate split of 61% gas to 39% electricity (historic baseline). Redbridge broadly mirrors this

pattern but is likely to have an even higher dependence on gas, again reflecting its residential housing profile.

- 1.115 This trend is linked to a limited presence of district heating networks and a relatively low uptake of low-carbon heating technologies, such as heat pumps (though adoption is gradually increasing).

Fuel poverty

- 1.116 Fuel poverty is a significant and above-average issue in Redbridge, affecting approximately 14–15% of households, compared to a London average of around 11–12%²⁰. Within outer London, Ilford stands out as having particularly high levels of fuel poverty relative to comparable town centres. This challenge is exacerbated by poor insulation standards and rising energy costs, both of which increase household vulnerability. There is a clear intersection between climate action and social equity, highlighting the need for integrated policy responses. Retrofit programmes and energy efficiency improvements therefore represent critical priorities, offering the dual benefit of reducing carbon emissions while alleviating fuel poverty.

Heat Risk

- 1.117 The change in global climate is causing an increase in frequency, duration, and magnitude of extreme heat events, including heatwaves. High temperatures in cities affect infrastructure, worker productivity and have significant effects on health and wellbeing, particularly for vulnerable populations.^{ix}
- 1.118 Neighbourhoods adjacent to the Opportunity Area south of Romford Road and south of Winston Way are identified as areas of high overall climate risk. These areas experience a combination of poor air quality, limited access to public open space, higher mean air temperatures, low levels of tree cover, and wider socioeconomic factors that compound climate vulnerability.
- 1.119 There is a low level of tree cover in the town centre, with mature trees large trees generally limited to Winston Way.

²⁰ [Fuel poverty rates | Trust for London](#)

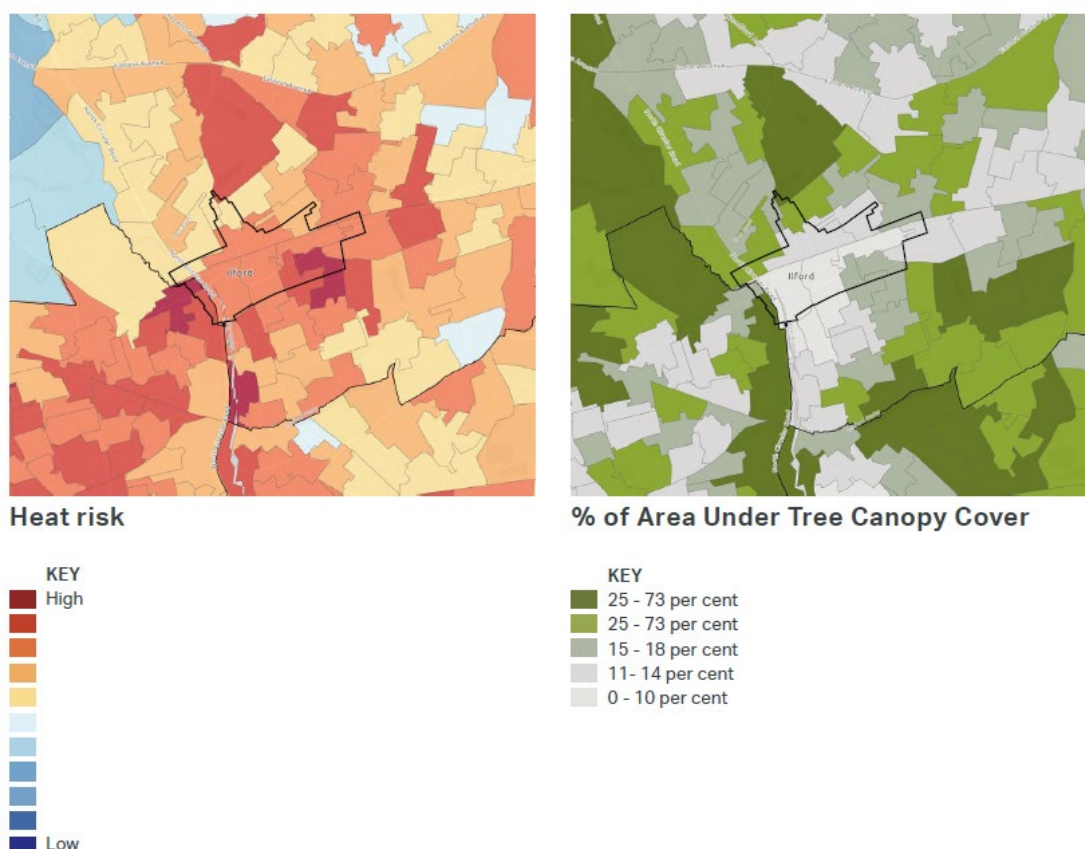


Figure 45: Heat Risk map. Source: GLA²¹ and Tree canopy map. Source: GLA²²

Flood risk

- 1.120 There are many sources of flooding in London, including tidal, fluvial, surface water, ground water, sewer and reservoir. Due to climate change – which would bring about wetter winters and heavier rains that can raise the sea level – both the risk and intensity of major flash floods have increased. The updated review of strategies and flood risk modelling reveal that the main flooding issues in London are surface water flooding (flash floods) resulting from heavy rain overwhelming outdated drainage and impermeable surfaces from new development, tidal flooding from storm surges in the Thames, and river/fluvial flooding from high river flows. These are exacerbated by the city's extensive hard surfaces, Victorian-era sewers not designed for modern rainfall intensity, and the increased frequency of extreme weather events due to climate change.
- 1.121 Given the proximity to the River Roding and as shown on the map parts of the OA are within 'Flood Zone 2' and 'Flood Zone 3'. This means these areas are particularly vulnerable to tidal and fluvial flooding, whilst also limiting habitable spaces provision on the ground floor (1 and 2 shown in the figure below).

²¹ <https://www.london.gov.uk/programmes-and-strategies/environment-and-climate-change/climate-change/climate-adaptation/climate-risk-map>

²² <https://data.london.gov.uk/dataset/tree-canopy-cover-2024-2w4m3>

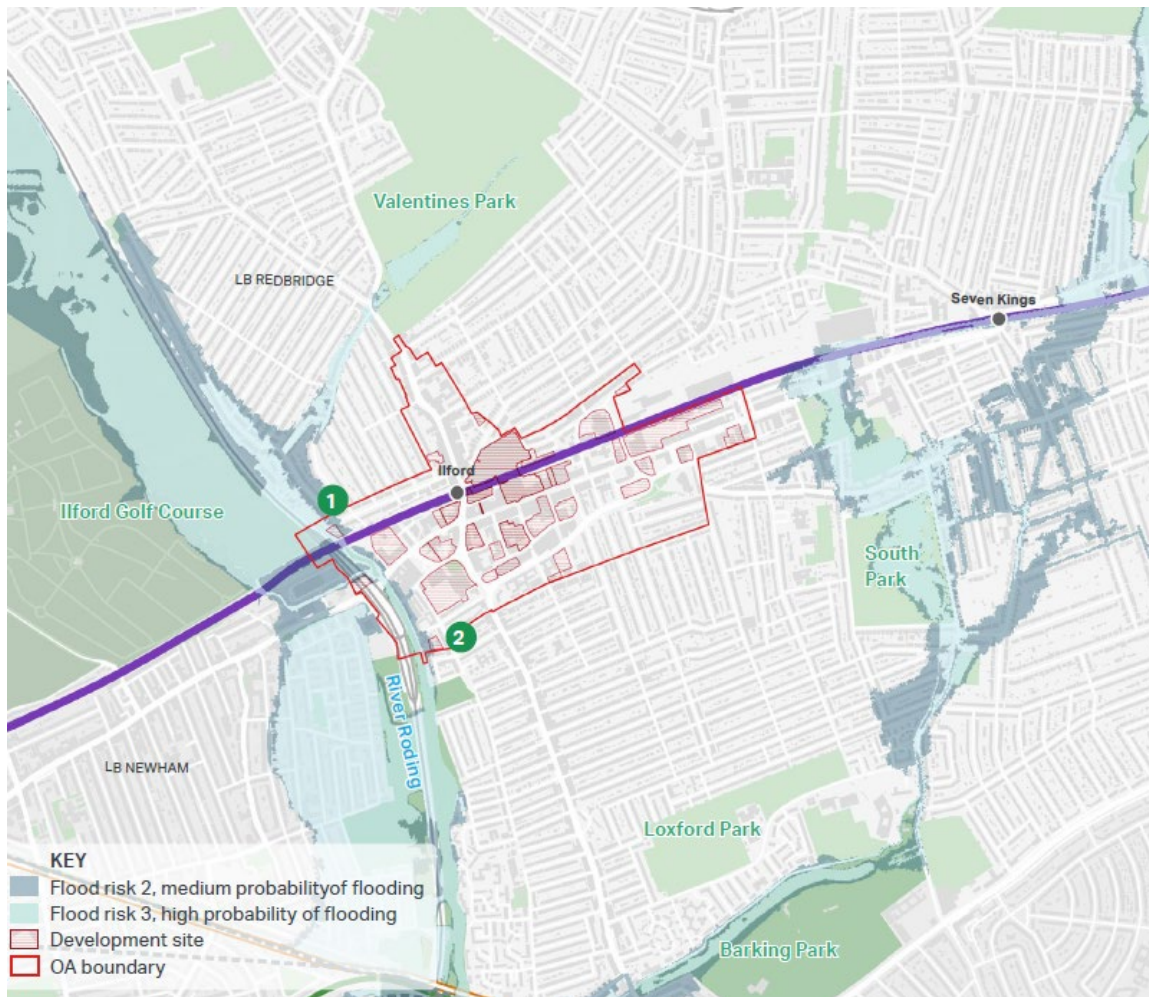


Figure 46: Flood risk map in Ilford

Geology, Soils and Land Use

1.122 Soil is a fundamental natural resource and plays an important role in urban areas in supporting food growing, improving drainage and can help shape the quality of London's green spaces. Soil degradation over time from erosion, organic matter decline, pollution, compaction and direct loss caused by surface sealing by development can result in such important functions being lost. Pressure on soils is likely to increase in the future with expected population growth and needs to be managed carefully during construction and development to avoid further soil degradation.

1.123 The prevalent geological types in the OA are River Terrace deposits, Alluvium, Brickearth and Thames Gp. (clay) as shown on figure below.

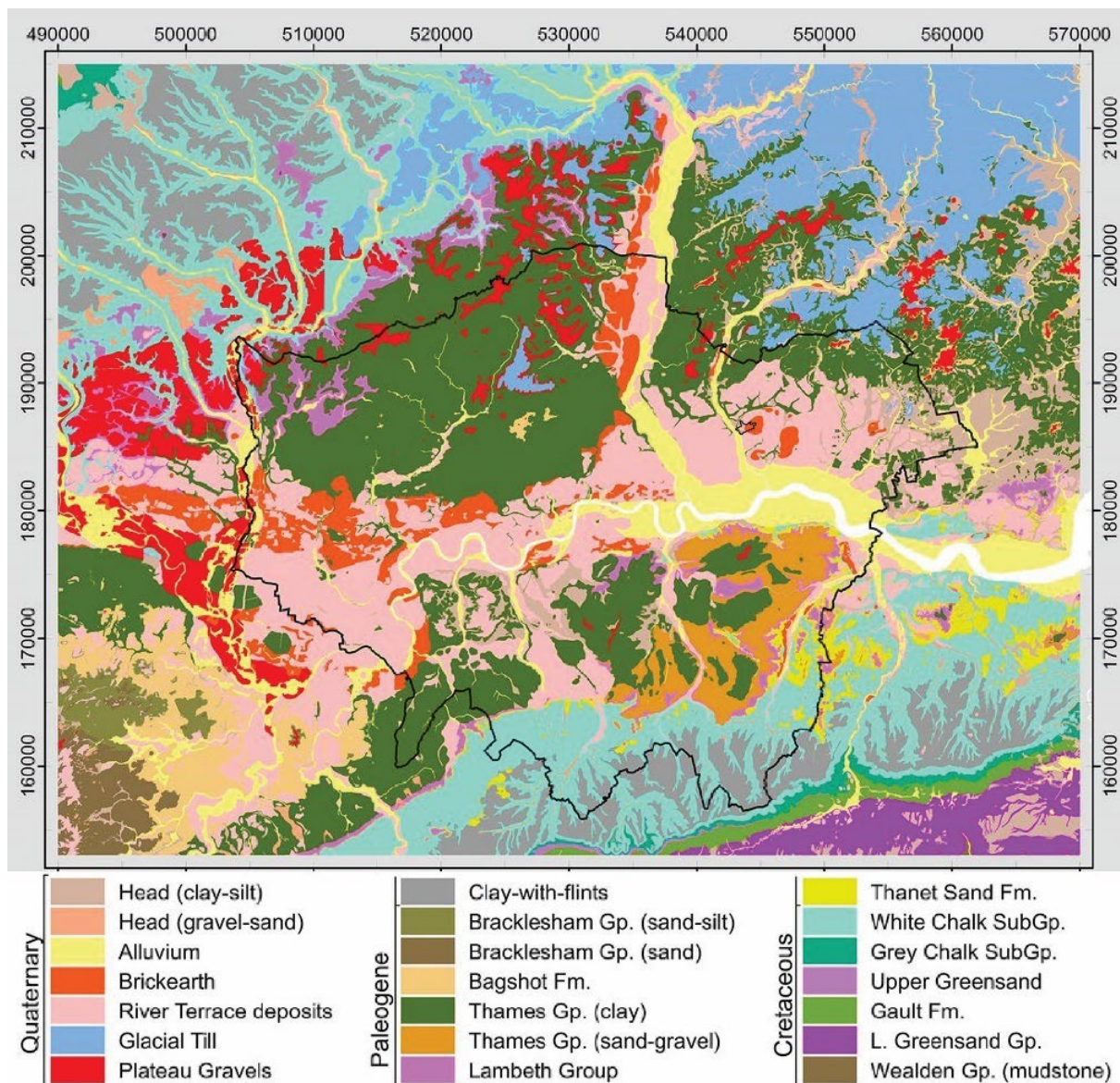


Figure 47: Simplified geological map of the London Region with the parent material classes used

1.124 The OA primarily contains previously developed brownfield land. Natural England land classification maps for London and the Southeast show all land within the OA is classified as 'Land predominantly in urban use'²³.

1.125 Ilford OA does not contain any Regionally Important Geological and Geomorphological Site (RIGS).

²³ <https://publications.naturalengland.org.uk/publication/141047?category=5954148537204736>

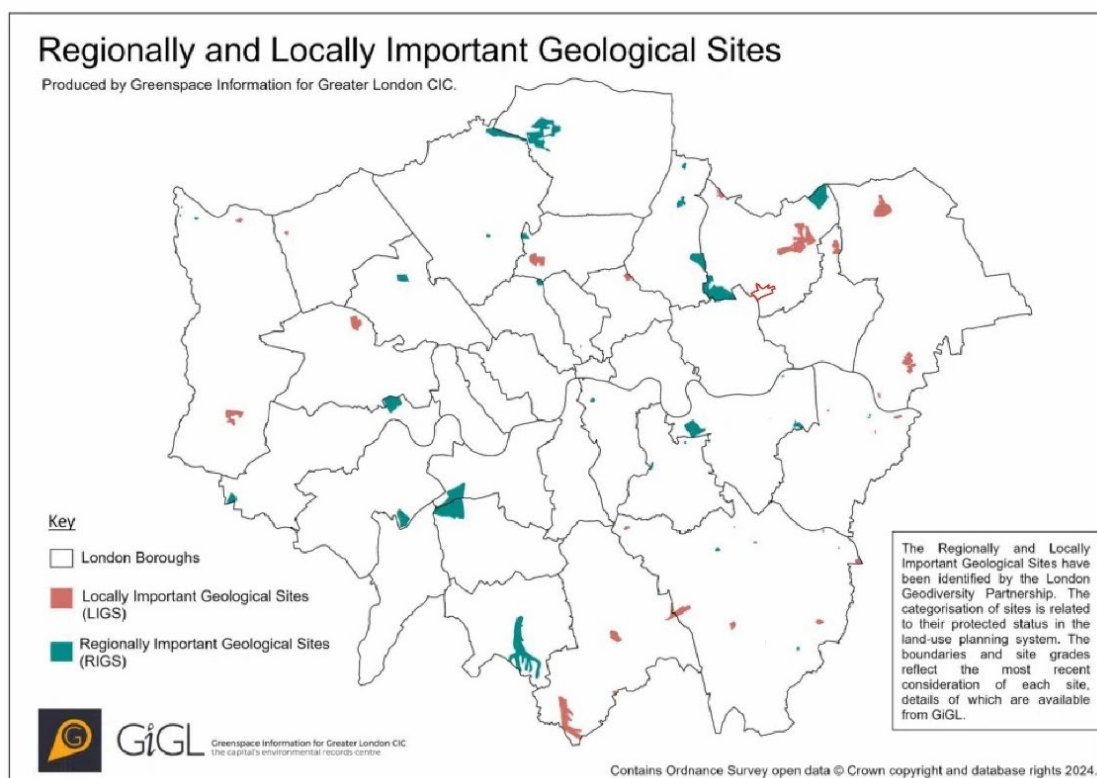


Figure 48: Regionally and Locally Important Geological Sites in London. Ilford OA is shown in red outline. Source: GiGL

1.126 In terms of landscape, 11 Green Grid Areas are proposed in the All London Green Grid (2012)²⁴, bringing together London Boroughs, partner agencies and other stakeholders to develop and implement the Green Grid vision at a local level. Ilford OA occupies a key position within *Green Grid Area 2 - Epping Forest and Roding Valley*. The redevelopment of the town centre offers opportunities to enhance existing green infrastructure and strengthen connections to open space between Epping Forest and the River Thames along the River Roding Way.

1.127 The scale of redevelopment proposed for the area presents an opportunity to remediate land and improve water quality. Given the strategic scale of the planned redevelopment there is an opportunity for a strategic approach to land remediation, where appropriate. A joined-up approach to land remediation, and where appropriate the re-use of materials, would have many benefits from an environmental sustainability perspective and would help to speed up delivery of development.

Materials and Waste

1.128 In 2024/25, Redbridge managed approximately 103,080 tonnes of local authority collected waste, according to the UK Government's WasteDataFlow dataset²⁵. Of this total:

- ~31% (30,591 tonnes) was recycled, composted or reused

²⁴ <https://www.london.gov.uk/programmes-and-strategies/environment-and-climate-change/environment-publications/all-london-green-grid>

²⁵ [WasteDataFlow - Local Authority waste management - National Data Library](#)

- ~69% (72,489 tonnes) was not recycled (residual waste)

1.129 The majority of residual waste in Redbridge is sent to energy-from-waste (incineration) facilities, with only a very small proportion sent to landfill, in line with London-wide waste management practices.

1.130 There are three waste sites within the OA as shown on the maps below:



Figure 49: Map of Existing Waste Sites in East London. Source: East London Joint Waste Plan – Examination in Public submission

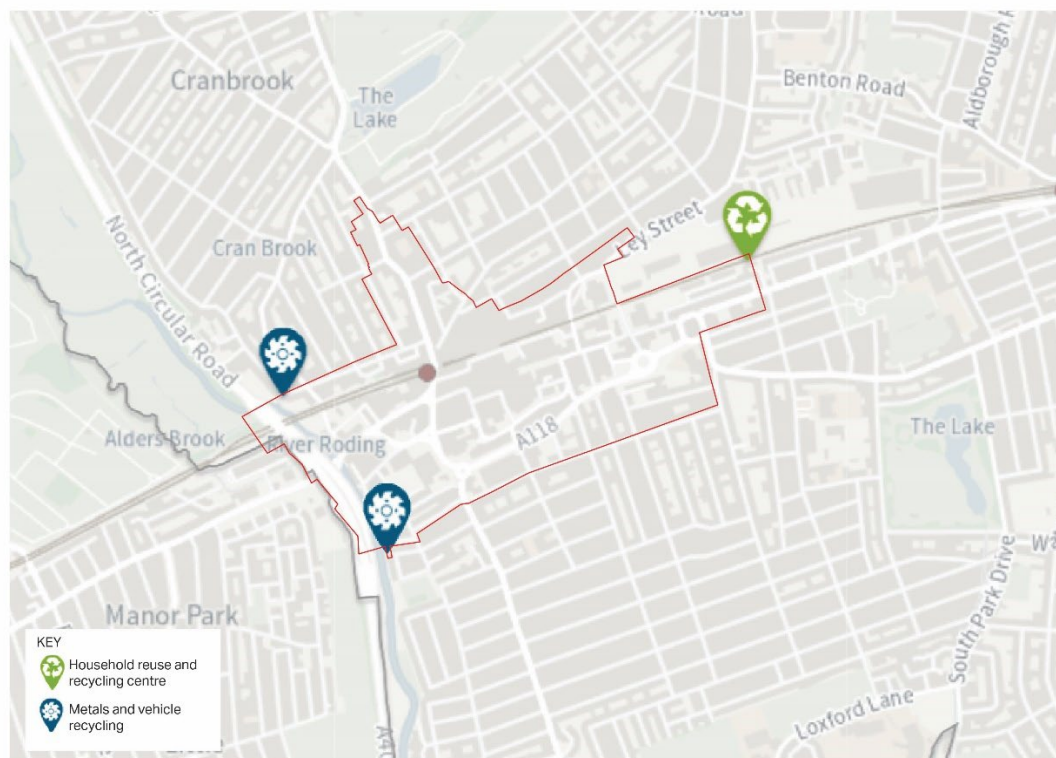


Figure 50: Waste site in Ilford. Source: <https://apps.london.gov.uk/waste/>

1.131 The East London Joint Waste Plan (ELJW) has been developed by the four East London Waste Authority (ELWA) boroughs of LB Barking & Dagenham, Havering, Newham and Redbridge and is currently undergoing examination in public.

1.132 The draft ELJW plan proposed safeguarding one waste site within the OA; Ilford Recycling Centre as shown on the picture below:

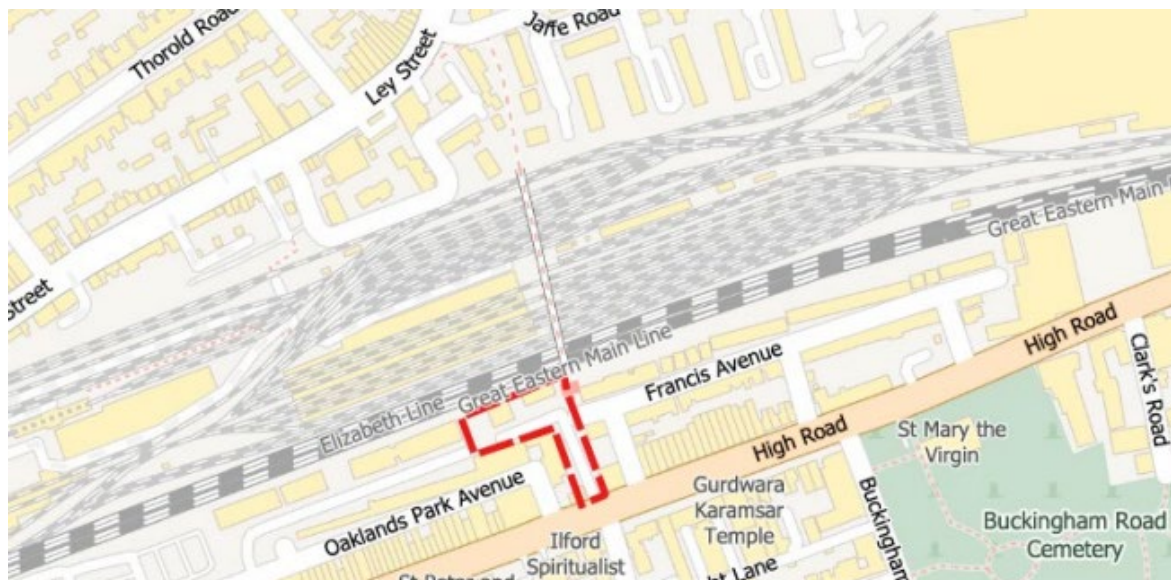


Figure 51: Proposed safeguarded waste site in the OA. Source: draft ELJW Plan

1.133 The cost of managing London's waste is estimated to be more than £2b per year, including around £720m on managing waste in the control of local authorities. Waste costs are expected to increase without a step change in waste reduction and performance improvement in recycling. London's waste presents significant economic and social opportunities. Managing more waste locally by optimising existing waste facilities and building new reuse and recovery facilities, can deliver benefits to local communities in the form of new products, employment and low carbon energy.

1.134 Population growth and development within the OA will be placing increasing pressure on land availability, intensifying competition between housing, infrastructure, and environmental uses. As developable land becomes more constrained, traditional approaches to waste disposal are becoming less viable. This makes the transition to more sustainable waste management practices essential, particularly those that prioritise material reuse, recycling, and circular economy principles. Embedding these approaches will not only reduce the volume of waste requiring disposal, but also help optimise land use, minimise environmental impacts, and support long-term resilience as the area continues to grow.

Noise and Vibration

1.135 London is becoming an increasingly noisy city. The main source of ambient noise in London is road traffic, followed by rail. In urban areas, most vehicle noise comes from engines because, at low speed, engine noise dominates over the noise generated by tyres and road surfaces. However other activities such as construction, busy high streets, or a greater vibrant nighttime economy will also impact noise levels.

- 1.136 The World Health Organization (WHO) has claimed that noise pollution is second only to air pollution in terms of environmental health threats in Europe – with around one in three people being negatively affected on the continent. The UK Government estimates that the ‘social cost’ of the problem totals somewhere between £7 billion and £10 billion every year.^x Noise disturbance can be associated with health impacts such as sleep disturbance, stress, anxiety, high blood pressure, poor mental health in adults and school performance and cognitive impairment in children. The adverse impacts of that stress are clearly documented, resulting in higher rates of cardiovascular disease and deteriorating mental health.
- 1.137 Whilst noise pollution datasets are difficult to obtain, engagement with residents and site visits indicate a high level of noise disturbance across the OA, primarily associated with the high volume of traffic. Construction activity is expected to further increase noise levels.
- 1.138 Defra is responsible for mapping noise²⁶. Maps and data are available for rail noise and road noise (2023). As expected, the rail noise is relatively high in proximity to the railway lines and particularly on the eastern side of the OA.

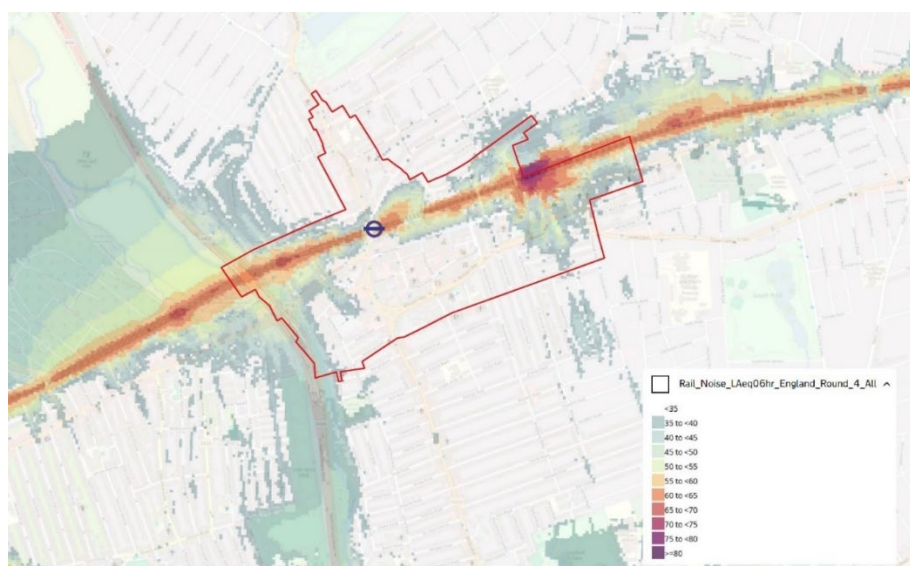


Figure 52: Rail noise (2023). Ilford OA is shown in red outline. Source: Defra

²⁶ [Explaining the 2022 noise maps - GOV.UK](https://www.gov.uk/guidance/explaining-the-2022-noise-maps)



Figure 53: Road noise (2023). Ilford OA is shown in black outline. Source: Defra

1.139 The road noise is evident in many parts of the town centre illustrating how road infrastructure can impact placemaking and create uncomfortable experiences for pedestrians and cyclists.

Water resources and quality

1.140 The River Thames and London's canals, tributary rivers, lakes, reservoirs and docks alongside smaller waterbodies form a strategic network of water spaces. Ilford OA is bound to the west by the River Roding (9 on the figure below).

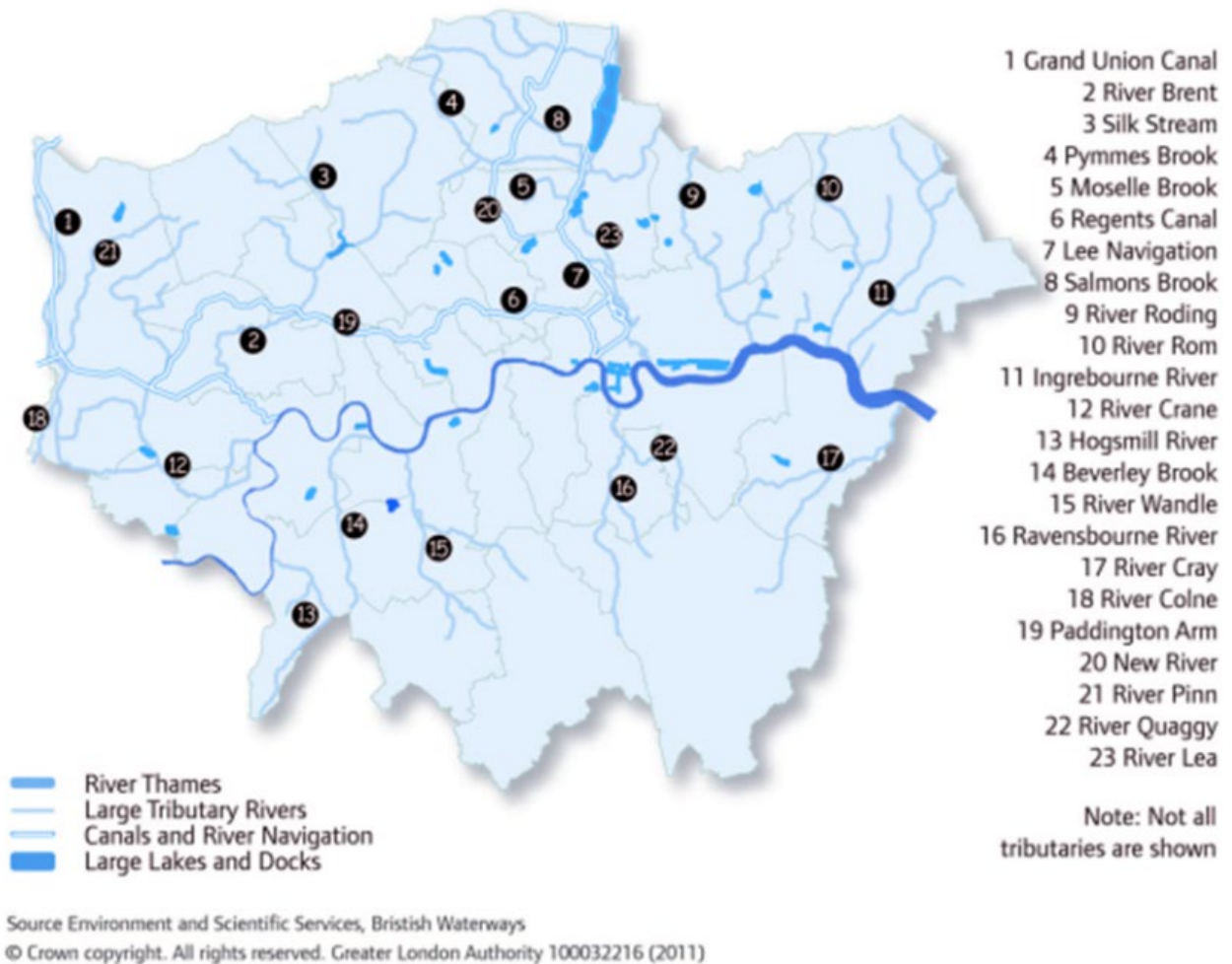


Figure 54: Blue Ribbon Network

1.141 The Environment Agency is responsible for managing water resources and regulating water quality. It determines how much water can be abstracted from the environment for public water supply, industry and other uses without causing unacceptable impacts on the environment or existing lawful users. It is also responsible for regulating discharges to rivers and groundwater. Water is supplied to London by four water companies, with Thames Water serving the majority of Greater London. Around 80 per cent of London's water supply is sourced from surface water, principally the River Thames and River Lee, with the remainder abstracted from groundwater sources.

1.142 Measures to reduce water demand, including improved water efficiency, reduced leakage and increased metering, are required across London to maintain a balanced and resilient water supply. The London Plan seeks to achieve a residential water consumption target of 105 litres per person per day in new development. While demand management measures will continue to play an important role, continued population growth and environmental constraints on abstraction mean that additional water resources will be required in the longer term. Thames Water's Water Resources Management Plan identifies a number of Strategic Resource Options (SROs) to secure future supplies, including the proposed Teddington Direct River Abstraction Scheme, alongside reservoir storage, water recycling and regional water transfer schemes.

1.143 The condition of rivers, lakes, groundwater and other water bodies, together with the actions required to improve them, is set out in the Thames River Basin Management Plan (RBMP), prepared under the requirements of the Water Framework Directive. The River Roding forms part of the Thames River Basin District and lies within the Roding, Beam and Ingrebourne Operational Catchment. The catchment partnership is coordinated by Thames21, working with the Environment Agency, local authorities and other stakeholders. Recent Water Framework Directive assessments identify that sections of the Lower Roding are not achieving good ecological status, with pressures including pollution from urban areas, transport networks and road runoff. As a result, protecting and improving water quality, enhancing river corridors and delivering integrated catchment management remain important priorities for the OAPF area.

ⁱ [Adult obesity - Fingertips](#)

ⁱⁱ [Child BMI categories- Fingertips](#)

ⁱⁱⁱ [Obesity, inequalities - Fingertips](#)

^{iv} [Diet and nutrition - Fingertips](#)

^v [London's population of young children current and future - corrected.pdf](#)

^{vi} Greenspace Information for Greater London CIC (2024) [Key London Figures](#)

^{vii} Mayor of London (2018) [London Environment Strategy](#)

^{viii} As listed on Section 41 of The Natural Environment and Rural Communities (NERC) Act as habitats of principal importance for the conservation of biodiversity in England.

^{ix} [The State of London - June 2025](#)

^x [Keep Britain Working: Final Report](#)