

MAYOR OF LONDON

**Ilford Opportunity Area
Planning Framework (OAPF)
Integrated Impact
Assessment
Consultation Draft**

September 2026

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Greater London Authority

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1 Introduction

Purpose of this Document

- 1.1 This document is the draft report on the Integrated Impact Assessment (IIA) of the Ilford Opportunity Area Planning Framework (OAPF).
- 1.2 The IIA process involves an assessment which follows the stages of the Strategic Environmental Assessment (SEA) methodology outlined in the Environmental Assessment of Plans and Programmes Regulations (EAPP) 2004. SEA guidance informs and structures the IIA components, drawing together the assessment streams to present a common and fully integrated assessment of the OAPF.
- 1.3 The assessments forming the IIA of the OAPF are:
 - Strategic Environmental Assessment
 - Equality Impact Assessment
 - Health Impact Assessment; and
 - Community Safety Impact Assessment.
- 1.4 Drawing these assessment streams together within a single IIA provides a more balanced, comprehensive and inclusive assessment of the OAPF and helps ensure sustainability considerations are embedded throughout its development.
- 1.5 This report consolidates the findings of the Strategic Environmental Assessment, Equality Impact Assessment, Health Impact Assessment and Community Safety Impact Assessment and applies them through a detailed assessment of the OAPF's vision, objectives, thematic proposals and place-based interventions.
- 1.6 The results of this detailed assessment are presented in the following chapters and are used to identify likely significant effects, mitigation measures and opportunities to enhance positive outcomes.

Consultation to date

- 1.7 A separate IIA Scoping Report was prepared to establish the scope, baseline evidence, review of relevant plans and programmes, key sustainability issues and the assessment framework for the Ilford OAPF. The Scoping Report was informed by a targeted consultation with the statutory environmental bodies and provides the framework against which the detailed assessment presented in this report has been undertaken. The consultation commenced on 9 July 2026 and ran for a period of five weeks.
- 1.8 Comments from the Environment Agency, Historic England and Nature England were received. The comments have been reviewed and where appropriate, incorporated into the IIA Framework, baseline information and scope of the assessment. Appendix A of the current document summarises the key comments raised by the three statutory consultees and the GLA response.

OAPFs

- 1.9 Opportunity Area Planning Frameworks (OAPF) are strategic planning frameworks that set out planning, regeneration and design guidance for Opportunity Areas (OAs). OAPFs are informed by policy and guidance from national to local level.
- 1.10 Through the Opportunity Area Planning Framework (OAPF) process, the Greater London Authority (GLA) and Transport for London (TfL) offer strategic planning and design expertise to London boroughs to define, support and deliver Good Growth in London's Opportunity Areas. Working in partnership with strategic stakeholders and local communities, OAPFs complement local and strategic planning policies in addressing the challenges and opportunities in OAs and identify the necessary physical and social infrastructure to support growth.
- 1.11 The OAPF is a London Plan Guidance and is adopted by the Mayor of London as such. While the OAPF does not establish new policies, the framework does provide a direction of travel for forthcoming Local Plan and policy reviews at both regional and local level. It will be a material consideration in planning decisions, the plan making process and Section 201 negotiations. An OAPF can also be adopted by a local planning authority as a Supplementary Plan.
- 1.12 The OAPF sits alongside the London Plan's strategic policies and the more detailed policies of Redbridge's Local Plan. It must be read in the context of the relevant statutory planning policy which apply to development proposals in the OAPF area.

Outline of the draft Ilford OAPF

- 1.13 Ilford was designated as an Opportunity Area (OA) in 2004, with the potential of delivering 6,000 homes and 700 jobs by 2041. Unlike many other OAs awaiting major infrastructure investment, Ilford already has strong transport links (Elizabeth Line) and contains several stalled or shovel-ready sites.
- 1.14 The Ilford Opportunity Area Planning Framework (OAPF) is being prepared as a long-term planning framework to support and guide emerging development in the Ilford Riverside Opportunity Area up until 2051.
- 1.15 The OAPF is being prepared by the Mayor of London (the GLA), Transport for London, the London Borough of Redbridge (LBR). Early engagement took place from December to March 2025, focusing on specific groups (young people, young women, older and disabled residents, and businesses). As a listening exercise, it enabled open, in-depth participation and was seen by participants as the start of an ongoing relationship. Concerns and ideas raised in the early engagement report provide a basis for the OAPF material.
- 1.16 This framework has been prepared to ensure that future investment and growth in the OA is planned for on the basis of its potential to improve the health and quality of life for both existing and new residents in the area.
- 1.17 An extensive review of existing documents, policies, and guidance was undertaken to capture the breadth of previous thinking in this area. Analysis and mapping of the evidence base, combined with insights gathered through engagement, have deepened our understanding of what is working well and where there are gaps within Ilford OA.

1.18 This process informed the development of six principles to guide good growth and development in Ilford (See Figure 1). The principles build on LBR's existing priorities and align with the ambitions set out in the Corporate Plan.

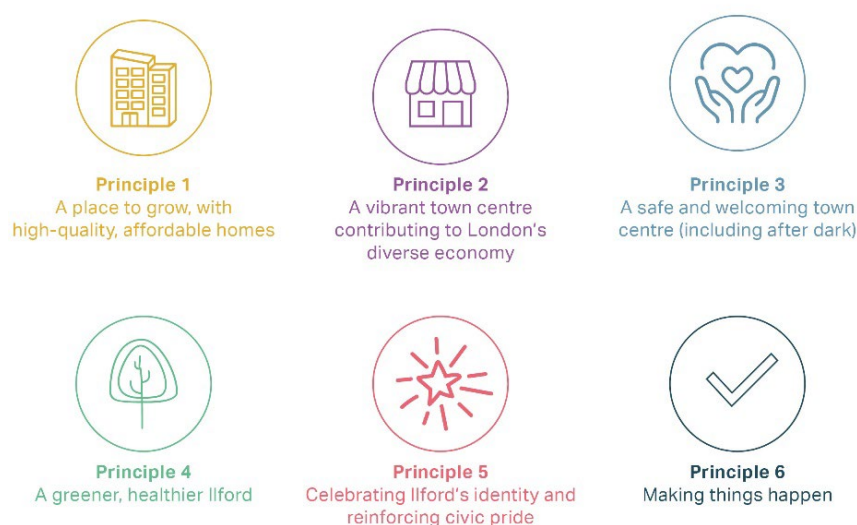


Figure 1: Emerging OAPF principles

Form and content of the OAPF

1.19 The OAPF comprises the following linked sections:

Part 1: Setting the scene: This section sets out what the strategic context, the case for change and what we are doing, and why. It provides an overview of the policy framework, how we have engaged and all the studies that have led us here.

Part 2: Vision and Principles: This section sets out an overall vision for Ilford and thematic principles which outline the key aspirations for the area over the next 20 years.

Part 3: Supporting Good Growth: This section sets out the spatial strategies and recommendations/actions for how to deliver on the OAPF principles.

Part 4: Ilford's Places: This section outlines development principles and identifies public realm improvements for seven areas across the OA.

Part 5: Unlocking Good Growth with infrastructure: This section outlines how stronger infrastructure - across transport, energy, water, digital and waste - underpins and unlocks good growth in Ilford.

Part 6: Making things happen: This section focuses focusing on implementation, infrastructure delivery, an indicative delivery roadmap and outlines potential delivery vehicles.

Spatial and temporal Scope of the IIA

- 1.20 The spatial scope refers to the geographic area that will be covered by the IIA. The principal spatial scope for the IIA will be the Ilford OA area and the London borough of Redbridge. The IIA will also take account of potential impacts on wider areas as appropriate, beyond the boundaries of the London borough. The Ilford OA area in the context of wider London is shown in Figure 3 below.

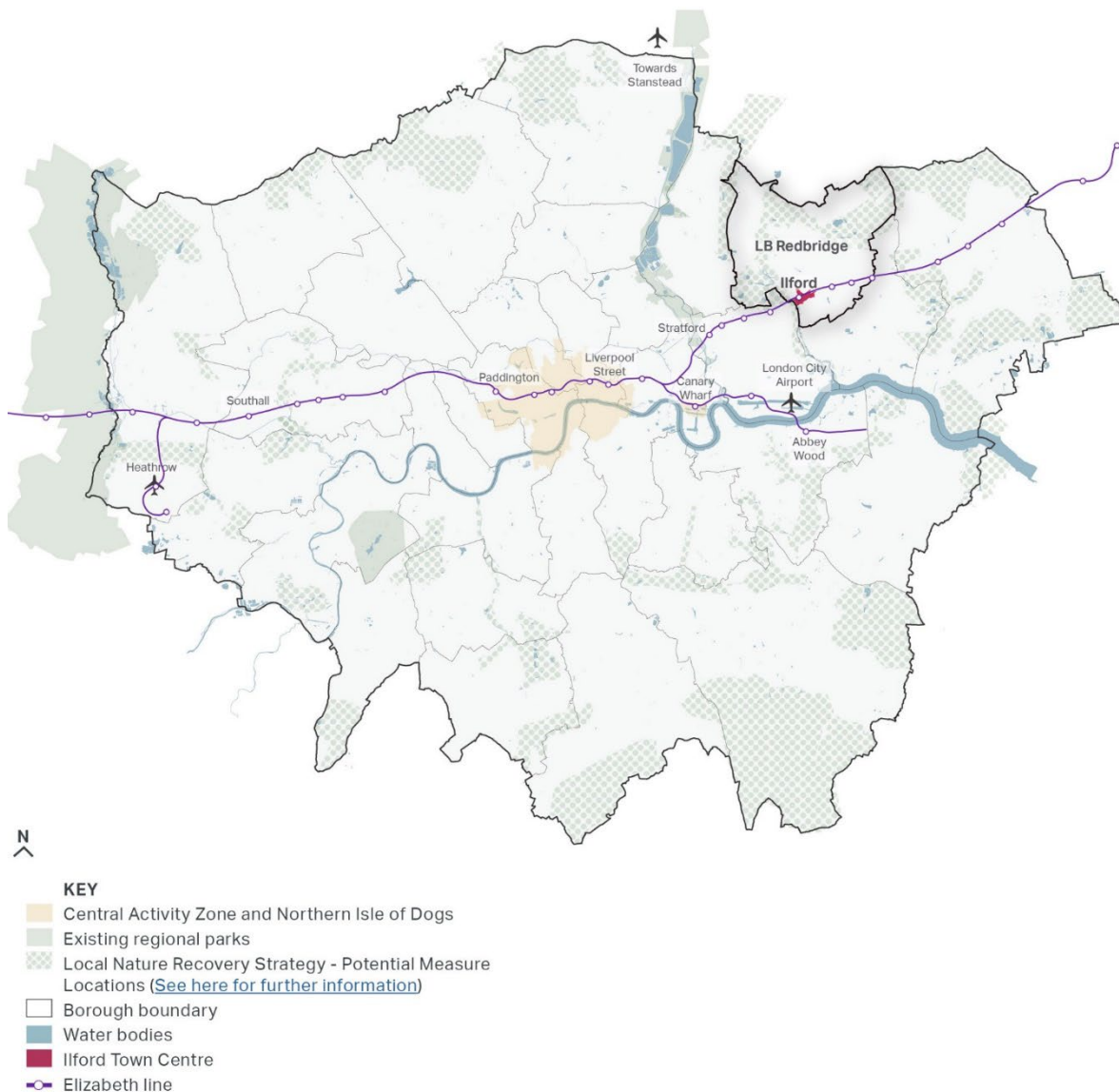


Figure 2: Ilford OA in the context of London

2 Relevant Plans, Policies, and Programmes¹

2.1 The review of relevant plans, programmes and policies has identified a number of key messages that need to be taken into consideration when developing the Ilford OAPF and IIA objectives:

- **Demography:** The latest 2021 Census data for Ilford reveals a highly diverse, densely populated area characterised by a majority of residents from Asian and Black ethnic backgrounds, strong economic activity, and a predominantly young to middle-aged demographic. The population in the OA is increasing, with more than 25 per cent in the OA being 0-17 years old.
- **Equality and Social Integration:** reducing inequalities and the promotion of inclusion and participation opportunities for those groups with protected characteristics to promote social integration and cohesion. Focus on tackling structural socio-economic inequalities
- **Health and Health Inequalities:** a need to improve the overall health and healthy life expectancy within the population of the OA and reduce health inequalities. Promotion of active travel and the Mayor's Healthy Streets approach.
- **Crime, Safety and Security:** the design of the built environment and mix of activities can significantly impact on fear and actual crime.
- **Housing:** to significantly increase the delivery of housing, including a mix of size, tenures, affordable products and choice. The complexity of issues around barriers to housing delivery and the need for high quality homes that meet a range of household needs and enable family living at density.
- **Making the best use of land:** ensure the most efficient use of land by adopting a brownfield-first approach that focuses sustainable development around highly accessible town centres and transport hubs, considering the OA relation to the wider city region.
- **Connectivity:** Integration of land use and transport planning to ensure growth is sustainable and optimises connectivity throughout the area and its relationship with London as a whole. This includes local links across the OA; like walking, cycling and wheeling. The green network also provides connections which has many health and environmental benefits.
- **Accessibility:** the need to ensure all individuals can easily, equitably, and independently access housing, employment, healthcare, education, and

¹ The complete overview of plans, policies and programmes is presented in the Scoping Report. The Scoping Report was subject to consultation with the statutory consultation bodies in July 2026. Responses were received from the Environment Agency, Historic England and Natural England. The Report has been updated to take account of their comments.

amenities; allowing people, particularly vulnerable groups, to safely and independently navigate the built environment.

- **Economic Competitiveness:** As a designated Metropolitan Town Centre and key transit hub, Ilford plays a vital role in supporting London's position as a leading global city by fostering a strong, diverse, and resilient economic structure that provides opportunities for all.
- **Employment:** employment growth in different sectors ensuring a diverse economy providing opportunities for all, integrating targeted employment pathways directly into regeneration proposals.
- **Education and Skills:** the importance of ensuring adequate access to education as the local population expands quickly over time, to upskill the community and link residents to sustainable, high-quality local jobs.
- **Children and young people:** As a UNICEF UK Child Friendly Community, the borough must embed children's rights at the heart of all spatial planning and town centre design, proposals should amplify the voices of youth to build safe, inclusive spaces and expand access to local culture and education.
- **Culture:** the economic and social benefits of culture. Ilford already has an existing cultural ecosystem, but it needs to be supported and better integrated in the town and establish itself as a destination, supported by anchor institutions and BID-led events that contribute to local identity and town centre vitality.
- **Air quality:** the urgent need to meet mandatory standards for air quality and meet the Mayor's air quality priorities through the promotion of air quality neutral and positive developments and reduce exposure to toxic air and minimise health impacts.
- **Climate Change:** the need to design buildings and spaces to adapt and mitigate the effects of climate change, including overheating, flooding, droughts and more extreme weather events. The Mayor has a commitment to reduce London's CO2 emissions by 60 per cent by 2025. Review options to achieve zero net carbon emissions by 2050.
- **Energy Use and Supply:** Widening supply and demand gap. Greater efficiencies, use of renewable energy sources, and the importance of low carbon economy.
- **Water resources and quality:** identified need to focus on the protection, improvements and sustainable use of the water environment.
- **Flood Risk:** A need to ensure that development is designed where possible to reduce flood risk, to encourage the use of Sustainable Urban Drainage Systems (SUDS) and that all elements of policy require review to ensure that flood risk is integrated with the management of the rest of London's Environment.

- **Natural Environment and Natural Capital:** facilitating opportunities to integrate biodiversity and the network of green spaces to provide a range of sustainability benefits, i.e. healthy living, improving air and water quality, cooling the urban environment, enhancing biodiversity and ecological resilience. This could include both enhancing existing habitats and providing new areas for biodiversity as opportunities arise.
- **Townscape, Landscape and Public Realm:** the importance of creating and maintaining a safe and attractive, well designed public realm which encourages people to walk and cycle, promoting a sense of place and reducing the need to travel.
- **Historic Environment:** the importance of the social, cultural and economic benefits of the historic environment and the importance of conserving and enhancing designated and non-designated heritage assets and their settings.
- **Geology and Soils:** A need to protect and enhance soil and geological resources through the prevention and remediation of land contamination, the reduction of soil degradation, and the sustainable reuse of previously developed land.
- **Materials and Waste:** A need to apply principles of circular economy when aiming for waste reduction, reuse, re-manufacturing and recycling in all construction and operational practices.
- **Noise and Vibration:** A need to minimise noise and vibration levels and the number of people exposed to high levels of noise from development, activities and use.

3 Baseline Information and overview key issues²

- 3.1 The baseline information is the starting point to help ensure a robust assessment of the potential effects (positive or negative) of the Ilford OAPF recommendations and strategies as they are developed, as well as assessing reasonable alternative approaches. The baseline establishes the current state of the environmental, social, and economic characteristics which are likely to be affected by the Ilford OAPF, and their likely evolution without implementation of new policies.
- 3.2 A summary of the baseline information across all IIA topics is set out in a separate Baseline Report that supports the IIA. The data has been drawn from existing relevant environmental, social, and economic information from a range of sources both quantitative and qualitative. Together, the baseline information provides an overview of

² The full baseline is presented in the Scoping Report. The Scoping Report was subject to consultation with the statutory consultation bodies in July 2026. Responses were received from the Environment Agency, Historic England and Natural England. The Report has been updated to take account of their comments.

the sustainability characteristics of the Ilford OA. Key issues are summarised on the table below.

Table 1: Key issues in Ilford and evolution in the absence of an OAPF

Topic	Key issues	Evolution in the absence of an OAPF
Demographic Change	- Increasing population - Youthful and diverse population compared to London's average	Population growth and demographic change would place increasing pressure on land, intensifying competition between different uses, such as housing, employment, and social infrastructure. A lack of coordinated approach could result in piecemeal development and insufficient provision of supporting infrastructure to meet the needs of a growing and diverse population.
Social integration and inclusion	- Increasingly diverse population by ethnicity - Increasing levels of deprivation	Benefits / dis-benefits of growth will affect groups of people differently.
Health and Health Inequalities	- Increasing health inequalities and deprivation levels across the OA population - Childhood obesity is an issue within the OAPF area - Exposure of the population to harmful levels of air pollution across the OAPF boundary - High rates of physical inactivity - Open space deficiency and lack of quiet spaces	- Obesity is a growing problem and is likely to continue. - Increased pressure on the health sector to deal with complex health needs.
Crime, safety and security	- Perceptions of lack of safety - Fear of crime creating barrier to activities leading to increased social isolation - Vulnerability of different groups of people at greater risk of crime - More vibrant night-time economy leading to	- Social isolation of some groups are likely to increase as their perception or fear of crime or anti-social behaviour will make them reluctant to go out and use facilities, services, including shops, green spaces, libraries, etc or the public transport, particularly at certain times of day - Negative perceptions of the town

Topic	Key issues	Evolution in the absence of an OAPF
	increased risk of crime	centre will continue to hold back delivery in the town centre and exacerbate the quality place in parts of the OA
Housing	- Local housing data is not up to date - Housing targets and need have increased significantly, and delivery will have to be escalated in order to meet requirement - Increasing costs of housing relative to wages - Low land values, but high construction costs make delivery challenging - Emerging typologies seem to not reflect the needs of the local population and are often of low design quality - Overcrowding is an issue in the OA	The challenges to meet housing demand (including total requirements, size, type, tenure) are likely to increase.
Accessibility	- Poor design of the built environment - Lack of attractive and safe local connections across destinations in the OA - Barriers to using public transport	Accessibility of the built environment and public transport may not improve or could deteriorate, impacting disproportionately some communities in the OA. Also, poor quality of public realm and lack of sense of place is a deterrent to development coming forward.
Economy and employment	- Lower employment, higher unemployment and inactivity than London - Skills gaps and high levels of low-paid, insecure work - Reliance on retail and small businesses	In the absence of the OAPF, Ilford's economy would likely evolve in a fragmented and lower-value way, characterised by continued reliance on low-paid sectors, underperformance in job creation, and a failure to translate connectivity and regeneration pressures into inclusive, productivity-led growth.

Topic	Key issues	Evolution in the absence of an OAPF
	High poverty rates compared to London average	
Education and Skills	- Lack of training opportunities locally. - Lack of appropriate places to study.	Iford is likely to experience continued under-provision of training opportunities and study spaces, with education infrastructure failing to keep pace with growth. This would reinforce existing skills gaps, weaken links between residents and employment opportunities, and limit the role of education in supporting inclusive economic development.
Air quality	- Poor air quality in parts of the OA - The health impacts of air pollution include: an increased risk of early death as well as whole-life impacts on lung function, lung health and increased susceptibility to cardiovascular diseases, respiratory cancer, stroke, asthma and COPD.	Increasing economic growth and development will lead to increased emissions from construction, buildings, car use and congestion leading to localised air quality issues.
Climate change	- CO2 emissions from buildings continue to rise - Increase in extreme weather events such as flood risk, drought and heat risk and associated impacts - Changing demographics such as more under five-year-olds increasing the number of potentially vulnerable people	Climate change effects will continue including increased temperatures, potential droughts, severe storms and flooding. The effects of climate change will not be experienced equally among London's population and are likely to increase existing inequalities.
Energy use and supply	- Energy-inefficient building stock & transport. - High fuel poverty in the OA	Without additional measures energy use is likely to increase – reducing London's sustainability
Flood risk	Risk of flooding to property and people from river, surface water, tidal, sewer, ground water	In the absence of place-specific plans that manage flood risk and promote water-sensitive design, the number of

Topic	Key issues	Evolution in the absence of an OAPF
	Necessary infrastructure needs to be planned for, funded and implemented to support growth and development	people and properties at risk of flooding is likely to grow.
Biodiversity and natural environment	- Decrease in Areas of Deficiency in Access to Nature and increased recreational pressure on existing habitats and green spaces - Impact of climate change - Limited access to green and blue spaces - Lack of green spaces and trees within the OA	- Increased development pressure will reduce the amount of green space available and reduce the quality of existing - with no funding / investment). - There will be an increase in air pollution hence causing indirect negative effects on air and water quality leading to deterioration of natural and built environment.
Water resources and quality	- Need to reduce per capita water consumption - Need to improve the physical form of the OA's waterbodies - Need to protect sewer and wastewater infrastructure capacity - Need to ensure resilience of water supply during drought/severe drought conditions	Increase in demand for water and deterioration of water quality.
Heritage and townscape	- Local heritage brings positive character to the townscape, but the overall town centre lacks a cohesive sense of place - The setting of local heritage assets is undermined by high volumes of traffic and poor pedestrian environment - The lack of a coherent framework for building	While designated heritage assets are likely to remain protected through statutory controls, their wider setting and contribution to place are likely to be increasingly compromised. Continued development pressures, combined with a lack of coordinated intervention, would result in incremental change that further erodes townscape quality, weakens local character, and limits opportunities to enhance the public realm and better integrate heritage assets into a cohesive and attractive urban environment.

Topic	Key issues	Evolution in the absence of an OAPF
	height and massing across the OA is contributing to further fragmentation of the townscape and harm to the setting of heritage assets.	The OAPF is an opportunity to provide a more robust approach to managing building heights and massing.
Geology, soils and land use	• Focus on prevention and remediation of soil contamination • Co-ordinated approach to bring derelict land back into use with high abnormal costs	Greater impacts on geology and soils from development
Materials and Waste	• Low municipal waste recycling rates and inconsistent recycling service provision. • Likely increase in waste arisings, particularly construction, demolition and excavation waste, associated with growth and redevelopment. • High embodied carbon impacts associated with demolition and new construction. • Potential loss of reusable building materials and opportunities for retrofit and adaptive reuse. • Pressure on existing and safeguarded waste infrastructure arising from planned growth. • Limited opportunities for circular economy activities, including repair, reuse, remanufacturing, material recovery and associated green jobs and skills.	increased population growth and redevelopment activity are likely to result in higher levels of material consumption, waste generation and embodied carbon emissions. Without appropriate guidance through the OAPF, opportunities for reuse, repair, retrofit and circular economy activities may not be realised, placing greater pressure on waste infrastructure and increasing the environmental impact of development.

Topic	Key issues	Evolution in the absence of an OAPF
Noise and Vibration	• Parts of the population are exposed to roadside and railway noise that exceeds the threshold • Lack of quiet and tranquil places for relaxation and enjoyment • Potentially increasing noise levels from construction • Potentially increasing noise levels from nighttime economy and deliveries associated with forthcoming mixed-used development	There is likely to be an increase in the population exposed to noise or noise related activity.

4 IIA Framework

4.1 A key element of the IIA process is the determination of IIA objectives. The IIA objectives have been derived from an analysis of the environmental, economic, social, health, and equalities issues identified above. The emerging recommendations and strategies in the Ilford OAPF are assessed against the IIA framework, to ensure that they have positive impacts economically, environmentally, and socially including health and equalities.

- Make the best and most efficient use of land and resources, reducing the negative impact of London's social and economic activity on people and the environment.
- Provide a quantum, type, quality and tenure of housing (including specialist and affordable provision) to better meet evolving household needs.
- Unlock and sustain London's economic potential across all parts of the capital ensuring stable long-term economic growth.
- Create successful, well served, mixed use and dynamic places, ensuring new development promotes and enhances sense of place, having regard for the specific vulnerabilities of the landscape.
- Improve health, community safety and wellbeing of Londoners and reduce health inequalities.
- Promote greater equality of opportunity for all and meet diverse needs to achieve a more inclusive, integrated, and fair city.
- Reduce CO2 emissions from all sources and create a more resilient city in the face of climate change impacts.

- Conserve and enhance biodiversity, protecting designated species, habitats and geodiversity, and supporting nature recovery and resilience and provision of wider ecosystem services.
- To conserve and enhance assets of historical or archaeological importance and their settings.

4.2 The IIA framework is a key component in completing the IIA, through providing a set of IIA objectives against which the performance of the Ilford OAPF can be predicted and evaluated.

4.3 A set of prompt questions has been developed for each IIA objective to assist with the assessment of the effects of emerging policies and reasonable alternatives. The prompt questions have been developed through the analysis of baseline information, the emerging evidence base for the London Plan, and identification of key sustainability issues and opportunities, and were refined following consultation on the Draft IIA Scoping Report³.

³ Questions or re-wording introduced following the IIA Scoping Report consultation are show in orange on the following tables.

Proposed IIA Objective	Assessment guide questions – Does the strategy...
Topic: Best use of land and resources 1. Make the best and most efficient use of land and resources, reducing the negative impact of London's social and economic activity on people and the environment. Sub-objectives: 1a. Make best use of land. 1b. Make efficient use of resources. 1c. Reduce negative externalities (past, present, future) of development and associated activity on people and the environment.	1. Support densification at a plot and neighbourhood level in areas that are well served or have the potential to be so, by transport and other existing infrastructure? 2. Promote the re-use of previously developed land? 3. Likely require the use of greenfield land? 4. Promote waste management practices in line with the waste hierarchy and support net self-sufficiency? 5. Minimise the use of resources in construction and operation? 6. Prioritise retention and adaptation of existing buildings? 7. Provide adequate infrastructure for material storage, recovery and redistribution? 8. Ensure the protection of soil resources and quality during construction activities? 9. Protect ground and surface water quality (and the availability of water resources for humans and nature) in line with Water Framework Directive (WFD) requirements? 10. Protect and enhance green and blue infrastructure contributing to mitigation services? 11. Risk exacerbating the impact of wind in the public realm? 12. Promote the remediation of contaminated land and/or restoration of degraded soils? 13. Promote supply and sustainable use of mineral resources? 14. Protect the network of sites safeguarded for waterborne freight use across the capital? 15. Promote supply of burial space to meet the needs of different communities? See also questions under objectives 5 (health and health inequalities), 7 (climate change mitigation), and 8 (biodiversity and ecosystem services) criteria relating to carbon emissions, pollution, harm and risks.

Proposed IIA Objective	Assessment guide questions – Does the strategy...
Topic: Housing 2. Provide a quantum, type, quality and tenure of housing (including specialist and affordable provision) to better meet evolving household needs. Sub-objectives: 2a. Plan for housing quantity sufficient to meet projected and backlog needs, easing competition. 2b. Secure a mix of housing that is sufficient to provide choice and best meet needs. 2c. Secure an improvement in housing quality that better meets needs. 2d. Achieve improved housing affordability that is better aligned with Londoners' incomes.	1. Help to facilitate the delivery of net additional housing, minimising loss of existing decent homes? 2. Support increased housing choice in the mix of provision sought that reflects the range of Londoners' needs, 3. Support design that is appropriately adaptable to anticipated future changes in housing needs? 4. Support improved and sustained housing quality in the space and fabric durability sought? 5. Ensure existing residents affected by development have continuity of access and enjoyment of their homes? 6. Promote housing affordability through expected contributions or specifications that will reduce running costs? See also questions under objectives 5 (health and health inequalities), 6 (equality of opportunity), and 7 (climate resilience).

Proposed IIA Objective	Assessment guide questions – Does the strategy...
Topic: Economic Potential 3. Unlock and sustain Ilford's economic potential across all parts of the OA ensuring stable long-term economic growth. Sub-objectives: 3a. Sustain a diversity of economic activity. 3b. Address barriers to economic growth. 3c. Address barriers to economic participation. 3d. Ensure resilience of economic activity to weather extremes and global economic shocks and change.	1. Provide for the spatial needs (land, infrastructure, locational, space) for a diversity of economic activity to (continue to) be met, including appropriate flexibility? 2. Risk disrupting economic activity given the need for development in areas of existing employment? 3. Address barriers to economic growth (e.g. connectivity, infrastructure capacity, space quantum or quality, skills, health)? 4. Harness technological opportunity and/or encourage innovation? 5. Support growth sectors' spatial needs, including the employment-related needs arising from housing growth? 6. Promote activity that will be employment-generating? 7. Address barriers to economic participation or progression (e.g. childcare, affordability, skills, health, access and connectivity)? 8. Support improved resilience to economic change through e.g. through diversification and flexibility? 9. Sustain London's culture and heritage as sources of employment and tourism? 10. Support local circular economy jobs and skills? See also questions under objectives 2 (housing sufficiency), 5 (health and health inequalities), 6 (equality of opportunity and inclusion), and 7 (climate resilience).

Proposed IIA Objective	Assessment guide questions – Does the strategy...
Topic: Successful placemaking 4. Create successful, well served, mixed use and dynamic places, ensuring new development is informed by Ilford’s character and heritage, promotes and enhances local distinctiveness and sense of place, having regard for the specific vulnerabilities of the townscape Sub-objectives: 4a. Create well-served mixed use places that can sustain their success. 4b. Ensure new development contributes to the conservation, enjoyment and enhancement of place-based assets.	1. Support the development and sustainability of well-served, (by public transport and other infrastructure, including town centres and open space) mixed use places that reduce the need to travel by private car? 2. Support densities and quantities of development that can sustain a range of infrastructure and services? 3. Support the co-ordination of growth and infrastructure provision? 4. Support the creation and maintenance of a safe, accessible, legible and attractive public realm which encourages people to socialise, walk, wheel and cycle? 5. Support existing design quality and neighbourhood distinctiveness, and integration with this, or promote improvements to the quality and distinctiveness of the built environment where this is lacking? See also questions under objectives 5 (health improvement, health inequalities) and 6 (equality of opportunity).
Topic: Health and community safety 5. Improve the health, community safety and wellbeing of Londoners and reduce health inequalities Sub-objectives: 5a. Improve health and well-being through addressing health and well-	1. Risk increasing air or noise pollution through an increase in emissions-generating activity (transport, economic, incineration, construction)? 2. Risk increasing air pollution, CO₂ emissions, and road danger through an increase in private vehicle use? 3. Risk increasing exposure to air pollution, particularly in areas of poorest air quality and through being likely to require development in AQMAs? 4. Help tackle congestion and other causes of poor air quality? 5. Minimise the risk of disturbance (noise, vibration, light dust) during construction and operation? 6. Enhance connectivity between communities?

Proposed IIA Objective	Assessment guide questions – Does the strategy...
being determinants associated with development. 5b. Improve community safety, reduce crime and fear of crime through addressing risk factors. 5c. Reduce health inequalities by addressing inequalities of causal factors, including spatial.	7. Promote design that supports active travel and recreation, including through improving safety and perceptions of safety? 8. Promote design that incorporates and provides better connectivity and access to natural greenspace? 9. Risk increasing pressure on healthcare capacity? 10. Ensure sufficient and equitable access to healthcare? 11. Promote improved access to social and community facilities, including opportunities for social interaction, for the neighbourhood? 12. Promote access to sports facilities that contribute to health and wellbeing? 13. Promote design which enhances safety (including fire safety) and feelings of security in respect of buildings, infrastructure and public realm? 14. Promote access to sports facilities that contribute to health and wellbeing? See also questions under objectives 2 (housing mix/choice), 3 (barriers to work), 6 (equality of opportunity), and 7 (climate change resilience).
Topic: Equality of opportunity 6: Promote greater equality of opportunity for all and meet diverse needs to achieve a more inclusive, integrated, and fair city. Sub-objectives 6a. Secure greater equality of opportunity by reducing disadvantage.	1. Encourage inclusive design of buildings, public realm and infrastructure that enables all Londoners to move around and partake in the life of the city, including interacting with others, addressing barriers to doing so that may be physical, cultural or psychological (e.g. fear). 2. Help secure adequate provision and distribution of services and facilities that meet diverse needs? 3. Ensure people are adequately served by key healthcare facilities, regardless of socio- economic status? 4. Ensure sufficient access to educational facilities for all? 5. Promote access to and provision of appropriate community social infrastructure including playgrounds and sports facilities? 6. Promote equitable access to safe, inclusive and accessible, open spaces, in particular for women and children, older persons and persons with disabilities?

Proposed IIA Objective	Assessment guide questions – Does the strategy...
6b. Secure greater equality of opportunity by better meeting specific needs. 6c. Promote greater equality of opportunity by supporting greater participation in public life or other activities where participation is disproportionately low. 6d. Foster inclusion, integration and good relations between different communities. 6e. Eliminate unlawful discrimination based on protected characteristics.	7. Help secure regeneration that will reduce deprivation and improve quality of life for particular communities? 8. Support reductions in poverty (including child, food and fuel poverty), deprivation and disparity across the domains of the Indices of Multiple Deprivation? 9. Help protect the character of particular places linked to the identity and needs of particular groups? 10. Avoid unlawful discrimination? See also questions under objectives 2 (specific housing mix/choice and affordability, 3 (sustaining existing economic activity and addressing barriers to economic participation), 5 (health inequalities), and 4 (well-served places and sense of place).
Topic: Climate change 7. Reduce CO2 emissions from all sources and create a more resilient city in the face of climate change impacts. Sub-objectives: 7a. Achieve reductions in CO2 in line with national and regional net zero targets. 7b. Improve the climate change resilience of people and places within London.	1. Risk increasing emissions through loss or damage to carbon sinks, likely use of carbon intensive construction materials and processes, operation and/or resultant behaviours such as increased traffic? 2. Support the creation of new carbon sinks or restoration of existing carbon sinks such as soils? 3. Support active, efficient and sustainable modes of travel that reduce emissions? 4. Support low carbon circular economy growth sectors (including e.g. CCS) by meeting their spatial needs or helping to grow their markets? 5. Promote the use or generation of renewable and low carbon energy? 6. Encourage reduction in energy use and promote energy efficiency and low carbon operations? 7. Promote low carbon construction including circular economy principles and reuse of carbon intensive materials? 8. Risk increasing surface water flood risk through being likely to require the development of permeable land? 9. Promote SuDs and catchment management approaches including design and provision of appropriate greenfield run off and functional floodplain where loss of these is unavoidable?

Proposed IIA Objective	Assessment guide questions – Does the strategy...
	10. Risk increasing vulnerability to flood risk by being likely to increase net development in areas of known flood risk? 11. Direct development to areas of least flood risk? 12. Support the delivery of strategic flood risk infrastructure? 13. Risk exacerbating urban heat island by an increase in the net built up area? 14. Promote building, infrastructure and public realm design that is resilient to likely extremes of temperature, rainfall and wind and mitigates wind and heat issues caused by development? 15. Promote design that improves the climate resilience of a wider area beyond the development site? 16. Strengthen the natural environment, including protecting and enhancing existing green infrastructure and introducing new natural spaces and green features in urban areas and buildings? See also questions under objective 8 (biodiversity).
Topic: Biodiversity and ecosystem services 8. Conserve and enhance biodiversity, protecting designated species and habitats and supporting nature recovery and resilience and provision of wider ecosystem services. Sub-objectives: 8a. Conserve biodiversity, supporting its resilience.	1. Protect the physical integrity of designated biodiversity and geodiversity sites including sites of international, national and local importance, including those of potential or candidate designation? 2. Help manage other pressures on designated sites and protected habitat and species, taking on board the HRA findings and recommendations? 3. Promote the conservation and enhancement of London’s Nature Recovery Network and priority habitat and species, including through habitat creation and restoration, linked with existing habitats? 4. Conserve and enhance the connectivity and functionality of the green and blue infrastructure network? Support the provision of biodiversity net gain that provides wider ecosystem services benefits, including access to nature? 5. Risk an increase of disturbance from human activity in the vicinity of habitats and species? 6. Provide opportunities to create new and enhance existing wildlife and geological sites? 7. Ensure access to green infrastructure providing opportunities for recreation, amenity and tranquillity?

Proposed IIA Objective	Assessment guide questions – Does the strategy...
8b. Enhance biodiversity, supporting its recovery. 8c. Protect designated habitats and species. 8d. Support the provision of wider ecosystem services. 8e. Protect designated geodiversity sites.	See also questions under objectives 1 (reducing negative externalities) and 5 (health impacts of development) re indirect effects of development on biodiversity.
Topic: Heritage and Townscape 9. To deliver a coherent and attractive townscape that integrates areas of differing height and character, conserves and enhances assets of historical or archaeological importance and their settings Sub-objectives: 9a. Conserve and enhance designated and non-designated heritage assets and their settings? 9b. Conserve and enhance features and areas of historical archaeological or architectural importance and their settings?	1. Support the conservation and enhancement, and enjoyment (access, affordability, interpretation, understanding) of heritage assets, appropriately managing risks to their significance, including as a result of development in their settings? 2. Promote greater understanding of London's historic environment, including through improved participation in cultural activities? 3. Help foster heritage-led regeneration? 4. Bring heritage assets back into appropriate use, particularly heritage assets at risk? 5. Integrate climate change mitigation and adaptation measures into the historic environment successfully and sensitively? 6. Promote a coherent and attractive townscape through careful management of building heights and massing? 7. Protect waterfront areas at risk from the effects of climate change related events, including flooding from the sea?

Proposed IIA Objective	Assessment guide questions – Does the strategy...
9c. Support the conservation, management and enhancement of at-risk heritage assets?	

Applying the IIA Framework

- 4.4 Testing the proposed strategies in the Ilford OAPF against the IIA objectives will use symbol-based scoring system to identify magnitude and significant of effects. and provide a brief commentary explaining and expanding on the scoring. Impacts identified will be considered relative to their significance as per Figure 4 below. Significance takes into account the magnitude, duration and permanency of the impact, along with consideration of potential secondary and cumulative impacts. For the purposes of this assessment, major effects (positive or negative) will be considered significant.

Symbol and colour	Description
++	Significant positive effect likely
+	Minor positive effect likely
0	Negligible effect likely
-	Minor negative effect likely
--	Significant negative effect likely
++/-	Mixed significant positive and minor negative effects likely
--/+	Mixed significant negative and minor positive effects likely
+/-	Mixed minor positive and minor negative effects likely
++/--	Mixed significant positive and significant negative effects likely
?	Likely effect uncertain at this stage in the planning process and/or due to lack of data//information
N/A	Not applicable

Figure 4 Overview of symbol-based scoring system to identify scale and significant of effect

Uncertainties and Assumptions

- 4.5 IIA is a strategic level assessment by nature and is based on broad assumptions and judgements, therefore some uncertainty over the assessment may exist.

5 Detailed assessment

The following pages outline the assessment of the draft OAPF against the IIA objectives. The assessment is organised by OAPF chapters (Part 1 to Part 6).

Setting the scene (Part 1): Detailed assessment

IIA objective	Score	Justification (how does this chapter respond to the IIA objectives)
1. Best use of land and resources	++	- Establishes Ilford as a highly accessible Metropolitan Centre and Opportunity Area, supporting growth in a sustainable location with existing transport infrastructure. - Supports a brownfield-led approach by identifying redevelopment opportunities within the existing urban areas. - Recognises the importance of the River Roding and green infrastructure assets as part of Ilford's future regeneration.
2. Housing	++	- Identifies significant housing need and overcrowding issues within Redbridge and recognises Ilford's role in accommodating future growth. - Establishes the need for a wider range of housing types, tenures and affordability to meet local needs.
3. Economic potential	++	- Positions Ilford as a major growth location within east London, supported by the Elizabeth line. - Identifies opportunities to strengthen the town centre economy, improve productivity, attract investment and support business growth. - Recognises the importance of Ilford as a commercial, cultural and employment centre and the need to support a symbiotic relation with neighbouring centres like Stratford.
4. Successful placemaking	++	- Identifies existing challenges including poor quality public realm, fragmented development, poor legibility and weak connections. - Establishes the need to improve the quality of streets, public spaces and the overall town centre environment. - Provides a strong evidence base for place-led regeneration.
5. Health & Community Safety	++	Highlights longstanding concerns around safety, severance, inactivity and access to community infrastructure.

		- Identifies deficiencies in youth facilities, green spaces and community facilities which the OAPF seeks to address. - Recognises health inequalities and the role of environmental improvements in supporting wellbeing.
6. Equality & Inclusion	++	- Draws on targeted engagement with residents, businesses, young people, women and girls, older people and disabled people. - Identifies barriers to accessibility, inclusion and feelings of safety. - Helps ensure that future proposals respond to the needs of a diverse population.
7. Climate Change	+	- Supports sustainable development in a highly accessible location, helping reduce reliance on private car travel. - Identifies the need for climate resilience, greening, sustainable travel and environmental improvements, although detailed measures are not yet set out.
8. Biodiversity & Ecosystem Services	++	- Recognises the value of the River Roding and existing green assets. - Highlights deficiencies in green space provision and opportunities to improve access to nature and environmental quality. - Establishes a baseline for future biodiversity and greening interventions.
9. Heritage & Townscape	++	- Identifies heritage assets, cultural identity and townscape character as important components of Ilford's future. - Recognises opportunities for regeneration that reinforces local identity and improves the setting of key heritage assets. - Provides an evidence base for heritage-led regeneration.

Vision and Principles (Part 2): Detailed assessment

IIA objective	Score	Justification
1. Best use of land and resources	+++	The vision promotes growth in a highly accessible metropolitan centre, prioritises development on brownfield and public sector sites, and focuses higher density development around transport hubs.
2. Housing	++	- Explicit commitment and actions to deliver 6,000 homes, diversify housing typologies and support affordable housing and family-friendly communities. - Principle 1: 'A place to grow with high-quality affordable homes' seeks to secure an improvement in housing quality that better meets needs.
3. Economic potential	++	- The vision seeks to create 1,200 jobs, strengthen SMEs, support cultural industries, affordable workspace and a more resilient town centre economy. It also supports the improvement of the market. - Principle 2: 'A vibrant town centre supporting London's diverse economy' seeks to ensure economic resilience and a diverse economic offer.
4. Successful placemaking	++	Strong place-making focus through a new civic heart, town square, public realm improvements, stronger north-south and east-west connections, and a network of public spaces.
5. Health & Community Safety	++	- The vision includes safer streets, active travel, play provision, youth facilities, public spaces, sport, green infrastructure and improved perceptions of safety. - Principle 3: 'A safe and welcoming place (including after dark)' promotes design which enhances safety (including fire safety) and feelings of security in respect of buildings, infrastructure and public realm
6. Equality & Inclusion	++	Strong emphasis on children, young people, women and girls, accessible public realm, inclusive design and community infrastructure.
7. Climate Change	+	- Supports mode shift, green infrastructure, flood resilience, urban greening and more sustainable development patterns, though detailed carbon reduction measures are limited at vision stage. - Principle 4: 'A greener, healthier Ilford' seeks to building, infrastructure and public realm design that is resilient to likely extremes of temperature, rainfall and wind and mitigates wind and heat issues caused by development.

8. Biodiversity & Ecosystem Services	++	• River Roding enhancements, green corridors, tree planting and new green spaces contribute positively, • Principles 4: 'A greener, healthier Ilford' seeks to ensure access to green infrastructure providing opportunities for recreation, amenity and tranquillity.
9. Heritage & Townscape	++	• Strong focus on civic pride, heritage-led regeneration, cultural identity, public art and enhancement of the Town Hall and historic assets. • Principle 5: 'Celebrating Ilford's identity and reinforcing civic pride' helps foster heritage-led regeneration.

Supporting Good Growth (Part 3): Detailed assessment

IIA objective	Score	Justification
1. Best use of land and resources	++	• The chapter promotes a design-led approach to growth within a highly accessible town centre location, supporting efficient use of brownfield land and previously developed sites. • The recommendations included in the sub-section 'A place to grow' are supported by a detailed capacity study where massing has been tested to optimise the use of land. • The chapter prioritises the redevelopment of stalled and underused sites, encourages mixed-use development, promotes meanwhile uses, and seeks to optimise public land to unlock regeneration. • No greenfield release is proposed. • The emphasis on retrofit, phased development and circular economy initiatives also supports efficient resource use.
2. Housing	++	• The chapter makes a substantial contribution towards housing delivery by promoting a range of housing tenures and typologies including affordable housing, Build to Rent, co-living, intergenerational housing and PBSA. • It supports housing choice, seeks to improve housing quality through design guidance and quality of life principles, and promotes adaptable forms of development capable of responding to changing household needs. • The integration of play, social infrastructure, green space and active travel is expected to improve residential quality and long-term liveability. • Detailed recommendations on inclusive playspaces and amenity space support high-quality living.

3. Economic potential	++	• The chapter provides strong support for economic diversification and growth through affordable workspace, skills provision, SME support, creative industries, cultural investment, market improvements and enhancement of the evening economy. • Proposals in the sub-section 'A vibrant town centre' seek to address barriers to growth including poor public realm, lack of investment confidence, fragmented activity centres and skills gaps. • The promotion of flexible workspace meanwhile uses and stronger links to growth sectors supports economic resilience and adaptability. • The chapter puts forward a vision for the future economy in Ilford which is accompanied by a land use diagram and a strategy on active frontages.
4. Successful placemaking	++	• Proposals include a new civic heart, improved public realm, active frontages, enhanced town centre connections, walking and cycling improvements, public art, cultural investment and investment in civic spaces. • The chapter supports mixed-use development, improved accessibility and stronger integration between destinations while reinforcing local distinctiveness through heritage, culture and identity. • Growth is closely linked to infrastructure provision and place quality improvements.
5. Health & Community Safety	++	• The chapter strongly supports health and wellbeing through active travel improvements, new and enhanced green infrastructure, opportunities for play and recreation, sports facilities, improvements to air quality and access to the River Roding. • Community safety is a recurring theme, with proposals for active frontages, better lighting, improved wayfinding, enhanced natural surveillance and safer public spaces. • Specific measures address safety concerns raised during engagement, particularly regarding women, girls and the evening economy.
6. Equality & Inclusion	++	• Inclusion is embedded throughout the chapter. • The sub-section 'A safe and welcoming town centre' addresses the needs of women and girls, older and disabled people, young people and families. The chapter promotes accessible public spaces, inclusive play, youth facilities, community infrastructure, affordable workspace and enhanced access to services and opportunities. • The proposals are expected to improve participation in public life, reduce barriers to access and support social cohesion in one of London's most diverse town centres.

7. Climate Change	+	• The chapter supports both climate mitigation and adaptation objectives. • Proposals promote active travel, reduced car dependency, urban greening, biodiversity enhancement, SuDS, flood resilience measures, cooling through tree planting and improved access to green and blue infrastructure. • The River Roding is identified as a key opportunity for ecological enhancement and climate adaptation and opportunities for improved connections, access to open space and riverside living are highlighted. • The concentration of growth around sustainable transport infrastructure also supports lower-carbon development patterns
8. Biodiversity & Ecosystem Services	++	• Chapter 3 contains substantial proposals to enhance green and blue infrastructure across the Opportunity Area. These include greening corridors, new and improved public open spaces, tree planting, pocket parks, SuDS, biodiversity improvements along Winston Way, improved access to and ecological enhancement of the River Roding, and opportunities to strengthen links to the wider Roding Valley landscape. • The chapter supports habitat creation, improved ecological connectivity and nature recovery whilst also increasing access to green infrastructure and delivering wider ecosystem services including cooling, flood management, air quality improvement and recreation.
9. Heritage & Townscape	++	• Chapter 3 includes a strong focus on celebrating Ilford's identity, culture and heritage. • Proposals seek to enhance the setting and visibility of heritage assets, including the Town Hall, Kenneth More Theatre, Hospital Chapel and historic High Road. • The chapter promotes heritage-led regeneration, public art, interpretation of local history, cultural programming and the adaptive reuse of existing buildings. • Public realm improvements and the proposed civic heart are expected to enhance appreciation and enjoyment of heritage assets. • While redevelopment and intensification have the potential to affect the setting of some heritage assets, the chapter contains design principles intended to ensure development responds positively to local character and historic context. • The OAPF is also supported by a detailed capacity study and a tall building strategy which seeks to enhance the character and townscape of Ilford.

Places (Part 4): Detailed assessment

IIA objective	Score	Justification
1. Best use of land and resources	++	• The chapter promotes the redevelopment and intensification of previously developed land across all seven-character areas. • At Ilford Hill, Ilford Approach, Ley Street and High Road East, higher densities are focused on transport infrastructure and opportunity sites. • Central High Road and Clements Road seek to optimise underutilised town centre land and public sector assets, while Cranbrook Road focuses on modest infill development. • The proposed approach makes efficient use of brownfield land and existing infrastructure.
2. Housing	++	• Significant housing growth is supported throughout the character areas, particularly at Ilford Hill, Ilford Approach, Central High Road, Ley Street and High Road East, where development sites and higher-density forms are proposed. • Detailed guidance on indicative heights and form is provided to promote design quality and a variety of housing choice. • Cranbrook Road promotes more family-oriented and intergenerational forms of housing, while Clements Road supports residential growth alongside civic and cultural uses. The chapter therefore contributes positively towards housing supply, choice and quality. • The Places section also emphasises the importance for new developments to contribute to the enhancement of the area and to integrate with existing communities. Combined with identifying potential new and improved connections, the Places section could help encourage a sense of community and enhance the amenity value of the community which is integral to meeting the housing needs effectively.
3. Economic potential	++	• Economic activity is strengthened through place-specific interventions. • Ilford Hill supports employment space associated with the railway corridor and River Roding. • Ilford Approach reinforces key arrival routes and active ground floor uses around the station. • Central High Road strengthens the commercial core of the town centre. • Clements Road consolidates the civic and cultural quarter and creative industries, while High Road East and Ley Street support employment-generating mixed-use development and intensified employment uses. • Collectively these interventions address barriers to investment and improve economic resilience.

4. Successful placemaking	++	• The Places section seeks to promote successful placemaking through detailed recommendations across the seven areas in Ilford. The interventions are focused on movement, public realm and access as well as land uses and urban form. • Ilford Hill improves arrival into the town centre and reconnects the River Roding. • Ilford Approach transforms the station gateway and western approach. • Central High Road delivers a potential new civic heart and town square. • Clements Road develops a cultural and civic cluster anchored by public realm improvements. High Road East introduces a new eastern gateway and potential town park. • Cranbrook Road enhances local character and mews streets, while Ley Street improves the relationship between town centre and surrounding neighbourhoods. Together these interventions create a more coherent, attractive and legible metropolitan centre.
5. Health & Community Safety	++	• The built environment and connectivity improvements contained within the Places section have the potential to improve perceptions of safety and security in Ilford OA. They promote development that fosters passive surveillance of public spaces, well-lit walking and cycling routes, and more active and animated places. • Health and safety benefits arise throughout the character areas. Ilford Hill and Ilford Approach improve walking and cycling routes and access to green space. Central High Road and Clements Road provide new civic spaces, improved public realm and greater activity throughout the day and evening. High Road East introduces significant new green space opportunities and safer crossings. Improvements to mews streets in Cranbrook Road and enhanced active travel routes in Ley Street will contribute to healthier lifestyles and improved perceptions of safety.
6. Equality & Inclusion	++	• The chapter improves accessibility across the OA through enhanced crossings, new walking and cycling routes and public realm improvements within all seven-character areas. • Benefits arise from improved access to the station at Ilford Approach, better east-west and north-south connections in Central High Road, safer routes in High Road East, and enhanced neighbourhood links in Cranbrook Road and Ley Street. The proposals are expected to improve access to jobs, services, community facilities and green spaces for a wide range of users.
7. Climate Change	++	• Climate resilience is embedded throughout the place strategies. • High Road East proposes significant new green space and opportunities for urban cooling. • Ilford Hill and the River Roding corridor support blue-green infrastructure improvements.

		• Clements Road, Central High Road and Ilford Approach include extensive greening, tree planting and opportunities for sustainable drainage. • Improved active travel infrastructure across all character areas also supports climate mitigation by reducing car dependence. • Across the Places section opportunities for retrofit are identified promoting the climate change objective.
8. Biodiversity & Ecosystem Services	++	• Biodiversity benefits are particularly evident in Ilford Hill, where access to and enhancement of the River Roding is proposed, and in High Road East, where a new town park and expanded green infrastructure network are explored. • Clements Road, Ilford Approach and Central High Road introduce new greening opportunities and urban tree planting, while all character areas contribute to strengthening ecological connectivity and providing wider ecosystem services including cooling, flood management and recreation.
9. Heritage & Townscape	++	• This chapter acknowledges the importance of local character in promoting a vibrant, inclusive and liveable Ilford. The proposed priorities and interventions are promoting opportunities to repair and enhance the townscape in Ilford, capitalising on the characterful High Road. • The Places chapter responds positively to this objective by promoting a graduated approach to building height and density. Taller buildings are focused on locations with the highest levels of accessibility, particularly around the station, railway corridor and Griggs Approach, whilst mid-rise, high density development is used across much of the OA to provide a transition between these growth locations, historic town centre areas and adjoining low-rise residential neighbourhoods. This approach is expected to support townscape integration, reinforce local character and reduce the potential adverse effects associated with abrupt changes in scale and massing. • Heritage benefits are concentrated in Central High Road and Clements Road, where proposals seek to enhance the setting of the Town Hall, Kenneth More Theatre and surrounding civic assets. • Ilford Approach seeks to improve the setting of the Hospital Chapel and key arrival spaces, while character-based design principles across all sub-areas seek to reinforce local distinctiveness and respond to existing townscape character. Some taller building proposals may require careful design consideration to ensure heritage settings are conserved and enhanced.

Unlocking Good Growth with Infrastructure (Part 5): Detailed assessment

IIA objective	Score	Justification
1. Best use of land and resources	++	- The chapter promotes efficient use of existing infrastructure networks and seeks to maximise the capacity of transport, energy, digital and utility infrastructure to support growth. - A strong emphasis is placed on increasing sustainable mode share, reducing reliance on private vehicles, promoting sustainable freight and servicing arrangements, supporting district heat opportunities, and encouraging circular economy principles through material reuse and waste reduction initiatives. - The chapter also supports coordinated infrastructure planning, helping to optimise existing assets and reduce pressure on land and resources.
2. Housing	++	This section does not directly impact on the type, quality, and tenure of housing. However, improved accessibility, public transport connectivity, active travel infrastructure and utility provision help create conditions for sustainable residential growth and support residential quality of life.
3. Economic potential	++	- This section promotes potential new connections which would make it easier for existing and future residents to access local job opportunities. - Overall, improvements to public transport, station accessibility, bus reliability, freight efficiency, digital connectivity, electricity infrastructure and heat networks will help support business activity, investment and productivity. - The emphasis on safe, affordable and reliable movement of people and goods, alongside support for innovation, digital infrastructure and circular economy activity, is expected to strengthen Ilford's economic resilience and competitiveness.
4. Successful placemaking	++	- Transport and infrastructure interventions support the creation of more accessible, connected and attractive places. - Proposals for walking, cycling and wheeling infrastructure, bus stop improvements, public realm enhancements around transport hubs, and the long-term removal of the Western Gyratory will help create a more people-focused environment. - While the chapter is not directly concerned with urban design, many of its interventions underpin the placemaking ambitions contained elsewhere in the OAPF, including opportunities for bus stop redesign so they function as inclusive and pleasant places.

5. Health & Community Safety	++	• The chapter strongly supports health outcomes through a target of achieving a 90% sustainable mode share, prioritising walking, cycling, wheeling and public transport. • Improved crossings enhanced active travel routes, safer bus facilities, Vision Zero principles, reduction in severance and improvements to road safety are expected to encourage physical activity whilst reducing road danger. • Measures to improve perception of safety around bus stops and transport interchanges also contribute positively to community safety objectives.
6. Equality & Inclusion	++	• The chapter promotes improved accessibility through enhanced station facilities, accessible bus infrastructure, better taxi and Dial-a-Ride provision and improved pedestrian routes. • Particular attention is given to accessibility for older people, disabled people and other vulnerable users. • Improved public transport connectivity and reduced transport barriers are expected to increase access to employment, services and social infrastructure across the OA.
7. Climate Change	++	• The promotion of sustainable travel, reduced car dependency, public transport improvements, EV charging infrastructure, heat networks, energy efficiency, digital infrastructure and circular economy initiatives are expected to contribute positively towards carbon reduction objectives.
8. Biodiversity & Ecosystem Services	+	• Although biodiversity is not the primary focus, the chapter supports ecosystem services through active travel improvements linked to green infrastructure, support for sustainable drainage, opportunities associated with the River Roding corridor and infrastructure interventions that can improve environmental quality. • Reduced vehicle dependency may also contribute indirectly to air quality and ecological improvements.
9. Heritage & Townscape	0/+	• The chapter is largely infrastructure-focused and contains relatively limited direct heritage content. • However, proposals to improve the public realm, reduce traffic dominance and improve accessibility around key parts of the town centre could contribute positively to the setting and appreciation of heritage assets.

Making things happen (Part 6): Detailed assessment

- Having presented a whole suite of strategic proposals that touch upon housing, land uses, local connections and job opportunities, as well as social and leisure infrastructure, this chapter sets out the key requirements and structures for delivering Good Growth and illustrates some recommendations towards implementing the OAPF. This includes indicative governance arrangements, potential funding streams and a delivery roadmap.
- It is recognised that these governance arrangements are indicative rather than prescriptive. The final form, functions and responsibilities of any governance structure will be determined by the London Borough of Redbridge and may evolve as implementation of the OAPF progresses. The chapter is largely based on a dedicated delivery strategy and a high-level viability assessment.

IIA objective	Score	Justification
1. Best use of land and resources	++	• The chapter promotes the efficient use of public assets through the optimisation of publicly owned land, coordinated land assembly, early delivery on public sector sites and a phased approach to implementation. • The proposed Delivery Board, Delivery Team and infrastructure prioritisation framework are intended to maximise the effectiveness of investment and reduce inefficiencies associated with fragmented delivery, which in turn supports the best use of land and resources. • Meanwhile activation as central component of Ilford's regeneration and delivery strategy also supports the making best use of land and resources objective. By bringing vacant, underused and stalled sites into productive temporary use, meanwhile interventions can support community activity, test future land uses, encourage investment, improve perceptions of place and maximise the value of land pending longer-term redevelopment.
2. Housing	++	• This section does not directly impact on the type, quality, and tenure of housing. • However, housing delivery is promoted through the proposed governance structures, delivery partnerships, land assembly mechanisms, viability assessments and coordination of infrastructure investment.
3. Economic potential	++	• The chapter provides a delivery framework for attracting investment, strengthening investor confidence, supporting development partnerships and coordinating infrastructure delivery. • The chapter promotes a successful and diverse economy that can support the delivery of 1,200 new jobs by 2050.

IIA objective	Score	Justification
4. Successful placemaking	++	• The chapter supports the delivery of the placemaking ambitions identified elsewhere in the OAPF through phased implementation, meanwhile activation, public realm projects, cultural programming and community stewardship. • The roadmap identifies catalytic projects including the Western Gateway, Civic Heart, Cultural Quarter, Eastern Gateway and River Roding corridor, all of which contribute to place quality and identity.
5. Health & Community Safety	++	• Health and safety benefits are delivered indirectly through the implementation of public realm projects, active travel improvements, youth facilities, cultural infrastructure and green spaces identified elsewhere in the framework. • The emphasis on meanwhile uses, community activation and ongoing stewardship may also contribute to improved perceptions of safety and community wellbeing.
6. Equality & Inclusion	++	• Whilst the OAPF cannot determine delivery structures, this chapter promotes inclusive governance through the proposed Community Review Panel, stakeholder engagement processes and the potential development of an Urban Room. • These mechanisms are intended to provide ongoing opportunities for participation, help ensure diverse voices are considered during delivery and support more inclusive regeneration outcomes, but are ultimate subject to the council's ambition, priorities and resourcing.
7. Climate Change	+	• The chapter supports climate objectives indirectly by facilitating the delivery of green infrastructure, active travel projects, energy infrastructure, climate resilience measures and environmental improvements identified elsewhere in the OAPF. • The phased delivery programme and infrastructure matrix provide a mechanism through which climate-related interventions can be prioritised and funded.
8. Biodiversity & Ecosystem Services	+	• Biodiversity is not a specific focus of the chapter. • However, greening improvements are a crucial part of the delivery roadmap and River Roding enhancements are identified within the catalytic projects.
9. Heritage & Townscape	++	• The chapter supports the delivery of heritage-related projects through funding and implementation mechanisms. • Proposed new development, and in particular the Civic Heart and Cultural Quarter proposals, Town Hall

IIA objective	Score	Justification
		improvements, Kenneth More Theatre transformation, and associated public realm projects could contribute to the conservation and enhancement of heritage assets and local identity.

6 Conclusion

- 6.1 This report presents the draft appraisal for the Ilford Opportunity Area Planning Framework (OAPF). The primary purpose of the IIA has been to assess whether and to what extent the OAPF is consistent with the GLA's environmental, equality, health, and community safety objectives.
- 6.2 Overall, the OAPF is considered to have a generally positive impact in relation to the objectives, when compared to the alternative of not preparing an OAPF. These include:
- opportunities to deliver significant quantum of affordable homes and accessible jobs in an area of need, to the benefit of London as a whole
 - new social infrastructure – including youth facilities – with the potential to address identified local deprivation
 - new green Infrastructure capable of improving the resilience of the OA to climate change
 - new public transport and active travel infrastructure capable of improving local air quality, health, and quality of life
 - opportunities for improved townscape and character
 - new and/ or improved local connections and public realm that can address long-standing issues of green space and playspace deficiency and safety concerns for existing and new residents
- 6.3 The OAPF has been assessed as performing strongly against the objectives for housing supply, quality, choice and affordability, sustainable land use, design, accessibility, connectivity and economic competitiveness and employment. While there are some neutral effects, no negative effects were identified through the assessment.
- 6.4 The draft IIA report will be open for consultation alongside the draft Ilford OAPF between 16 September and 30 October 2026.

Appendix: Responses to IIA Scoping Consultation Comments

Consultee	Comment	Response
Historic England	The OAPF should be informed by a thorough understanding of local character, drawing on the Redbridge Characterisation Study, and should consider designated and non-designated heritage assets, archaeological remains, historic landscapes and waterways.	The OAPF has been informed by a comprehensive evidence base, including consideration of local character, heritage assets, townscape and landscape issues. The Redbridge Characterisation Study has informed the development of the place-based strategies and design principles. The draft OAPF also includes a dedicated principle, 'Celebrating Ilford's identity and reinforcing civic pride', which seeks to enhance local character, heritage and sense of place.
	The Greater London Archaeological Advisory Service and the Council's Conservation Officer should be engaged throughout preparation of the OAPF.	To be consulted as part of the public consultation process.
	The OAPF should include a robust and evidence-based approach to building heights and massing. Historic England considered that the absence of a coherent height and massing framework was a key sustainability issue contributing to fragmentation of the townscape and potential harm to heritage settings.	The draft OAPF is supported by a detailed design-led capacity study which establishes a site-specific approach to development capacity, building height and massing. The Places chapter includes indicative height, scale and urban form guidance for each character area to support a coherent approach to growth and townscape integration.
	Historic England recommended exploring predominantly mid-rise forms of development to provide an appropriate transition between taller buildings around the station and Griggs Approach, historic areas and surrounding low-rise residential neighbourhoods	Ilford is a highly accessible Opportunity Area, centred on the Elizabeth line and Metropolitan Town Centre, where there are opportunities for taller buildings in selected locations, particularly around transport hubs, major routes and areas identified as suitable for intensification. The OAPF therefore seeks to establish a coherent height strategy that balances growth objectives with local character, heritage considerations and townscape quality.

Consultee	Comment	Response
		The draft OAPF supports a graduated approach to height and density across the Opportunity Area. Mid-rise, higher-density development is promoted in a number of locations as a means of creating appropriate transitions between taller buildings, historic town centre areas and surrounding lower-rise residential neighbourhoods. This approach is illustrated through the character area guidance and visualisations contained within the draft OAPF.
	The proposed IIA framework should place greater emphasis on heritage, townscape and local character. Amendments were suggested to Objectives 4 and 9 to better reflect heritage-led placemaking, townscape quality, archaeological assets and local distinctiveness	Amendments to the objectives have been made.
	An additional assessment question was recommended under the heritage objective relating to the management of building heights and massing to support a coherent and attractive townscape.	Additional assessment question has been included in the IIA framework.
	The review of plans, programmes and policies should be updated to include relevant European conventions relating to architectural and archaeological heritage, references to the latest national planning policy and the Local Plan Tall Buildings Study.	Additional plans have been considered.
	The baseline evidence should be strengthened by including information on designated and non-designated heritage assets, Archaeological Priority Areas and the contribution of Ilford High Road's	Noted.

Consultee	Comment	Response
	historic character to the town's economic and cultural significance.	
	Historic England also advised that spatial mapping should accurately reflect the full extent of Archaeological Priority Areas within the Opportunity Area.	Noted.
Environment Agency	The IIA should go beyond waste reduction and recycling to consider embodied carbon, retrofit and reuse of buildings, construction materials, circular economy businesses, green jobs, repair and remanufacturing activities, and construction and demolition waste.	The draft OAPF includes consideration of circular economy principles beyond waste management and recycling. This includes support for retrofit and retention of existing buildings where appropriate, construction material reuse, circular economy opportunities, green jobs and skills, and the establishment of a circular economy hub to promote material reuse and workforce development.
	Greater emphasis should be placed on managing flood risk from all sources (fluvial, surface water, groundwater, sewer and tidal flooding), promoting Sustainable Drainage Systems (SuDS), water efficiency, drought resilience and the sequential approach to locating development.	The comment is noted. The draft OAPF includes a dedicated section on Flood Risk, Drainage and Sustainable Water Management, together with recommendations relating to SuDS, nature-based solutions, flood resilience, improvement of the River Roding corridor and climate adaptation. Flood risk constraints have informed the spatial strategy and site-specific guidance, and these matters are assessed through the Climate Change, Best Use of Land and Resources and Biodiversity objectives within the IIA Framework
	The assessment should strengthen consideration of integrated water management, protection and enhancement of water quality, water efficiency, drought resilience, and compliance with Water Framework Directive (WFD) and River Basin Management Plan (RBMP) objectives.	This is addressed in the infrastructure section of the OAPF.
	Greater recognition should be given to the ecological importance of rivers, floodplains and riparian corridors, including improving connectivity between	The draft OAPF gives substantial consideration to the ecological importance of rivers, floodplains and riparian corridors including detailed interventions to improve and protect them.

Consultee	Comment	Response
	green and blue infrastructure, protecting river environments and supporting nature recovery.	
	The IIA Framework should more clearly reflect the Council's responsibilities under the Water Framework Directive and Thames River Basin Management Plan, including avoiding deterioration of water bodies and supporting ecological enhancement.	Noted.
	Additional plans, programmes and evidence relating to water resources, flood risk, water quality, catchment planning and biodiversity should be incorporated into the review of plans and baseline data.	Noted and incorporated.
	Greater consideration should be given to groundwater protection, appropriate use of SuDS, contamination remediation, and Environment Agency guidance relating to infiltration drainage and land quality.	This is addressed in 'A greener, healthier Ilford' section.
	The Environment Agency recommended several additional assessment questions covering circular economy, water quality enhancement, flood risk, climate resilience, biodiversity enhancement and integrated water management.	The additional assessment questions have been included in the IIA Framework that is included in this report.
Natural England	Natural England confirmed that the proposed scope of the IIA is acceptable and raised no specific concerns. It welcomed the inclusion of Green Infrastructure, Health and Wellbeing, and consideration of designated sites including Epping Forest SAC.	Noted.