ID Area (Ha) Source Site Name Propu	Site Information osed Use Status	Existing Buildings	Site Net Capacity Capacity Planning permission reference (if applicable)	Belt Indicator 2: Flood Ris	Indicator 3: Listed buildings, Scheduled Monuments and Conservation Areas Indicator 4: Land Indicator 5: Designated Strategic Industrial Land (S	SIL) Indicator 6: Designated Public Open Space Alard (MOL) Indicator 8: Designated Orders (TPOs) Indicator 9: Designated Allotments Indicator 10: Tree Preservation Areas Allotments	n Indicator 11: Designated Protected Wharf Protected Wharf (LSIS) Suitability Indicators Indicator 12: Locally Significant Indicator 13: Allocat Industrial Sites (LSIS)	ited for Indicator 14: Noise Indicator 15: Indicator 16: Accurate Topography to bus service:	ess Indicator 17: Access to rail services Indicator 18: Proximity to centres	Indicator 19: Previously undeveloped land Conclusio		Owner / Developer Intentions Known		rerall Availability Conclusion Availability Summary	Market Factors Cost Factor Dependencies	Chievability Delivery Factors	Overall Achievability Characte Conclusion r Density Area	PTAL Level g per Hectare) Density (Dwellin (Area - Ha) Ha) Ha) Ha) Capacity	Net Capacity Comments relating to Capacity Figure	Findings and Outcome Overall Conclusion	Overall Conclusion Summary
Resid led mix develor inclu ret employ	oment ding ail,															Given the scale of the site, the site will continue to be delivered throughout the plan period to 2037. The Council has been working			The Council has been working with the		
AA 179.33 Planning Permission Barking Riverside command le usi support the extra of Lo. Overg	pace, unity Thames Site / Industrial / Development Site / Industrial / Storage Education ed by ension adon		ial ide 12800 11,162 04/01230/OUT 08/00889/FEIM 16/01971/REM 18/00940/FUIL 20/00130/REM (172 units)	NA - Suitability has been established through the planning process. NA - Suitability has be established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	s been that the established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	as d NA - Suitability has been established through the planning process. NA - Suitability has been established through the the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	The developers intend to continue to implement the site in alignment with the planning permission 04/01230/OUT	Site AA is a large 'phased' development site that has planning permission and is being delivered. This site is therefore considered available.	The site benefits from planning permission which Available is currently being implemented. The site is therefore considered to be immediately available	The planning approval and current delivery of the site are sufficient evidence to been promoted through the planning process it is considered that the applic	and with the applicants and their consultants on a site specific housing as trajectory for Barking Riverside. This indicates the yearly output or the site and this has been incorporated into the main (emerging loo not plan) housing trajectory. This indicates that 11,162 homes will be built at Barking Riverside over the emerging plan period. The sche is considered achievable, with the caveat that the schemes deliven (due to the scale of Barking Riverside) will continue over the emerging plan period.	Achievable Short / Medium / Long Term	NA NA N/A NA N/A 12800 12,80	housing trajectory for Barking Riverside. BRL has also secured an increase in the 11,162 capacity of the site by 2,000 homes.	Given significant progress through the planning system and on site, the sit is considered available and achievable in the short term, but due to the scale of the site, delivery is expected to extend into the medium and long term up to 2037.	site Deliverable
Overg and TT Clip serv	oce .													The site does not benefit from planning						In terms of suitability the site, analysis has not yielded any critical constraints. However, intermediate constraints have been identified. It is	
AC 2.24 Previous allocation Merrielands Crescent inclureside	use Marrielands Crescent is utilised as a retail park wit ancillary car park	th Retail units	324 324 N/A	The site does not intersect an area designated as Green Belt. No constraint identified.	in The site does not contain / intersect with a listed building, a se. scheduled monument, of a conservation area. No constraint identified. The site does not intersect an area designated as SIL. ocnstraint identified.	The site does not intersect with an area designated as not of public open space. No constraint identified. The site does not intersect with an area designated as an anture conservation site. No constraint identified. The site does not intersect with an area designated as an anture conservation site. No constraint identified. The site does not intersect with an area designated as an anture conservation site. No constraint identified.	The site does not contain / intersect with an area designated as a protected wharf. No constraint identified. The site does not intersect with an area designated as LSIS. No constraint identified. The site does not contain / intersects with an area designated as LSIS. No constraint identified.	with an lated for i.e. for area identified as having high mome. The site intersects with an area identified as having high substantially constrain noise levels. Intermediate constraint identified. The site topography is not likely to state is within 400m development capacity. No constraint identified. At least 95% of the stress of the site is within 400m development capacity. No constraint identified.	he At least 95% of the site is within 1 kilometre of a Train, 10 to 10 trube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified. At least 95% of the site is within 1km of 10 Centre (Major, District or Neighbourho over the plan period. No constraint identified.	rown Up to half of the site contains previously developed land. No constraint identified.	Intermediate constraints identified. The site is located within flood zone 2 and 3 however, the site benefits from ediate Flood Risk Defence. The site intersects with an area ntified designated for an alternative use (i.e. for non-housing or economic uses), it has also been identified as having high noise levels.	The site currently does not benefit from planning permission. However, it is likely that the site would become available over the emerging plan period. Owners have indicated an intention to possibly redevelop the site. The site owners are responsible for Marrielands Crescent One (AB). It is likely a similar scheme would be considered for this site (residential/ retail	one identified Unknown	permission. However, site owners have expressed an interest for a residential/ retail development of the site. Given the substance behind extant allocation (SSA SM2) the Council	Then visibility of scheme AB suggests that	Given the absence of planning permission and the established site activity it is not likely that this would be delivered in the deliverable period. The sites development would more than likely come forwar with an aim to maintain a similar retail floor space (on ground floor) as is currently set out on site. Given these factors, the site is considered achievable in the medium to long term.	d Achievable Medium to Suburban Opportun	3 145 2.2366 N/A 324 N/A 32	24 324 Formula based calculation	considered likely that these can be overcome using common design / planning mitigation. The site does not benefit from planning permission. However, site owners have expressed an interest for a residential/ retail development of the site Given the substance behind, allocation (SSA SM2) the Council would likely be supportive of the principle of a residential/ retail development. As a consequence of these factors, the site is considered not immediate available (lack of planning permission or comprehensive plans) but likely to	rs te. Developable aly
														The site was submitted as part of the call for sites exercise, with evidence provided that the owners feel the site outle be delivered within the		The site was submitted as part of the Call for Sites exercise, the response form stated that the site could be delivered within years: 5 of the plan. Furthermore, contact with the site promoters identified that pre-application discussions are being held. However, delivery	2- ed		Liaison with the site promoter has revealed that	become available over the medium to long term. In alignment with the above the site is considered developable. In terms of suitability the site, analysis has not yielded any critical constraints. However, intermediate constraints have been identified. It is considered likely that these can be overcome using common design / planning mitigation.	
AD 3.39 Call for Sites Dagenham Leisure Park Committed including Floors	Goresbrook Goresbrook Goresbrook Fetail and leisure with ancillary car park	Retail/leisure units	600 600 N/A	The site does not intersect an area designated as Green Belt. No constraint identified. The site is located with Flood Risk Zone 1, or area with no flood risk. constraint identified.	in The site does not contain' Intersect with a listed building, a No scheduled monument, or a conservation area. No constraint identified. The site does not intersect an area designated as SIL. constraint identified.	The site does not intersect with an area of public open space. No constraint identified. The site does not intersect with an area designated as an anture conservation site. No constraint identified. The site does not intersect with an area designated as an anture conservation site. No constraint identified. The site does not intersect with an area designated as an anture conservation site. No constraint identified.	The site does not contain / intersect with an area designated as a protected designated as a protected wharf. No constraint identified. The site does not int intersect with an area with an area designated as LSIS. No constraint identified. The site does not int intersect with an area with an area designated as LSIS. No constraint identified.	tersect set the site intersects with an area identified as having high noise levels. Intermediate constraint identified. The site intersects with an area identified as having high noise levels. Intermediate constraint identified. At least 95% of the site is within 400m site is within 400m in the site of the site is within 400m in the site of the site is within 400m in the site of the site is within 400m in the site of the site of the site of the site is within 400m in the site of	Dever 5% of the site is further than 1 kilometre from a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraint identified. At least 95% of the site is within 1km of Centre (Major, District or Neighbourho Centre). No constraint identified.	Fown Up to half of the site contains previously developed land. No constraint identified. Suitable: Interm Constraints Identified.	Intermediate constraints identified. The site contains / intersects with an area designated as a TPO and has high adiate noise levels. Over 5% of the site is further than 1 kilometr tiffied from a Train, Tube or Overground Station or Future Train. Tube or a train, tube or Overground Station which will be delivered over the plan period	Redevelopment. Mixed use redevelopment with elements of both None residential and retail.	one identified 2-5 years	first five years of the plan and liaison with the agents identify that pre-application discussions are being held. However, the Call for Sites form identifies that the site is not owned by a developer or under option, and that no marketing has occurred. It is considered therefore that the site is not immediately available, but given the Call for Sites submission, is likely to be within fiv years.	residential value area based on the Local Plan Viability Assessment, however in accordance with the information set out in this assessment, is considered viable.	within this timeframe is not likely given that plans (either basic or comprehensive) do not currently exist for the sites redevelopment. The site is occupied, and the Call for Sites form identifies that the site is not owned by a developer or under option, and that no marketing has occurred. It is unlikely that the scheme would be developed within the deliverable period, despite the call for sites submission. However, given the intention from the site owners, it is likely to become available over the medium to long term. Given the reasons the site is considered available in the medium to long term	Long Term Suburban ity Area	(3.11674 Ha) 80 2 145 (0.06770 5Ha)	indicate the site capacity of 600 units is 00 600 achievable. Whilst this is greater than the formula led approach, this figure is considered t be more reliable given that it is based on site	Although the site was submitted as part of the call for sites development, is not likely that the site will be available for redevelopment within the deliverable period. The call for sites provides details that the owners feel the site could be built within the first five years. However, that is not likely given that plans, either basic or comprehensive, exist. The site is occupie and it is unlikely that the scheme would be developed within the deliverabl period, despite the call for sites submission. Therefore the site is considered available in the medium to long term.	Developable ly ed,
Mixed (Resid education of the control of the contro	Use ntial, tition ies, il, unity asses		Hybrid planning permission GL 4/203-3/05- S73	NA - Suitability has	n NA - Suitability has	NA - Suitability has NA - Suitability has NA - Suitability has been NA - Suitability has NA - Suitability has been	NA . Suitshiffty has been NA - Suitability has NA . Suitshiffty has	s heen NA - Suitability has heen NA - Suitability has NA - Suitability h	as	NA - Suitahility has been		The site is owned by the Greater London		The site benefits from planning permission which	The sites development is partly depend on the delivery of a new train station.	Although the site benefits from positive viability and availability factors, the proposed scheme scale means that it will not be fully				In alignment with the above the site is considered developable. Planning consent illustrates suitability for development. Given significant progress through the planning system, the site is considered available and achievable in the short term, but due to the scal	o la
AE 20.98 allocation / Beam Park A1, A2, A4, B1 Parmission Permission Permissi	vay and care within tt site 3H	d None	19/01241/OUT			NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	g established through the planning process. been established hough the planning process. been established through the planning process.	the destablished through the planning process. NA - Suitablished through the planning process. been established through the planning process. been established through the planning process.	d NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	nugh Par Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	g Authority. Agreement is in place for Countryside Properties Pic to draw down and develop parcels	one identified Within 12 months	Available is currently being implemented and promoters have clarified the site is available. The site is therefore considered available.	The planning approval and current delivery of the site are sufficient evidence to demonstrate that the scheme is viable. The planning approval and current delivery of the site are sufficient evidence to capital line. However, it is likely that construction can proceed independently this. The site is cleared and no abnorm cost factors have been identified.	built out within the deliverable period. It is likely that delivery would	Achievable Short / od. Medium / Long term NA NA	NA NA N/A NA N/A 2166 2,16	2,166 planning consent for the site (units set out in planning officers report)		Deliverable / Developable
			Gascoigne Estate Eas 14/007/30/OUT ind full permission or plase of																		
Mixed (Resid C3, Ed. D1, Mr. D	Use ential caction dication dication which we will be seen that the seen	Residential tower blocks, maisonette	Gascoigne Estate Eas Phase 2 15/01084/FUI as amended by 19/00310/FUL (minor variations) Gascoigne Estate Wes	st L.	en NA - Suitability has been established e been established through the plann	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the established through the	s been NA - Suitability has been the established through the been established been established.	as d NA - Suitability has been established through the NA - Suitability has been established thr	ough NA - Suitability has been established through the Suitable	NA - Suitability has been established through the planning	The Council intends to develop the site for mixed uses as part of a comprehensive setate renewal scheme in accordance	This is a large site which is within multiple ownerships. However, part of the site (phase 1) has already commenced construction and the council continues to negotiate with the remaining landowners.	Some land is owned by the promoter and development here is currently being delivered on site. Land purchase on other parts of the site		The site is to be delivered in four phases. More certainty is known about phases 1-3: Phase 1: Partly Complete	Achievable Short / NA NA	NA NA NA NA NA 2324 2.33		Planning consent illustrates suitability for development. Given significant progress through planning system and information from the Council (joint developer), the site is considered available in the short term, but due to its scale, will be delivered through the short, medium and	
Permission East fir sp A1/A2// Comm facili D1/I	ace 3/3/B1, unity ides (2/2)	blocks and other housing accommodation	units) 20/01866/REM (all reserved matters for 526 dwellings) 20/01250/REM 20/01251/VAR (include full planning permissiol for Phase 1a, 346 dwellings, and Phase	25 n	through the planning planning process. process.	through the planning process. through the planning planning process. through the planning process.	planning process. Ithrough the planning process. planning process.	planning process. through the planning process. through the planning process.	ng planning process. the planning process.	planning process.	process.	with planning consents 14/00703/OUT and 19/00310/FUL.	ning leaseholds. According to information from the council, this is a phased development, part of which is available immediately, and other parts of which are expected to be available in the next five years.	continues. The site is therefore considered available.		Phase 2: 526 units complete by 2023 Phase 3: 250 units complete by 2025 Phase 4: 484 units complete within plan period	Medium / Long Term		The net capacity takes account of units already completed on the site.		
			1b, 73 dwellings)									The site has a suit.									
Previous Allocation/ AK 3.13 Housing Zone (Other Site) Mixed (Resid Retail Leisi Coffices, an health	our o	The Vicarage Field shopping centre.	900 900 16/01325/OUT 19/01450/REM	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has established through the planning process.	s been hit the established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	as d NA - Suitability has been established through the ng planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	The site has recently been purchased by Benson Elliot (Private Equity Group) from Lagmar Barking who previously owned the site. The site has planning for mixed use development (16/01325/OUT) and contact with the planning agents for the site indicate the owner intention is to develop in accordance with this. A reserved matters application has been submitted and approved, further demonstrating	0-12 months This site benefits from planning permission and is therefore considered available. This is confirmed by the Call for Sites submission.	Available is currently being implemented. The site is	The site would require the demolition of the planning approval and current delivery of the site are sufficient evidence to demonstrate that the scheme is viable. The planning approval and current delivery of the site are sufficient evidence to need to demolish the site, the site is like to be delivered in phases. However, the planning permission illustrates that the is viable.	As a large site of 900 dwellings, the site is unlikely to be fully delivered within the delivery period. The Council is a joint developed by and the power? described that 400 with as	r Achievable Short / NA NA NA	NA NA NA NA NA 900 90	The capacity has been set in alignment with the planning consent for the site	Planning consent illustrates suitability for development. Given significant progress through planning system and information from the Council (joint developer), the site is considered available in the short term, but due to its scale, will be delivered through the short and medium terms. For the reasons set out above, the site is considered part deliverable, paid developable.	n Deliverable / Developable
i de la companya di santa di s												intention to develop.								ueverupaure.	
Mixed	Use ential,		17/00977/OUT varied	D ^y NA - Suitshility has	NA - Suitability has	NA - Suitability has NA - Suitability has	NA Scholater has	NA Spiretification	as			The Council plans to undertake a comprehensive estate renewal	According to the Council's current	The site benefits from planning permission which						Planning consent illustrates suitability for development.	
AL 3.39 Planning Permission Gascoigne Estate comme omm floors etc	intual, ricial/c Gascoigne Residential. acce).	Residential accommodation.	850 850 19/01320/OUT 20/01675/FULL (386 units)	NA - Suitability has been established through the planning process. NA - Suitability has be established through th planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	as d NA - Suitability has been established through the ing planning process. NA - Suitability has been established through the the planning process.	ough NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	g programme for Gascoigne Estate West and has secured planning permission for this site. The council is in the process of assembling land parcels to deliver the scheme. See also site CM.	s may have to be used leaseholder interests.	Available Available rise the state of the st	The planning approval is sufficient evidence to demonstrate that the scheme is viable. No abnormal costs have been identified.	Land assembly is considered the key constraint to delivery on this site, however this has been taken into account in the Council's trajectory. Development is expected to be complete by 2023.	Achievable Short NA NA NA	NA NA NA NA 850 85		Given significant progress through planning system and information from the Council (joint developer), the site is considered available and achievat in the short term. For the reasons set out above, the site is considered deliverable.	able Deliverable
												The site is included in the Barking Town									
AM 0.43 Call for Sites Crown House Comm floors; etc	Use ential, arcial Abbey Abbey park.	Crown House (Office Block).	396 396 18/01972/FUL	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	s been hit he established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	as d NA - Suitability has been established through the ng planning process. NA - Suitability has been established through the the planning process.	ough NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	Centre Housing Zone. Additionally, the site has been made available through the call	a need to buyback easeholds. According to the Council's current development trajectory, the site will be available within the next 2-5 years.	The site benefits from planning permission which Available is currently being implemented. The site is therefore considered available.	The planning approval is sufficient evidence to demonstrate that the scheme is viable.	The site is likely to come forward within the next five years and as the scheme is a flatted development, is anticipated to be construct relatively quickly once this begins. This would exceed the recommended site build out rate but this is considered justified. The Council is involved in the delivery of the scheme and has identified completion date of 2021/2022.	e Achievable Short NA NA NA	NA NA NA NA NA 396 38	The capacity has been set in alignment with the planning consent for the site	Planning consent illustrates suitability for development. Given significant progress through planning system and information from the Council (joint developer), the site is considered available and achievat in the short term. For the reasons set out above, the site is considered deliverable.	able Deliverable
												regarding bring the site forward.									
AO 0.09 Estate Renewal Mellish Close Garages Reside	ential Eastbury Domestic Garages.	Domestic Garages.	6 6 18/00770/FUL	NA - Suitability has been established through the planning process. NA - Suitability has be established through the planning process.	en e been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has established through the planning process.	s been in the established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	as d NA - Suitability has been established through the planning process. NA - Suitability has been established through the the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	Planning permission received. Given its approved status we assume strong None developer intention.	Unknown. But this site benefits from planning permission and is therefore considered available.	The site benefits from planning permission which is currently being implemented. The site is therefore considered available.		The site is not considered immediately available and consequently cannot be considered immediately achievable. However, the schen has consent and given its small scale, it is considered likely to comforward in the next five years.	ne Achievable Short NA NA NA	NA NA NA NA 6		Planning consent indicates the site's suitability for development. Given the small size of the site and planning status it is considered likely that this sit will come forward in the short term. Therefore the site is considered deliverable.	
												The Council intends to redevelop these sites over the emerging plan period. However, the site does not currently								The site is considered suitable; no critical constraints have been set. However, one intermediate constraint has been set. This regards the site	
AS 3.29 Estate Padnall Court and Renewal Reynolds Court Resid	ential Chadwell Heath Residential.	Padnall Court and Reynolds Court Buildings.	213 125 N/A	The site does not intersect an area designated as Green Belt. No constraint identified.	The site does not contain / intersect with a listed building, a No constraint identified. The site is not considered likely to contain contaminated land The site does not intersect an area designated as SIL. The site is not considered likely to contain contaminated land.	The site does not intersect with an area of public pen space. No constraint identified. The site does not intersect with an area designated as a nature conservation site. No constraint identified. The site does not intersect with an area designated as a nature conservation site. No constraint identified. The site does not intersect with an area designated as an allotment. No constraint identified.	The site does not contain / intersect with an area designated as a protected wharf. No constraint identified. The site does not intersect with an area designated as LSIS. No constraint identified. The site does not intersect with an area designated as LSIS. No constraint identified.	tersect ated for i.e. for nstraint constraint identified. The site does not intersect with an area identified as having high noise levels. No constraint identified. The site topography is not likely to substantially constraint development capacity. No constraint identified. The site topography is not likely to substantially constraint further than 400 from the nearest stop. Intermedial constraint identified.	e is Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraint identified. At least 95% of the site is within 1km of Centre (Major, District or Neighbourho Centre). No constraint identified.	The majority of the site (greater than 50%) has not been developed previously. Intermediate constraint identified.	Idelivered over the plan period	site. However, the site could include retention of the existing structures and	a need to buyback development team indicates that the site should be available within the next five years.	The council owns the site and intends to submit planning application and commence on site within the short term.	The site is located within a relatively high a residential value area based on the Local Plan Viability Assessment, therefore it is considered to be a viable development project.	The site is not immediately achievable. Nevertheless, information from the council's development team identifies that commencemen on site is anticipated in the next five years. This combined with the positive viability context and scale means the site is considered achievable over the short term.	t Achievable Short Suburban Standard Density	1 65 3.28528 N/A 213 N/A 21	Net capacity has taken into account of the amount of existing units into the net capacity (-88) 13 125 213-88=125.	proximity to a rail station. The site is over two kilometres from the nearest train station. However, the site is served from bus services which partially compensate from the lack of rail services. The Council owns the site and has indicated that they anticipate delivery to commence in the next five years. Given the size of the site it is considered likely that it can be delivered within the next five years. For the reasons set out above the site is considered Deliverable.	est ly Deliverable to
												intensifying the site through utilising the green spaces.									
AV 0.42 Planning Permission Abbey Sports Centre Comm floors; Offices Cinem	tion to ide ercial Abbey Cleared site	Abbey Sports Centre	170 170 18/00331/FUL	established through th	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has established through the planning process.	s been the established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	as d NA - Suitability has been established through the ing planning process. NA - Suitability has been established through the the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	The Council has recently built a new leisure facility located adjacent to the site. The new leisure faculty has opened and the site is now vacant. The Council now intend to develop the site for housing in accordance with planning consent 18/00331/FUL.	Unknown. But this site benefits from planning permission and is therefore considered available.	The site benefits from planning permission which available is currently being implemented. The site is therefore considered available.	The planning approval is sufficient evidence to demonstrate that the scheme is viable.	As the site benefits from planning permission and the site has beer cleared ready for development, it is considered this site can be delivered in the short term.		NA NA NA NA 170 17		Planning consent illustrates suitability for development. Given significant progress through planning system and that it has been cleared, the site is considered available and achievable in the short term. For the reasons set out above, the site is considered deliverable.	
Mixed	Use ential	r // Vegrigum administr	50	NA - Suitability has	en NA - Suitability has heen established through the plann heen established through the plann	NA - Suitability has NA - Suitability has NA - Suitability has heen NA - Suitability has NA - Suitability has heen NA - Suitability has NA - Suitability has heen NA - Suitability has NA - Suitability has heen NA - Suitability has NA - Suitability has heen NA - Suitability has NA - Suitability has heen NA - Suitability has NA - Suitability has NA - Suitability has heen NA - Suitability has NA - Suitability has NA - Suitability has NA - Suitability has heen NA - Suitability has heen NA - Suitability has NA - Suitability has NA - Suitability has NA - Suitability has heen NA - Suitability has NA - Suitability has heen NA - Suitability has NA - Suitability has NA - Suitability has heen NA - Suitability has heen NA - Suitability has NA - Suitability has NA - Suitability has heen NA - Suitability has NA	NA - Suitability has been NA - Suitability has NA Scientific to	s been NA - Suitability has been NA - Suitability has NA - Suitability h	as d. MA. Suitakii ^{tta} kasa	NA - Suitability has been	MA Carlant	The site benefits from planning permission (11/01015/FUL). Developers Ecogrove	Unknown. But this site benefits from	The site benefits from planning permission which Available is currently being implemented. The site is	The planning appropriate wifficial	As the site benefits from planning permission and implementation of			The capacity has been set in alignment with the planning consent for the site.	Planning consent illustrates suitability for development. Given significant progress through planning system, the site is considered available.	-d
BA 3.98 Planning Permission Collier Row EcoGrove an Comm	ential d chadwell Heath Chadwell Heath Storage Storage		JSE 76 76 11/01015/FUL	NA - Suitability has been established through the planning process. NA - Suitability has be established through the planning process.	been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	established through the planning process. Deen established through the planning established through the planning process. established through the planning established through the planning process.	th the established through the planning process. Deen established through the planning process. Deen established through the plann	ng planning process. NA - Suitability has been established thrifting planning process.	established through the planning process.	NA - Suitability has been established through the planning process.	9 Homes Limited intend to develop the site for housing. Applications to discharge conditions were submitted in 2017. The owners intend to deliver on the site in	planning permission and is therefore considered available. Unknown. The site is used as a	Available is currently being implemented. The site is therefore considered available.	The planning approval is sufficient evidence to demonstrate that the scheme is viable. No abnormal costs have been identified.	this has begun, it is considered this site can be delivered in the shoterm.	ort Term NA NA	NA NA NA NA 84 7	76 76 The net capacity takes account of units already completed on the site.	The site is therefore considered deliverable.	Deliverable
BB 3.05 Planning Permission Tesco Car Park, Permission Barking etc	Use ential d rocial/r il Gascoigne il acce .)	Tesco supermarket and ancillary building related to use status	18/02131/FUL (for par of the site - carpark only)	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has established through the planning process.	s been that the established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	as d NA - Suitability has been established through the ng planning process. NA - Suitability has been established through the the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	accordance with planning permission for 500 urits, but are also seeking to also redevelop the store area through pregapplication discussions which are currently ongoing to create a scheme of 1500. It is considered likely that the development of the site will be delayed until such the suitability of the new proposals have been confirmed.	supermarket so the closure of this is likely to require some significant lead in time, but given the planning permission for part of the site and the ongoing pre-application enquiries it is considered likely that the site could be available for development within five years of local plan adoption.	Given significant progress through the planning system the site is considered available, although this will require the closure of the existing operation first.	Dian Vighility Assessment therefore it is No observed costs have been identified	Given the ongoing enquiries for the site as a whole, which are at a very early stage, it is not considered likely that delivery on the full site will occur within the next five years. This said, the site is otherwise considered likely to be achievable given part of the site has permission and promoters have done significant work to prom the scheme. As such the site is considered likely to be begin delive in 6-10 years, which is likely to extend into future years given the large site size (1500 units).	Achievable Medium to ote Long Term Central Opportun ity Area	2-3 350 3.05132 NA 1,068 1,800 1,50	indicate the site capacity of 1500 units is 0 1,500 achievable. Whilst this is greater than the formula led capacity figure, this capacity is considered to be more reliable given that it is based on site specific assessment	The site is considered to be suitable for development, although intermediate constraints have been identified (heritage / contaminated lan which will need to be overcome. The site is currently part of the supermarket operation and due to this and the early stage of the planning process for the majority of the units proposed, it is unlikely to come forward in the short term, but due to the positive viability context and significant planning progress on some of the site, it is considered developable.	Developable Developable
	ential Whalebone Vacant land. Place of worship		+ + +	planning process. NA - Suitability has been established through the alegaring.	en e Band	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	s been hit he planning process. NA - Sutability has been established through the planning process. S been NA - Sutability has been established through the planning process. NA - Sutability has been established through the planning process. NA - Sutability has been established through the planning process. NA - Sutability has been established through the planning process.	as d d NA - Suitability has been established through the planning process. NA - Suitability has been established through the the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	the site.	Unknown. But this site benefits from	The site benefits from planning permission which Available is currently being implemented. The site is	to demonstrate that the scheme is viable. The site is located within a relatively high	Given the sites permitted status and the small scale nature of the scheme, alongside the likely positive achievability considerations, it likely that the scheme will be delivered within the deliverable period Given the sites permitted status and the small scale nature of the scheme, alongside the likely positive achievability considerations, it likely that the scheme will be delivered within the deliverable period	d. Achievable Short NA NA NA	NA NA NA NA NA 8 NA NA NA NA NA 9	planning consent for the site The capacity has been set in alignment with the	Planning consent on the site indicates suitability and viability. It is likely given the vacant nature of the site that development can begin in the next five years, and due to the small scale, should be completed within the deliverable period. Planning consent indicates the site's suitability for development. Given the small size of the site and planning status it is considered likely that this sit will come forward in the short term. Therefore the site is considered	ne Deliverable
- Charles	ential Whalebone Retail/fast food restauran			process. NA - Suitability has	NA - Suitability has	noing NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has	NA - Suitability has NA - Suitability has	as	MA Combined to the control of the co		Description and the second of	Udania Dallia da karfa far		project. The site is located within a relatively high			NA NA NA NA 9		deliverable. Planning consent indicates the site's suitability for development. Given the small size of the site and planning status it is considered likely that this sit will come forward in the short term. Therefore the site is considered deliverable.	
	ential Valence Place of worship and associated vacant land		6 6 16/00941/FUL	been established through the planning process. established through the planning process.		NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning through the planning established through the planning through						strong developer intention. Planning permission received. Given its approved status we assume strong None	considered available. Unknown. But this site benefits from planning permission and is therefore	Available is currently being implemented. The site is therefore considered available. The site benefits from planning permission which is currently being implemented. The site is	Plan Viability Assessment, however in accordance with the content of the report, is viable. The site is located within a relatively low residential value area based on the Local Plan Viability Assessment, however in No abnormal costs have been identified.	likely that the scheme will be delivered within the deliverable period. The site is not considered immediately available and consequently cannot be considered immediately achievable. However, the scheme	Achievable Short NA	NA NA NA NA NA 6 NA NA NA NA NA 5	planning consent for the site The capacity has been set in alignment with the	Planning consent indicates the site's suitability for development. Given the small size of the site and planning status it is considered likely that this sit will come forward in the short term. Therefore the site is considered deliverable. Planning consent indicates the site's suitability for development. Given the small size of the site and planning status it is considered likely that this sit will come forward in the short term. Therefore the site is considered	Deliverable Deliverable
BZ 0.03 Planning Permission 174-176 Ripple Road Resid			40/04740/51 II		The site does not contain / intersect with a listed building, a No scheduled monument, or a conservation area. No constraint identified.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.		tersect traced for the first intersects with an area identified as having high noise levels. Intermediate development capacity. The site intersects with an area identified as having high noise levels. Intermediate constraint identified. The site topography is not likely to At least 95% of the substantially constraint site is within 400m development capacity. At least 95% of the site is within 400m of the substantially constraint identified.				developer intention.	considered available. Unknown, But as planning	therefore considered available. The applicant is seeking planning permission for redevelopment. The site is therefore considered	accordance with the content of the report, is viable. The site is located within a relatively high residential value area based on the Local	The site is not considered immediately available and consequently cannot be considered immediately available.	Achievable Short Central Term Central ty Area	04-Jun 450 0.02651 NA 11 8	Although the formula based capacity calculation indicates that 11 units could be delivered on the site, a planning application for 8 units has been 8 submitted. It is considered that this is likely to b more robust given it is based on site specific	The owner has applied for development and given the small scale of this,	e out Deliverable
				identified.	a conservation area. No constraint identified.	Constraint identified.	identified. identified.	constraint identified. No constraint identified. constraint identified.							ya Ujeti.	по учать, эцијеч to approval.			assessment and is therefore used in this database.	is considered likely this will be delivered in the next five years. The site is therefore considered deliverable.	
CD 0.26 Call for Sites Former site of White Horse Public House and Omnibus Park, North Street Characteristics of White Horse Public House and Omnibus Park, North Street		l), ¹⁹ Retail Parade and Public House	196 196 19/00855/FUL (196 units)	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	s been hit the established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	as d NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	ough NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	g Planning consent secured on site, which is anticipated to be implemented.	no known legal issues. Site available and has consent	Available Site available and has consent	The site is located within a relatively high residential value area based on the Local Plan Viability Assessment, therefore it is considered to be a viable development project.	The sites positive viability coupled with the availability context, mea the site is considered achievable in the short term. The site is therefore considered achievable in the short term.	Achievable Short Central Opportun	6 450 0.263 NA 118 196 15	The locally informed capacity reflects the number of units which have been applied for in the planning application. This is considered to be more realistic than the formula based approach as it is based on site specific assessment.	In terms of suitability, the site is considered suitable given it has secured planning consent. In terms of availability, the site is considered immediately available, as it has gained consent. With regard to achievability, it is considered that given the relatively high residential values in Barking Town Centre, the sites positive viability coupled with the immediate availability, means the site is considered	Deliverable
A1/A2/J a)/D1	A3/B1(ID2)																		, acceptantill.	coupled with the immediate availability, means the site is considered achievable in the short term. For the reasons set out above the site considered deliverable.	
Adironal	Use			NA - Szátokillin har	NA - Suitahilitu has	NA - Suitahilitu has			as					The cite har-fire	The site is located within a relatively low					Planning consent indicates the site of the	
CE 0.18 Regeneratio n site Thames View Health Centre, Barking Comm Uses	ential d Thames Vacant site (Previously use by NHS)	ed Cleared Site (Buildings Demolished)	34 34 19/00797/FUL (34 units	been established through the planning process. NA - Sutability has be established through the planning process.	ben established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	Sibeen NA - Sutability has been established through the planning process. NA - Suitability has been established been established through the planning process. NA - Suitability has been established been established through the planning process.	d NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	g It is understood that the NHS plan to dispose of this vacant site in accordance with the planning permission.	no known legal issues. 1-5 years	Available The site benefits from a willing land owner who intends to develop the site and planning permission has been secured. For these reason it is considered available within the plan period.	The site is located within a relatively low residential value area based on the Local Plan Viability Assessment, however in accordance with the information set out in this assessment, is considered viable.	Given the small scale of the development, site is likely to be developed within one year. The site has planning permission and it therefore considered likely to be delivered within the next five year.	is Achievable Short NA NA NA	NA NA NA NA 34 3		Planning consent indicates the site's suitability for development. Given the small size of the site and planning status it is considered likely that this sit will come forward in the short term. Therefore the site is considered deliverable.	
			1												<u> </u>						

ID Area (Ha) Source Site Name Proposed	Site Information Ward Use Status	Existing Buildings	Site Net Planning permissio reference (if	on Indicator 1: Green Indicator 2: Flood Ris	Indicator 3: Listed buildings, Scheduled Monuments and Contamination Indicator 5: Design	Indicat signated Strategic Industrial Land (SIL) Designate	ed Public Designated Nature Conservation Designated	Indicator 10: Tree Preservation Orders (TPOs) Indicator 11: Designate Protected Wharf		Indicator 14: Noise Indicator 15: Indicator 16: A Topography to bus servi			Previously Overall Suitability over land Conclusion	erall Suitability Summary	Owner / Developer Intentions Kn	Availability nown Legal Issues Availability Period	Overall Availability Conclusion Availability Summary	Market Factors Cost Factor Dependencies	chievability Delivery Factors	Overall Achievability Characte Densi	Density y PTAL (Dwellin Level gas ner Level (Area - Net Site Communication of Communicatio	Net Capacity Comments relating to Capacity Figure	Findings and Outcome Overall Conclusion	Overall Conclusion
Use	Julius		Capacity Capacity reference (if applicable)	D-14 Illulcator 2. I lood Kis	Monuments and Contamination Indicator 5: Design Conservation Areas	Open S	Space Metropolitan Open Land (MOL) Rature Conservation Allotments	0 1 (700)		Topography to bus servi	indicate	undeveloped	Criticision Criticistrat cons	ical constraint identified. The site is in part allocated as a stegic Industrial Land (SIL), identified as a critical straint.		Unknown. Given the site is in	Conclusion Availability Summary	Separatives	The site is in multiple ownership and that a comprehensive	Conclusion r Area	y PTAL (Qwellin Site Size Size Site Sased Ratio Capacity Corall Capacity Ca	Although the formula based approach suggests significantly lower capacity, masterplanning wor has been initiated and proposals for a new station are pronosed to be funded by HIF which	Several intermediate constraints have been identified on the site including the site is on flood zone 3 (but benefits from flood defences); a nature designation; noise levels and topography. The site also includes an area	ea ea
CF 70.47 Call for Sites Castle Green (Residential and Community uses through infrastructural improvements		Industrial units across whole site	12,000 450 N/A	Ine site does not intersect an area designated as Green Belt. No constraint intermediate constraint intermediate constraint intermediate constraint	in The site does not contain / intersect with a listed building, a e. scheduled monument, or a conservation area. No constraint identified.	ttersects an area designated as SIL of therefore would impact significantly on tt space. Critical constraint identified.	does not ith an area intersect with an area designated as a locally affined nature conservation designated as Mo. No constraint identified. The site intersects with an area area designated as a locally affined nature conservation designation (e.g. SINC). Intermediate constraint identified.	the trea and the site does not contain / as a TPO. No constraint identified.	n / The site does not intersect with an area designated as LSIS. No constraint identified. The site intersects with an area designated for an alreade use (i.e. for non-lousing uses). Intermediate constraint identified.	Intermediate	Over 5% of the site is further than 1 kilometre from a Train, Tube or Overground Station or Future Train, Tube or Toverground Station with will be delivered over the plan period. Intermediate constraint identified.	% of the site is within 1km of Town Up to half of the si Najor, District or Neighbourhood re). No constraint identified.	e site contains eloped land. Critical Constraint it identified. Critical Constraint lidentified alter The noise	nin Flood Risk Zone 2 and 3. However, the site benefits in Flood Risk Defence. The site intersects with an area ignated as a locally defined nature conservation ignation (e.g. SINC) and an area designated for an intaking use (i.e. for non-housing or economic uses). It is the intersects with an area identified as having high se levels and a small area of the site is located on a 5-	assembly / landowner agreements will be be	m legal issues however as la above land assembly will andowners have different views / legal responsibilities which are likely to affect availability. However, it is considered likely that in the longer term, work to engage landowners could have progressed sufficiently to	Due to the land being in multiple ownership it is not considered to be immediately available, but is considered it could become so by the latter stages of the plan period of the emerging local plan.	t residential value area based on the Local Plan Viability Assessment, therefore it is No abnormal costs have been identified	masterplan and planning permission(s) are yet to be secured. It is understood that the site is also dependant on the delivery of a new 'Castle Green' Rail Station, which is anticipated in 2025-2029 As such it is considered likely that delivery will commence at arour the time of the completion of the station.	d Achievable Long 36,249Ha - Urban 34,223H Oppor A - ity Ard Suburban	61.53Ha un 0-1 a 8.94Ha 2- 3 3 Various 70.47 N/A 7129 12,000 12,	will influence the PTAL levels in the area, makin the formula based approach inaccurate. Initial feasibility work described in the Call for Sites	The site is also designated as a SIL, which is a critical constraint. It is considered possible that the intermediate constraints can be overcome site design, given the large scale of the site. The designation as SIL will need to be carefully dealt with to ensure an appropriate provision of endustrial floorspace can be achieved on site. The site is not immediate available for development and due to the fact	e by rill Developable
										constraint identified.			mitig the s Over	slope. However, topographical issues can be gated through the development process. Over 5% of site is further than 1 kilometre from a Train, Tube or a train, tube or arground Station or Future Train, Tube or a train, tube overground Station which will be delivered over the n period.		provide for redevelopment.			It is considered that commencement of delivery of the site is achievable in the Long Term.			the plan period	little progress through the planning system has occurred it is not	
CH 31.75 Regeneratio Chadwell Heath Industrial Estate including residential	Whalebone/Valen ce land uses including warehouse / industrial, residential and community	Various buildings, main character is defined by the light industrial and warehousing/ distribution units. Community buildings which occupy previous B8 buildings. Housing towards the west of the	ty 3746 3685 17/01011/OUT relate to 16 units on a sma part of the site, refuse but allowed on appear	The site does not intersect an area designated as Green Belt. No constraint	The site does not contain/ intersect with a in listed building, a slockeduled monument, or a conservation area. No constraint identified.	The site of tintersect an area designated as SIL. No fintersect will of public op No constraint identified.	does not tith an area per speed. When the site does not straint identified. The site does not intersect with an area designated as a locally defined nature conservation designated as a focal title sect with an area designated as a locally defined nature conservation designated as a focal title section intersect with an area designated as a locally defined nature conservation designation (e.g. SINC). Intermediate constraint	tot rea The site does not contain / intersect with an area designated as a TPO. No constraint identified.	n / The site does not intersect with an area designated as LSIS. No constraint housing uses). Intermediate	The site topography is not likely to rea identified as having high noise levels. Intermediate constraint identified. The site topography is not likely to further than 4 from the neare stop. Interme	at least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified. Centre	% of the site is within 1km of Town Up to half of the si previously develone). No constraint identified.		rmediate constraints identified. A small part of the site rsects with an area designated as a locally defined are conservation designation (e.g. SINC). The site tains / intersects an area designated for an alternative (i.e. for non-housing or economic uses). Over 5% of site is further than 400m from the nearest bus stop.	The council owns approximately 1/3rd of the site. It is understood that landowner liaison across the site is occurring and that the shared intention, in general, is to	It is understood that the site is likely to become available in phases due to buy back leaseholder interests.	Whilst the land is in multiple ownership and is no considered to be immediately available, landowner discussions signal that it will become available within the plan period of the emerging level stars.	residential value area based on the Local Plan Viahility Assessment, therefore it is	Given the availability issues this site is not anticipated to come forward until the after the next five years. Due to the scale of the site, delivery would be expected to continue beyond this. The sma areas within the site with consent are anticipated to be achieved in	ler (Consented 4 76997H Standa	rd Various 0 various 31.75 N/A 3,746 N/A 3,	Formula based calculation. Net capacity takes account of completed units on site.	The site is not currently available. However, the site could come availat over the emerging plan period, if resources were mobilised at a sufficie pace. The council owns approximately a third of the site and landowner discussions are ongoing. It is anticipated that delivery of the site could begin in 5-10 years.	ient er
TO SOCIALITY OF THE PROPERTY O	generis uses.	buildings. Housing towards the west of the	16/00368/FUL (45 uni	its) identified. constraint identified.	constraint identified.	identif	identified. Intermediate constraint identified. constraint identified.	identified.	identified. constraint identified.	constraint identified. No constraint identified. Sophisconstraint identified.	nuned.		the s The noise	se levels.		come forward within the plan period of the local plan review.		project.	the short term.	term) Suburban		Gride.	The site is therefore considered to be Developable. The above comments apply to the site as a whole, but it is important to note the existing planning permission, which is in the site. This is anticip to come forward in the Deliverable period.	
Mixed Use	The evaluable of the buildings			The site does not	in The site does not	rsects an area designated as SIL and	does not The site does not The cite intercepts with an The site does not	ot The site does not contain	n/ The site does not	The site topography is	of the At least 050/ of the site is within 4 kilometre of a Train		strat confi likely	ical constraint identified: the site intersects with tegic industrial land. However as a mixed use scheme flicts may be avoided by careful layout design. This is ty to involve residential in the east, mixed use in the tre of the site and commercial development in the	or for market signals to change in order to incertivise owners to sell land/ develop land for mixed use development. CPO land would be a complex process.	Unknown. Given the site is in multiple ownership, it is likely that landowners have different views / legal responsibilities which are likely to affect availability. However, it is		The site is located within a relatively low	Given that planning consent has been attained for part of the site, these areas are considered likely to come forward sconer rather than later and for these areas, delivery in the short term is considered a reasonable prospect.	8.87Ha		feasibility work indicates that at least 2,000	In terms of suitability, intermediate constraints have been identified including: the site includes flood zone 3 (but benefits from flood defence includes a nature designation; includes TPOs. A critical constraint has a been identified, as the site is within a SIL. It is considered possible that intermediate constraints can be overcome by site design, given the larg scale of the site. The designation as SIL will need to be carefully dealt.	also at the rge t with
CI 22.86 Regeneratio n site Thames Road Mixed Use (Residential Industrial floorspace B1/B2/B8, Retail A3)		s Various warehouse and industrial buildings.	2,000 2000 19/01970/FUL	intersect an area designated as Green Belt. No constraint identified.	3. contain/ intersect with a list list building, a scheduled monument, or a conservation area. No constraint identified. The site is not considered likely to contain scheduled monument, or a conservation area. No constraint identified. The site is not considered likely to contain contaminated land. No constraint identified. The site is not considered likely to contain with experiment of likely to contain with experiment of likely to contain with experiment of likely to contain contained and likely to contain with experiment of likely to contain with experiment of likely to contain the experiment of likely the experiment of likely to contain the experiment of likely	ntical constraint identified. The site is a t is therefore possible that economic uses of public op sed the SIL, thereby overcoming any loss if important industrial land.	does not tith an area anteract with an area ober space. designated as MOL. No constraint identified. The site intersects with an area designated as a locally defined nature conservation designation (e.g. SINC). The site intersects with an area designated as a locally defined nature conservation designation (e.g. SINC).	rea The site contains / intersects with an area designated as a TPO. Intermediate constraint identified. intersect with an area designated as a protecte wharf. No constraint identified.	intersect with an area designated for an adesignated as LSIS. No constraint identified.	The site does not intersect with an area identified as ubstantially constraint identified. No constraint identified. No constraint identified. At least 95% of its is within 40 constraint identified. No constraint identified. Constraint identified.	D0m of No Tube or Overground Station or Future Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	to of the site is within 1km of Town Up to half of the si previously develo No constraint identified.	desig desig TPO	rmediate constraints identified. This site is located in Flood Risk Zone 2 and 3. However, the site benefits in Flood Risk Defence. The site intersects with an area ignated as a locally defined nature conservation ignation (e.g. SINC) and an area designated as a 0. The site intersects with an area designated for an	used to its term of the rain of the instruction in	PO powers may have to be considered likely that in the medium- longer term, work to engage landowners could have progressed sufficiently to provide for redevelopment. Some areas within the site have attained planning consent and these are considered available within the short term.	Available land ownership arrangements	residential value area based on the Local Plan Viability Assessment, however in accordance with the information set out in this assessment, is considered viable.	For the remainder of the site, the housing zone status and the fact that the Council has commenced work on bringing the site forward mean it is likely that development could be commenced on site in t medium - long term. It is considered likely that units on the site coibe delivered from approximately 2027 onwards. This would allow for approximately 2,000 units to come forward within the plan period.		/ A Various 0 22.86 NA 2,006 2,000 2,000	2,000 similar to the formula based capacity, but is based on more site specific assessment. The two mechanisms for calculating capacity corroborate each other. for reporting purposes,	to ensure an appropriate provision of industrial floorspace can be achie on site. Some of the site has planning permission and this is considered deliver: in the next five years. Council work to deliver the site has commenced it is considered this is likely to result in delivery of the remaining parts or the site following the next five years. It is considered likely that delivery extend beyond the plan period.	Deliverable / Developable and of
													alten	rnative use (i.e. for non-housing uses).	Some areas within the site have attained planning consent and these are likely to come forward independently The site suffers from complex ownership	available within the short term.							The site is therefore considered developable. In terms of suitability, several intermediate constraints have been identithe site contains areas which include flood zone 3 (but benefits from	
Call for Sites as updated by Industrial Land CL 8.11 Strategy Kingsbridge Estate included		Industrial warehouses and large retail	1121 1121 N/A	The site does not intersect an area designated as Green from Flood Park Ports.	in The site does not a contain / intersect with a tis listed building, a likely to contain a contaminated land. No	The site of the street with the street was a street was	does not ith an area intersect with an area designated as a locally defined nature conservation designation (e.g. SINC). Intermediate constraint identified.	ot rea The site does not contain / The site does not contain intersect with an area designated designated as a protecte	n / The site does not intersect with an area designated as LSIS. alternative use (i.e. for non-alternative use (i.e. for non-alternative)	The site intersects with an area identified as having high noise levels. Intermediate development canacity	Over 5% of the site is further than 1 kilometre from a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be Centre (Market Station which will be	% of the site is within 1km of Town Up to half of the sit previously develo	strat confi	rmediate constraints identified. This site is located in Flood Risk Zone 2 and 3. However, the site benefits in Flood Risk Defence. The site intersects with an area ignated as a locally defined nature conservation	and would either need the Council to CPO the site in order to bring the site together to facilitate a redevelopment including housing, or for market signals to change in order to incentivise owners to sell land/develop land for residential development.	PO powers may have to be to buy back leaseholder sts to facilitate housing		Update from site promoter dated 27 February 2020: Since submission of the Kingsbridge site into the Call for Sites, matters in the area have changed. From meetings with the Environment Agency (EA), it appears that the area holds a strategic piece of infrastructure. The Plan Viability Assessment, therefore could be introduction of residential in the Considerate to be a visible development.	As per previous column, delivery of residential development on the	2.783Ha Central Not achievable. 5.323Ha portunit	A Various 0 2 Various 8.11 N/A 1,121 N/A 1,121		defences); nature designation; significant noise levels; is located over 1 from a rail station. The site is also allocated for employment in the exta local plan. A critical constraint has also been identified, as the site is within SIL. It considered possible that the intermediate constraints can be overcome site design, given the large scale of the site (the site is served by multip bus routes helping to compensate for lack of proximity to a bus station). The site has been included in the Intervital land Strategy repeared by	ant It is e by iple n). Not Developable
which removed housing from the site				Ben. No constraint identified. Intermediate constraint identified.	e. scheduled monument, or contaminated land. No a conservation area. No constraint identified.	na space. Critical constraint identified. No considentifi	straint identified. No constraint identified. No constraint identified. Intermediate constraint identified. allotment. No constraint identified.	as a 1PO. No constraint identified. wharf. No constraint identified.	identified. housing uses). Intermediate constraint identified.	noise levels. Intermediate constraint identified. No constraint identified. No constraint identified.	ntified. delivered over the plan period. Intermediate constraint identified.	No constraint identified. No constraint id	the s	ignation (e.g. SINC) and an area designated for an rnative use (i.e. for non-housing or economic uses) and area identified as having high noise levels. Over 5% of site is further than 1 kilometre from a Train, Tube or arground Station or Future Train, Tube or a train, tube overground Station which will be delivered over the	addition the Industrial Land Strategy prepared by Avison Young identifies that the site has opportunities for economic growth through intensification. As such it is not considered likely that the site will be	ssts to facilitate housing delivery. come forward for economic rather than housing development, the site is not considered to be available.	жані ше рап репод.	considered to be a viable development project. Kingsbridge area could act as an agent change to the EA. Therefore, any residential development would have to fund the relocation of the EA's infrastructure — which is something that would likely cause any redevelopment t become unviable.	or .	Suburban			The site has been included in the Industrial Land Strategy prepared by Avison Young. This identifies that the site is suitable for more economic growth but does not consider the site is suitable for release for dwelling. In addition a crucial part of Environment Agency infrastructure lies on th site which is considered to make development for residential purposes unviable.	y ic ngs.
				The site does not	in The site does not	The site of	does not The site does not The site intersects with an The site does not account the site does not the	ot The site does not contain	n / The site intersects The site intersects with an .	The site topography is Over 5% of the	e site is Over 5% of the site is further than 1 kilometre from a		withi from desig	rmediate constraints identified. This site is located in Flood Risk Zone 2 and 3. However, the site benefits in Flood Risk Defence. The site intersects with an area ignated as a locally defined nature conservation ignation (e.g. SINC), an area designated as a TPO		Assessing to the Councille suggest	The Council has commenced work to enable	The site is located within a relatively high	Work to secure land and promote the site through the planning	6.538На -			As such the site is not considered deliverable or developable. In terms of suitability, several intermediate constraints have been identithe site contains areas which include flood zone 3 (but benefits from defences); contains nature designation; contains TPOs; significant noise levels; is located over 1km from a rail station. The site is also allocated industrial employment in the extant local plan. The site is also over 1km contained the significant local plan. The site is also over 1km contained the significant local plan.	se d for m of
CM 6.62 Call for sites Gascoigne Industrial Area Mixed use including residential	Gascoigne Industrial estate	Industrial units across whole site	2,296 N/A	designated as Green Belt. No constraint identified Intermediate constraint	n. In e site does not contain / intersect with a tist listed building, a e. scheduled monument, or t a conservation area. No constraint identified.	ot intersect an area designated as SIL. No intersect wind for public op No constraint identified.	does not ith an area anera anera anera designated as a locally and anera designated as a locally adefined nature conservation designated as MoL. No constraint identified. The site does not area designated as a locally affined nature conservation designation (e.g. SiNC). Intermediate constraint identified.	rea The site contains / intersects with an area designated as a TPO. Intermediate constraint identified. intersect with an area designated as a protecte wharf. No constraint identified.	with an area designated for an alternative use (i.e. for non-housing uses). Intermediate constraint identified.	rea identified as having high not likely to substantially constraint incise levels. Intermediate development capacity. No constraint identified. No constraint identified.	HOOM sets bus diate third. Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraint identified.	% of the site is within 1km of Town Major, District or Neighbourhood re). No constraint identified. Up to half of the si previously develo No constraint id	furth Stati	an area designated as LSIS. The site intersects with area designated for an alternative use (i.e. for non- sing or economic uses) and an area identified as ing high noise levels. Over 5% of the site is further than im from the nearest bus stop. Over 5% of the site is her than 1 kilometre from a Train, Tube or Overground tion or Future Train, Tube or a train, tube or arground Station which will be delivered over the plan		wers may have to be used development trajectory, the site will ack leaseholder interests. be available within 2-5 years.	development on this part of the site, as such it is considered likely that this will result in an available site within the first five years of the plaperiod.	s residential value area based on the Local Plan Viability Assessment, therefore it is n considered to be a viable development project.	work to secute and any printer the site introgram to process is underway. According to the Call for Sites response, it is considered likely that development will be able to commence with years, however this is likely to be towards the end of this period, meaning delivery would continue into the period beyond this.	Achievable Short / Central 0.09Ha - portunit Suburban	A Various 0 Various 6.62 NA 2,296 NA 2,296		The council is in the process of assembling land and beginning the plan process, and it is considered likely that development on the site can be in the next five years.	Deliverable / Developable
B.Frond			20/01686/FULL (detailed planning permission for Phase	The site does not intersect an area	The site does not in contain / interest with a The site is not considered the contain / interest with a The site is not considered.	The site in	Intersects The site does not area designated as a locally intersect with an area designated as a locally intersect with an area.	ot The site does not contain / The site does not contain	n / The site does not The site does not intersect an intersect with an area designated for	The site intersects with an area identified as having high not likely to At least 95% of the control of the con	of the Train, Tube or Overground Station or Future Train, Tube or Overground Station or Future Train, Tube or Overground Station or Future Train Tube or Overground Station Overground S	The majority of 6 of the site is within 1km of Town	perio Inter an a	rmediate constraints identified. The site intersects with area of public open space (a local park) and an area ignated as a locally defined nature conservation ignation (e.g. SINC). The site intersects with an area tiffied as having high noise levels and the majority of	The Council own the site and has short-			The site is located within a relatively high residential value area based on the Local	The site promoter is actively considering the scheme and due to the greenfield nature of the site, and relative land values, it is expected that a profitible scheme can be delined. Given the relative	1			The site is therefore part deliverable / part developable In terms of suitability, no critical constraints have been identified. Howe intermediate constraints have been identified. These include that the sit located within public open space, contains a nature designation, noise problems associated with the A12, a distance over 1km from the neare rail station. It is considered that these issues can be overcome by relat commonplace site design and planning obligations.	rest
CO 4.12 Call for sites Padnall Lake Mixed use including residential		l None Identified.	permission for Phase 219 219 and outline planning permission for Phase comprising up to 21s residential units)	designated as Green Belt. No constraint identified. designated as Green area with no flood risk. constraint identified.	n Contain / intersect with a in listed building, a No scheduled monument, or a conservation area. No constraint identified.	of intersect an area designated as SIL. No constraint identified.	ntersects and public intersect with an area designated as a locally designated as locally designated as locally defined nature conservation designated as Month of the constraint identified. The site does not are designated as a locally defined nature conservation designation (e.g. SiNC). Intermediate constraint identified.	n intersect with an area designated as a TPO. No constraint identified. intersect with an area designated das a TPO. No constraint identified. intersect with an area designated wharf. No constraint identified.	designated as LSIS. an alternative use (i.e. for No constraint identified.	noise levels. Intermediate substantially constraint identified. Intermediate constraint identified. Intermediate constraint identified. No constraint identified. No constraint identified.	Onn of No No Train, tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraint identified.	dajor, District or Neighbourhood ree). No constraint identified. (greater than 50% been developed been developed Intermediate condensation of the	TUDE	ntified as having high noise levels and the majority of site (greater than 50%) has not been developed viously. Over 5% of the site is further than 1 kilometre in a Train, Tube or Overground Station or Future Train, ee or a train, tube or Overground Station which will be vered over the plan period. Intermediate constraints tiffied.	mixed uses including housing. A client brief has been commissioned for the development of a masterplan.	None identified 1-5 years		residential value area based on the Local Plan Viability Assessment, therefore it is considered to be a viable development project.	that a profitable scheme can be delivered. Given the relatively	Achievable Short Term NA NA	NA NA NA NA NA 219	The capacity has been set in alignment with the planning consent for the site	commonplace site design and planning obligations. The freehold is owned by the Council, who intends to complete the delivered the site by 2023. The site is in a high-viability area in the housing manassessment and is considered to be viable. Given the issues regarding; achievability, suitability and availability, set above, the site is considered deliverable.	arket
CP 0.33 Planning Permission Sebastian Court Residential		Sebastian Court	95 30 19/00624/FUL	NA - Suitability has been established through the planning process	NA - Suitability has been been established through the planning process. NA - Suitability has been established through the planning process.	has been established through the planning been estathrough the planning been estathrough the	ability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	as NA - Suitability has been established through the planning established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning through	ty has shed NA - Suitability has been established through the NA - Suitabil planning process.	NA - Suitability las been established through the planning process.	ty has been hrough the Suitable process.	- Suitability has been established through the planning	outstanding. They intend to develop in	Information from the Council development team forecasts this site for completion in February 2021. Although the site is not currently wholly owned by the	planning consent by 2021. The site is therefore	residential value area based on the Local Plan Viability Assessment, therefore it is No abnormal costs have been identified	Given the scale of the site, it is anticipated that it can be delivered within a year following commencement on site.		NA NA NA NA NA 95		The suitability of the site has been demonstrated by the planning appro for the proposed development.	
				process. pianning process.	риссов.	proce	process. process.	Patria mili gi pri Udeboo.	process.	process. process.		Promise PLOS			accordance with planning permission 19/00624/FUL.	currently wholly owned by the council, it is considered that the site will be available in the short term.	planning consent by 2021. The site is therefore	project.				Jones of an area to udite.	As such the site is considered deliverable.	
CS 0.12 Planning Permission Sugden Way Residential	Thames Housing Revenue Account vacant garage site.	None Identified	13 13 18/00777/FUL	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	has been established through the planning process. NA - Suita been esta through the proce	ability has been established through the planning process. NA - Suitability has been established established through the planning process. NA - Suitability has been established through the planning process.	as NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	ty has shed NA - Suitability has been established through the NA - Suitability has planning process.	bility has been established through the planning process. NA - Suitability I established through planning proc	ty has been hrough the Suitable proc	 Suitability has been established through the planning cess. 	The Council has established this as an estate renewal site, for development.	None identified Development is understood to be underway	The site benefits from planning permission which Available is currently being implemented. The site is therefore considered available.	The planning approval and current delivery of the site are sufficient evidence to No abnormal costs have been identified demonstrate that the scheme is viable.	The scheme is in the latter stages of delivery, and is therefore achievable in the short term.	Achievable Short NA NA NA	NA NA NA NA NA 13		The site has planning permission which is being delivered on site, with completion anticipated for Summer 2020. The site is therefore deliveral	
CT 0.21 Planning Former Wivenhoe	Thames Vacant land	None identified	7 7 18/00239/FUL	been established established through the	NA - Suitability has been established been established through the	NA - Suita has been established through the planning been esta	ability has NA - Suitability has been established	as d NA - Suitability has been established through the planning and this high through the planning and t	NA - Suitability has been setablished been established	NA - Suitability has been established through the	ty has shed NA - Suitability has been established through the NA - Suitabil	notifity has been established through	ty has been hrough the Shiringhila NA -	- Suitability has been established through the planning	Planning permission received. Given its approved status we assume strong	According to information from the council's development team, the site to extract the council's development team, the site to extract the council state of t	The site benefits from planning permission which Available is currently being implemented. The site is	The site is located within a relatively low residential value area based on the Local Plan Viability Assessment, however in No abnormal costs have been identified	Given the sites permitted status and the small scale nature of the scheme, alongside the likely positive achievability considerations, i	is Achievable Short MA	NA NA NA NA NA 7		Planning consent indicates the site's sultability for development. Given t small size of the site and planning status it is considered likely that this	s site Deliverable
C1 0.21 Permission Garages, Wivenhoe Residential				process. planning process.	through the planning process. established through the planning process.	process. through the proce	ability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	process. planning process.	urrough the planning process.	planning process. through the planning process. through the planning process.	planning process. t	use planning process. established three planning process.	process.		developer intention.	None Identified. is anticipated to be completed by 2021	Available is currently being implemented. The site is therefore considered available.	Han Viability Assessment, however in accordance with the content of the report, is viable.	scheme, alongside the likely positive achievability considerations, i likely that the scheme will be delivered within the deliverable perior	j. ferm 194 NA			will come forward in the short term. Therefore the site is considered deliverable.	
CV 0.19 Representation to R18 Land North of Becontree Station LP Mixed use including residential	Car retailer (plus MOT service, car wash), and ancillary car parking	Car garage (retailer and MOT service)	49 49 N/A	designated as Green	The site does not contain / intersect with a in listed building, a scheduled monument, or a conservation area. No constraint identified.	of intersect an area designated as SIL. No constraint identified.	does not ith an area intersect with an area pen space. Straint iffied. The site does not intersect with an area designated as MOL. No constraint identified. The site does not intersect with an area designated as a nature conservation site. No constraint identified.	n intersect with an area designated designated as a protecte	ad decignated as LSIS an alternative use (i.e. for	The site topography is not likely to with an area identified as having high noise levels. No constraint identified. The site topography is not likely to site is within 40 site is within 40 a bus stop. No constraint identified.	of the D0m of Tube or Overground Station or Future Train, Tube or a Train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	% of the site is within 1km of Town Major, District or Neighbourhood Centre). Up to half of the si previously develo No constraint id	eloped land. Suitable No c	constraints have been identified.	The owner intends to develop the site for residential led development. The owner has expressed a wish to develop the site in conjunction with the Council's adjacent site as a combined scheme. The owner will also consider a scheme that is solely within the boundary of their land.	lider buyback is likely to be required ltt is considered that the site is likely to become available within 5-10 years.	Available The Owner intends to develop the site	The site is located within a relatively low residential value area based on the Local Plan Viability Assessment, however in accordance with the content of the report, is viable.	Due to the small scale it is considered that the site should be delivered in approximately a year following commencement on site As set out in previous columns, the site is likely to be available in t medium term.	Achievable Medium Suburban Standa Densi	rd Various 4 115.00 0.19 N/A 22 49		No suitability constraints have been identified. In terms of deliverability, the site is considered likely to be available and achievable, starting in the next 6-10 years and continuing beyond this. The site is therefore considered developable.	
				The site does not	The site does not not contain / intersect with a The site is not considered	The site d	does not The site does not The site does not intersect.	ot The site does not contain	n / The site does not	The site topography is not likely to At least 95% of	of the Over 5% of the site is further than 1 kilometre from a			ermediate constraints identified. The site intersects with area identified as having high noise levels. Over 5% of		Given the current use of the site includes existing occupied residential units, the site is not	The Council part owns the site and information	The site is located within a relatively low	Due to the small scale it is considered that the site should be			indicates that a scheme of 150 units is being	In terms of suitability, two intermediate constraints have been identified in the site, including noise issues and that it is over 1km from a rail station. However, it is considered likely that these can be overcome by use of	
CW 0.22 Estate Renewal 90 Stour Road (Residential and Retail)	Heath Residential	Peverel House (Residential blocks)	150 150 N/A	intersect an area designated as Green Belt. No constraint identified. The site is located with Flood Risk Zone 1, or area with no flood risk. constraint identified.	in listed building, a likely to contain The site does not int contarinated land. No a conservation area. No constraint identified.	ot intersect an area designated as SIL. No constraint identified. Intersect with of public operation in the properties of public operation.	rith an area intersect with an area aben space. designated as MOL. No constraint identified. No constraint identified. No constraint identified. No constraint identified. The site does not intersect with an area designated as a nature conservation site. No constraint identified.	n intersect with an area designated designated as a protecte	intersect with an area designated for a designated as LSIS. No constraint identified. with an area designated for an alternative use (i.e. for non-housing). No constraint identified.	rea identified as having high substantially constraint site is within 40 noise levels. Intermediate development capacity. No constraint identified	of the Jome of Train, Tube or Overground Station or Future Train, Tube or At least 95% or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraint identified.	or on une site is within 1km of Town Up to half of the si previously develore). No constraint identified. No constraint identified.	site contains beloped land. tidentified. Suitable: Intermediate Constraints Identified Over or O	area identified as having high noise levels. Over 5% of site is further than 1 kilometre from a Train, Tube or erground Station or Future Train, Tube or a train, tube Overground Station which will be delivered over the period. Intermediate constraint identified.	are preparing to submit a planning Leaseh application in August 2020. The site is therefore considered likely to be available	residential units, the site is not immediately available. However information from the Council's development team suggests that the site is likely to become available by August 2021. Uhknown. The Council is reviewing	Available from the Council's development team indicates a start on site in August 2021 is likely. The site is	residential value area based on the Local Plan Viability Assessment, however in No abnormal costs have been identified		Achievable Short Term Urban Standa Densi	rd 2 145 0.22345 N/A 32 150	considered. This is significantly greater than the 150 150 formula based capacity result but given that this is based on site assessment, is considered to	relatively commonplace design / planning obligations.	Deliverable
					The site does not contain / intersect with a The site is not considered	The site d	does not The site does not intersect. The site does not intersect with an area intersect with an area.	ot The site does not contain.	n / The site does not The site does not intersect intersect with an organization of the site of the si	The site topography is The site does not intersect not likely to At least 95%.4	of the At least 95% of the site is within 1 kilometre of a Train, At least 95% Title or Overground Station or Future Train, Title or a	% of the site is willhim through 7	e site containe		Council own freehold. The LBBD has	whether the site could deliver housing. Due to the lack of progress on this to date, it is considered likely that the site will not be available until a full scheme has been developed, gained planning consent and development finance. Therefore, the	Whilst the site is owned by the Council, development of a suitable scheme is required		It is considered that delivery would be relatively quick considering				The Council is undertaking initial feasibility work and it is considered that	
CX 0.21 Call for Sites Salisbury Road (Car Park)	Village Car Park	None identified	50 50 N/A		in listed building, a likely to contain No scheduled monument, or a conservation area. No constraint identified.	nt intersect an area designated as SIL. No or constraint identified. No consideration of public op No consideration of public op No consideration of the north of the n	does not intersect with an area testignated as a MOL. No constraint identified. The site does not intersect with an area designated as a MOL. No constraint identified. The site does not intersect with an area designated as a nature conservation site. No constraint identified. The site does not intersect with an area designated as a allotment. No constraint identified.	n intersect with an area designated as a TPO. No constraint identified. as a TPO. No constraint identified. identified.	ed designated as LSIS. No constraint identified. No designated as LSIS. No constraint identified.	with an area identified as having high noise levels. No constraint identified. Site is within 40 development capacity. a bus stop. No constraint identified.	Journ of No Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	Major, District or Neighbourhood previously develope. No constraint identified.	eloped land. Suitable No c t identified.	constraints have been identified.	identified the site as a notential	site is not considered likely to be available within the first five years following adoption of the emerging local plan, but after this it is considered likely that the council could develop a scheme - and importantly, they have commissioned a feasibility study which indicates intent as such the	development of a suitable scheme is required before the site can be deemed available for development. This is anticipated to be after the next five years.	Plan Viability Assessment, however in No abnormal costs have been identified	small size of the site, and should be complete within a year of	Achievable Medium Urhan Standa	rd 1-2 80 0.20701 NA 17 50	feasible on the site. As this is based on more	scheme can be delivered quickly following securing of planning consent. This is anticipated after the next five years but within the plan period of	nt. Developable
CY 0.07 Planning Permission Artist Housing, Linton Road (Residential and Community	Abbey Vacant	None identified	12 12 18/00555/FUL	NA - Suitability has been established through the planning	NA - Suitability has been established through the planning NA - Suitability has been established through the	has been established through the planning been established through the planning been established through the	ability has been established been established through the planning through the planning process.	as NA - Suitability has been established through the planning established through the	NA - Suitability has been established through the planning	NA - Suitability has been established through the planning through through the planning throu	ty has shed NA - Suitability has been established through the NA - Suitabil planning process.	Dility has been established through the planning process.	ty has been hrough the Suitable NA -	Suitability has been established through the planning cess.	The Council intends to develop the site for housing in accordance with the planning consent on the cite.	which indicates intent, as such the site is considered be available in the medium term. None identified Anticipated for completion in 2021	The site benefits from planning permission which available is currently being implemented. The site is	The site is located within a relatively high residential value area based on the Local Plan Viability Assessment, therefore it is considered to be a viable development	Given the sites permitted status and the small scale of the schem alongside the likely positive achievability considerations, it is likely that the scheme will be delivered within the deliverable neriod	Ashiouphla Chart	NA NA NA NA NA 12	The capacity has been set in alignment with the	The site is council owned and has planning approval, which is being implemented. The site is therefore considered deliverable.	Deliverable
CZ 0.09 Council Intel Naseby Road, Ellen Wilkinson House Residential			7 7 N/A	The site does not intersect an area	The site does not contain/ intersect with a in listed building, a likely to contain. The site does not int	proce The site d The site d tintersect an area designated as SIL. No	does not ith an area intersect with an area designated as	ot The site does not contain / The site does not contain intersect with an area	n / The site does not intersect intersect with an area designated for	process. process. The site topography is The site does not intersect not likely to At least 95% of	of the	% of the site is within 1km of Town Uo to half of the si	Inter	rmediate constraints identified. Over 5% of the site is her than 1 kilometre from a Train. Tube or Overcround	Although this site was included in a previous version of this database.		Attempts to contact the landowner have not bee Not Available successful. Therefore the site is not considered	project. The planning consent also illustrates that the site is viable. The site is located within a relatively low n residential value area based on the Local Plan Viability Assessment, however in No abnormal costs have been identified	that the scheme will be delivered within the deliverable period. Delivery of the site should be undertaken within a year following commencement on site, due to the small scale of the site. Howeve as the site is considered unavailable, it is not considered achievab		rd 1 80 0.09122 NA 7 N/A		In terms of suitability, no critical constraints have been identified. Intermediate constraints have been identified in relation to the fact that site is over 1km from the nearest rail station (but is served by buses). I considered likely that this constraint can be overcome by commonplace design / planning mitigations.	It is
YYIINI ISUII FIOUSE				Belt. No constraint identified.	No scheduled monument, or a contaminated land. No constraint identified.	No cons identif	No constraint identified. No constraint identified. No constraint identified. a nature conservation site. No constraint identified. allotment. No constraint identified.	us a TPU. No constraint identified. wharf. No constraint identified.	No constraint identified.	having high noise levels. No development capacity. a bus stop. constraint identified. No constraint identified. constraint identified.	or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraint identified. Centre (M.	No constraint identified. No constraint id	overtified.	erground Station which will be delivered over the plan iod.	Landowner intentions are therefore unknown.			accordance with the content of the report, is viable.	as the site is considered unavailable, it is not considered achievab within the plan period.				design / planning mitigations. Attempts to engage the landowner have been unsuccessful and as such site is not considered developable within the emerging local plan period	
DB 0.40 Planning Former Sacred Heart Residential	Gorachmat -	0	18/01689/FUL as	NA - Suitability has been established NA - Suitability has be	n NA - Suitability has been established NA - Suitability has been NA - Suitability has	NA - Suita	ability has NA - Suitability has been established NA - Suitability has been NA - Suitability has	as NA - Suitability has been NA - Suitability has been	n NA - Suitability has been established NA - Suitability has been	NA - Suitability has been established been established been established	ty has shed NA - Suitability has been established through the NA - Suitability	bility has been established through NA - Suitability I	ty has been	- Suitability has been established through the planning	The Council intends to develop the site for	None identified Anticipated for completion in Mov.	The site benefits from planning permission which Available is currently being implemented. The site is	The planning approval and current delivery of	Given the sites permitted status and the small scale of the scheme	. Achievable Short	NA NA NA NA NA 29		The site is council owned and has planning approval, which is being	
DB 0.40 Planning Former Sacred Heart Convent (C2 and C3)	Goresbrook Disused convent	Convent building	29 29 amended by 19/00841/FUL varied 20/00182/FUL	by through the planning process. established through the planning process.	through the planning process. established through the planning process.	process. processing through the process.	ability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	established through the planning established through the planning process.	through the planning process. established through the planning process.	planning process. because through the planning process. considerable through the planning process. considerable through the planning process.	anning planning process.	the planning process. established through the planning process.	unough tine Suitable Process.	cess.	mousing in accordance with the planning consent on the site.	None identified 2021	is currently being implemented. The site is therefore considered available.	une sue are sumcient evidence to demonstrate that the scheme is viable.	alongside the likely positive achievability considerations, it is likely that the scheme will be delivered within the deliverable period.	Term NA NA	NA NA NA NA 29		The site is council owned and has planning approval, which is being implemented. The site is therefore considered deliverable.	Deliverable
DF 0.20 Planning Permission Wantz Road Residential and Commercial uses (A1/B1/D1/A3	Various employment uses, Eastbrook including car repair, place o worship and self storage.	Four main employment buildings make up the site.	p 63 63 16/00981/FUL	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	has been established through the planning process. NA - Suitableen established through the process.	ability has ablished been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	as NA - Suitability has been of established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	ty has shed NA - Suitability has been established through the planning process.	bility has been established through the planning process. NA - Suitability established through planning process.	ty has been NA - hthrough the Suitable process.	 Suitability has been established through the planning cess. 	The owner intends to develop the site in accordance with the planning consent on the site.	None identified The site is understood to be immediately available	The site benefits from planning permission which Available is currently being implemented. The site is therefore considered available.		Given the sites permitted status and the small scale of the schem alongside the likely positive achievability considerations, it is likely that the scheme will be delivered within the deliverable period.		NA NA NA NA NA 63	The capacity has been set in alignment with the planning consent for the site	The site is developer owned and has planning approval, which is being implemented. The site is therefore considered deliverable.	Deliverable
																							In terms of suitability, no critical constraints have been identified. Howe intermediate constraints have been identified relating to noise issues from the railway and redevelopment of previously developed land. It is anticipated that these can be overcome by relatively commonplace desolaming mitigations.	rom
DG 0.22 Call for Sites Bamford Road (Residential and Community/R etail uses)	Abbey Vacant Site.	There are no existing buildings on the site.	e. 98 98 N/A	Flood Risk Zone 1, or	The site does not contain / intersect with a in listed building, a scheduled monument, or a conservation area. No constraint identified.	ti intersect an area designated as SIL. No constraint identified. The site di intersect will of public op No cons identif	does not ith an area intersect with an area besignated as MOL. No constraint identified. The site does not intersect with an area designated as a nature conservation site. No constraint identified. The site does not intersect with an area designated as a nature conservation site. No constraint identified.	to tarea The site does not contain / The site does not contain / intersect with an area designated as a TPO. No constraint identified. The site does not contain intersect with an area designated as a protecte wharf. No constraint identified.	n / The site does not intersect with an area designated as LSIS. No constraint identified.	The site intersects with an area identified as having high noise levels. Intermediate constraint identified. The site topography is At least 95% of At least 95% of the site is within 40 development capacity. No constraint identified.	of the Of the At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified. At least 95% Centre (M. Centr	The majority of (greater than 50% been developed platerie). No constraint identified.	of the site 50%) has not d previously. Constraints Identified of the previously.	rmediate constraints identified. The site intersects with area identified as having high noise levels. The majority he site (greater than 50%) has not been developed viously.	The site is owned by willing site owners, who have intentions to develop the site for mixed uses.	In accordance with the Call for Sites None identified Response, the site is available for development immediately.	The site is owned by willing site owners, who have intentions to develop the site for housing. The site is therefore considered immediately available.	The site is located within a relatively high residential value area based on the Local Plan Viability Assessment, therefore it is considered to be a viable development project.	The fact that the site benefits from a willing site owner (immediate available) and that it is considered the market values are sufficient enable a viable scheme signifies that the site is likely to be achievable - indeed, the site is cleared in preparation for redevelopment. Planning consent is still outstanding, however it is understood that a scheme is soon to be developed and submitted. The information suggests the timetable would allow for completion within the next five years.	Achievable Short Term Central Standa	rd y 4-6 355 0.22 NA 98 N/A	98 98 Formula based calculation	planning mitigations. In terms of availability, the site is owned by willing site owners, who has intentions to develop the site for housing. The site is therefore consider immediately available. In terms of achievability, the assessment considers that values in the array sufficient to achieve a viable scheme, and the Council's development and the council's development that a cacheme should be delivered on site in the cost first.	Deliverable area ent
																			was and seek live years.				are suincient to achieve a value solvenie, and the countries development team suggests that a scheme should be delivered on site in the next five years. Given the issues regarding; achievability, suitability and availability, set above, the site is considered deliverable.	ive
DH 0.44 Estate Renewal (Previously Rainham Residential	Heath Residential	Two maisonette blocks on site	63 46 19/01917/Fill (63 cm)	its) through the planning established through th	NA - Suitability has been established through the planning established through the planning.	has been established through the planning been esta	ability has ablished been established through the planning through the planning norcess.	as NA - Suitability has been NA - Suitability has been established through the planning established through the	NA - Suitability has been established through the alphanian	NA - Suitability has been established through the	ty has shed NA - Suitability has been established through the NA - Suitabil anning	bility has been established through the planning recognitions the planning recognition to the planning recognition of the planning recognition	ty has been hrough the Suitable NA -	 Suitability has been established through the planning cess. 	The Council (site owner) has ambitions to redevelop the site and has secured	Whilst existing occupants are likely to mean that the site is not available currently, information from the council development team indicates leaseholds	The site is owned by willing site owners (the Council), who have intentions to develop the site for housing. The site is therefore considered to	accordance with the content of the report, is No abnormal costs have been identified			NA NA NA NA NA 63		No Critical constraints have been identified. The Council (site owner) has ambitions to redevelop the site and has attained a planning consent in regard to this.	Deliverable
Renewal (Previously Rainham Road North)			v. (v. dil	process.	process.	proce	ess. process. process.	process.	process.	process. process.		pour ang pro-			paramy concorn to control tradi	programmed by end of 2023, therefore the site will likely become available within five years. Whilst existing occupants are likely	for housing. The site is therefore considered to become available within the next five years.	vable. In addition, the application for development consent indicates that a viable scheme is possible.	As set out in previous columns, outspector is increast to 2023 and there is no evidence to challenge this given the progress made in relation to the planning process.	rem	THE THE THE THE TOTAL TOTAL	Net capacity takes account of the 17 units on site, as informed by the planning application. Although the formula based approach identifies	Given the small scale of the site and significant progress through the planning system, it is considered likely that the site will be completed in deliverable period. In terms of suitability, no critical constraints have been identified. Intermediate constraints have been identified in relation to: part of the s a falls within flood zone 3 (but benefits from flood defences); the site includes the site of the s	site cludes
DI 0.58 Call for Sites 53-135 Roxwell Road Residential	Thames Residential	Two maisonette blocks on site.	87 46 19/01920/FUL (87 uni	intersect an area designated as Green Belt. No constraint Intermediate constraint	The site does not contain / intersect with a telescope is scheduled monument, or a conservation area. No constraint identified. The site is not considered likely to contain The site does not int contaminated land. No constraint identified.	of intersect an area designated as SIL. No intersect will of public op. No constraint identified.	does not intersect with an area pen space. Istraint identified. The site does not intersect with an area designated as MOL. No constraint identified. The site does not intersect with an area designated as an ature conservation site. No constraint identified.	ot rea The site does not contain / intersect with an area designated as a TPO. No constraint identified. The site does not contain intersect with an area designated as a protecte wharf. No constraint identified.	n / The site does not intersect with an area designated for designated as LSIS. No constraint identified. The site does not intersect with an area designated for an alternative use (i.e. for non-housing). No constraint identified.	The site topography is not likely to with an area identified as having high noise levels. No constraint identified. The site topography is not likely to substantially constrain area identified as the substantially constraint abusiness. At least 95% at least 95% to constraint identified. At least 95% at least 95% to constraint identified.	of the DOM of No No tiffied. Over 5% of the site is further than 1 kilometre from a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraint identified.	% of the site is within 1km of Town Major, District or Neighbourhood re). No constraint identified. Up to half of the si previously develo No constraint id	e site contains eloped land. Lidentified. Suitable: Intermediate Constraints Identified or Ft Stati	rmediate constraints identified. This site is located in Flood Risk Zone 2 and 3. However, the site benefits in Flood Risk Defence. Over 5% of the site is further 1 kilometre from a Train, Tube or Overground Station Future Train, Tube or a train, tube or Overground tion which will be delivered over the plan period.	The Council (site owner) has ambitions to redevelop the site and has applied for consent to deliver this.	cholds would need to be to mean that the site is not available	Available The site is owned by willing site owners (the Council), who have intentions to develop the site for housing. The site is therefore considered to become available within the next five years.	The site is located within a relatively low residential value area based on the Local Plan Viability Assessment, however in accordance with the content of the report, is viable.	Due to the small scale it is considered that the site should be delivered in approximately a year following commencement on site As set out in previous columns, completion is forecast for 2023 and there is no evidence to challenge this.	. Achievable Short di Term Urban Oppor ity Ard	un 1 100 0.58439 NA 58 87	capacity of 58, information from the council's development team identifies that 87 units should be achievable on this site. Given this is informed by more site specific assessment, this figures is considered appropriate for use in this database. The net capacity calculation takes into account	public open space and the site is over 1km from the nearest rail station I (although is well served by buses). It is considered likely that these d constraints could be overcome by relatively commonplace design / plan s mitigation.	on naming Deliverable
															The Court of the				The disk is the first of the fi				deliverable. In terms of suitability, no critical constraints have been identified. Two intermediate constraints have been identified, relating to the following: t site is located in close proximity to listed assets and is within the Abbey and Barking Town Centre Conservation Area; and the site is also affect by traffic noise from Broadway, however it is possible that these issues	the ey cted
DJ 0.74 Call for Sites Clockhouse Avenue Mixed Use (Residential, Industrial B1/18/2/88, Retail, Community uses)	Abbey Retail (Primary Frontage)	Clockhouse Avenue Building	250 250 N/A	intersect an area designated as Green Flood Risk Zone 1, or a	The site intersects with a conservation area. Intermediate constraint identified. The site is not considered likely to contain contaminated land. No constraint identified.	t intersect an area designated as SIL. No constraint identified. The site difference with of public op No considentified.	does not intersect with an area designated as MOL. No constraint identified. The site does not intersect with an area adesignated as an MOL. No constraint identified. The site does not intersect with an area designated as a nature conservation site. No constraint identified.	the trea and the site does not contain / The site does not contain / Intersect with an area designated as a TPO. No constraint identified. The site does not contain intersect with an area designated as a protecte wharf. No constraint identified.	n / The site does not intersect with an area designated for designated as LSIS. No constraint identified. The site does not intersect with an area designated for an alternative use (i.e. for non-housing). No constraint identified.	The site intersects with an area identified as having high noise levels. Intermediate constraint identified. The site topography is not likely to substantially constrain development capacity. a bus stop. No constraint identified.	of the 20m of No Train, tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	6 of the site is within 1km of Town Up to half of the si previously develo No constraint id	e site contains eloped land. Lidentified. Suitable: Intermediate a con Constraints Identified noise	rmediate constraints identified. The site intersects with onservation area and an area identified as having high se levels.	The Council, who owns the majority of freehold to the site, intend to develop the site for a residential led mixed use scheme. However, there are currently no comprehensive plans for redevelopment of the site and there is a need to agree acquisition matters with other landowners in the site, whose intentions are not	Whilst existing occupants are likely to mean that the site is not available currently, information in the Call for d assembly required. If the site submission indicates that the site will become available in 5 years, therefore the site will likely become available within five years.	Ine site, intend to develop the site for residentia	The site is located within a relatively high residential value area based on the Local Plan Viability Assessment, therefore it is considered to be a viable development project.	achievable in the short term. However, it is considered probable the site could be delivered in the medium term. Due to the small si of the site it is likely that it can be constructed relatively quickly,	Achievable Medium Term Central Oppor	un 6 450 0.74252 NA 334 250	Information from the Council's development tea suggests that a capacity of 250 units may be feasible nor the site. As this is hased on more	can be overcome by appropriate design / planning mitigation. In terms of availability, the Council, who own the freehold to the site, into develop the site for residential led scheme. However, there are no comprehensive plans for the schemes redevelopment. Nevertheless, the scheme is likely to become available in the medium term, outside the deliverable period.	ntend he Developable
uses)															known.				within 1-2 years.				In terms of achievability, the values prevailing in this area are considere sufficient to allow for a viable scheme, but undertaking the scheme requiplanning consent and this is likely to mean delivery occurs in 6-10 years Given the issues regarding; achievability, suitability and availability, set above, the site is considered developable.	quires rs.
		Shopping Centre, flat blocks and car park.	k. 1016 860 N/A	designated as Green Relt No constraint Flood Risk Zone 1, or a area with no flood risk.	The site does not contain / intersect with a in listed building, a scheduled monument, or a conservation area. No constraint identified.	The site d intersect an area designated as SIL. No function of public op No constraint identified.	does not that area intersect with an area ben space, designated as MOL. No constraint iffied. The site does not intersect with an area designated as a nature conservation site. No constraint identified.	tea The site does not contain / intersect with an area designated as a TPO. No constraint identified.	n / The site does not intersect intersect with an area with an area designated for designated as LSIS. an alternative use (i.e. for No constraint inch-housing). No constraint	The site topography is The site intersects with an area identified as having high noise levels. Intermediate constraint identified. Na constraint Na constraint	of the Dom of Tube or Overground Station or Future Train, Tube or a Train, No Train trube or Overground Station which will be delivered over the plan period. No constraint identified.	% of the site is within 1km of Town Up to half of the si previously develone). No constraint identified.	e site contains eloped land. Lidentified.	rmediate constraints identified. No critical constraints to been identified. Although the site may suffer from se issues due to its close proximity to the railway and 240, and is located on previously undeveloped land, se issues can be mitigated through the redesignment.	The Council have established this as a redevelopment site. The Council own the freehold of part of the site, with a long lease given on the shopping centre. The Council also manage and own the connecting residential development above the shopping centre. The Council intend to	Given the early stages of the redevelopment of this site, it is considered that the development will occur in the medium to long term. It is anticipated that the availability will strongly correlate to the planning	The site is not considered immediately available The Council have intention to develop the site over the emerging plan period but this is not like to come forward in the deliverable period. It will Available take time for the Council to explore buying back leaseholds and set out development options.	y The site is located within a relatively low residential value area based on the Local Plan Viability Assessment, however in No abnormal costs have been identified	the deliverable period. The scheme is therefore considered to be	e Achievable Medium / Urban Centr	a a e Various 4 Various 2.715 NA 660 N/A 1016 dd	robust than the formula based capacity 860 assessment as it is based on site specific assessment Currently there are 156 dwellings	In terms of suitability no critical constraints have been identified. An intermediate constraint has been identified in relation to noise, but it is considered likely that this can be overcome by fairly commonplace desi planning mitigation. The site is not considered immediately available. The Council have inter to develop the site over the emerging plan period but this is not likely to come forward in the deliverable period. It will take time for the Council	ention Developable
				identified.	constraint identified.	identif	identified. No constraint identified. constraint identified	identified.	identified. identified.	identified. constraint iden	para parada no constraire identified.		thesi proc	cess.	the shopping centre. The Council intend to redevelop the site for mixed use retail and residential development. NB the railway is not intended for redevelopment.	strongly correlate to the planning status of the site - given the current occupation as a shopping mall.	Consequently, the site is considered not immediately available but likely available over th medium to long term.	viable.	achievable in the medium to long term.	Densi	rd y	on the site at present, resulting in a net capacit of 860 dwellings.	come forward in the deliverable period. It will take time for the Council I vexplore buying back leaseholds and set out development options. Consequently, the site is considered not immediately available but likely available over the medium to long term.	
DO 0.46 Call for Sites Town Quay Residential	Town Quay Wharf / Londor Gascoigne Chamber of Commerce / Residential		160 138 15/01577/PRIOFE	designated as Green Belt. No constraint identified. HOOD RISK ZONE 1, OF area with no flood risk. constraint identified.	The site does not contain/ intersect with a in listed building, a scheduled monument, or a conservation area. No constraint identified.	ot intersect an area designated as SIL. No intersect with of public op No constraint identified.	does not intersect with an area pen space. In the site does not intersect with an area with an area designated as MoL. No constraint identified. The site does not intersect with an area designated as a nature conservation site. No constraint identified.	ot The site does not contain / intersect with an area designated as a TPO. No constraint identified. The site does not contain / intersect with an area designated as a protecte wharf. No constraint identified.	n / The site does not intersect with an area designated for an alternative use (i.e. for non-housing). No constraint identified.	The site intersects with an area identified as having high noise levels. Intermediate constraint identified. The site topography is not likely to at least 95% At least 95% is substantially constraint at each of the site is within 40. At least 95% At least 95% is substantially constraint identified.	of the DOM of Tube or Overground Station or Future Train, Tube or a Train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	% of the site is within 1km of Town Major, District or Neighbourhood re). No constraint identified. Up to half of the si previously develo No constraint id	e site contains seloped land, t identified. Suitable: Intermediate Constraints Identified an ai	ermediate constraints identified. The site intersects with area identified as having high noise levels.	The site is partly owned by the council. The Council's development team is undertaking land assembly with other site owners. Prior approval applications to convert the existing buildings on the site to residential have been submitted and approved, suggesting owner willingness to develop.		Available work is underway between landowners to examine how the site could be part of a more comprehensive redevelopment. The site is	residential value area based on the Local Plan Viability Assessment, therefore it is No abnormal costs have been identified	Given the scale of the scheme it is anticipated that it can be constructed within approximately a year of starting on site. The council's development team intends to commence work on site at end of 2021 / early 2022, therefore it is considered likely that the is achievable in the short term	he Torm Central Oppor	un 2 350 0.45745 NA 160 N/A	informed by consultee.	The prior approval consents indicate that delivery of housing here is like to be suitable in principle. In terms of availability, this is likely to depend plans for a more comprehensive redevelopment of the site than the prics approvals would allow for. This work is in progress and in accordance vinformation provided by the council's development team which identifies start on site by early 2022, it is considered that the site can be delivere the next five years.	nd on ior with Deliverable
			moor formurf												чечеюр.									

ID Area (Ha) Source Sit	e Name Proposed Use Wa	Site Information Use Status	Existing Buildings	Site Net Capacity Planning permissi reference (if applicable)		Indicator 3: Listed buildings, Scheduled Monuments and Conservation Areas	Indicator 5: Designated Strategic Industrial Land (SIL)	Indicator 6: Designated Public Open Space Indicator 7: Designated Metropolitan Open Land (MOL) Indicator 8: D Nature Cons Area	Pryation Designated Indicator 10: Tree Preservation	Suitability Indicators Indicator 11: Designated Protected Wharf Industrial Sites (LSIS)	ndicator 13: Allocated for Alternative Use Indicator	r 14: Noise Indicator 15: Indicator 16: Access Topography to bus services	Indicator 17: Access to rail services	Indicator 18: Proximity to centres	Indicator 19: Previously Undeveloped land Conclusion	Overall Suitability Summary	Owner / Developer Intentions Kn	Availability inown Legal Issues Availability Period	Overall Availability Conclusion Availability Summ	y Market Factors Cost Factor Depender	Achievability cles Delivery Factors	Overall Achievability Characte Der Conclusion r Ar	usity PTAL (Density (Dwellin gs per Hectare) Site Size (Area Ratio Care)	Capacity Dormula Based Informed Capacity Capacity Overall Capacity No Capacity Capacity	et Comments relating to Capacity Figure	Findings and Outcome Overall Conclusion	Overall Conclusion Summary
	Mixed Use (Residential,																	This site benefits from planning		The site is located within a relatively high residential value area based on the Local	Given the planning consent and as implementation of this is						
DP 2.23 Planning Permission Abbey	Retail Park floorspace, North floorspace, Employment floorspace, Community uses)	Former Industrial Estate - vacant	None identified	1089 1089 18/02013/FUL	NA - Suitability has been established through the planning process. NA - Suitability has be established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	MA - Suitability has been established orough the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	has been dugh the been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitab established established planning	NA - Suitability has been did through the generate blished through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Sultability has been established through the planning process.	The owner intends to develop the site in accordance with the planning permission - demolition has commenced.	None identified permission and is being implemented. It is therefore considered available in the short term in accordance with the NPPG.	The site benefits from planning p is currently being implemented. therefore considered available.		progressing, it is considered that construction on the site is achievable within the next five years. Due to the large scale of site, it is anticipated that it would take several years to build or Therefore the site is considered achievable in the short term, extending into the medium term.		A NA NA NA NA I	NA 1089 1,089 1,1	The capacity has been set in alignment with the planning consent for the site	Planning consent on the site indicates suitability and viability. Construction of the site as commenced and due to the size of the site, is anticipated to continue through the deliverable period into the developable period. The site is therefore considered part deliverable and part developable.	to Deliverable / Developable
DQ 0.21 Planning Permission Dageni	nam working (Residential and Ricommunity uses D1)	ver Private Club	'The Club' members club	20 20 17/00786/FUL	NA - Suitability has been established through the planning process.	neen the been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	IA - Suitability has been established been established through the planning process. NA - Suitability has been established through the planning process.	has been ough the been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitablished established planning	bility has been d through the g process. NA - Sultability has been established through the planning process. NA - Sultability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Sultability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	The owner intends to develop the site for housing in accordance with the planning consent on the site.	Unknown. But this site benefits from planning permission and is therefore considered available in the short term in accordance with the NPPG.	Available is currently being implemented.		Given the sities permitted status and the small scale nature of scheme, alongside the likely positive achievability consideration likely that the scheme will be delivered within the deliverable positive achievable positive.	ns, it is Achievable Short NA N	ia na na na i	NA 20 20		Planning consent on the site indicates suitability and viability. It is likely given the vacant nature of the site that development can begin in the next ive years, and due to the small scale, should be completed within this seriod.	Deliverable
DS 0.54 Call for Sites Rainhar	n Road South Residential Eastt	brook Residential	Flats	68 43 N/A	The site does not intersect an area designated as Green flood risk Zone 1, or more risk many the flood risk area with no flood	The site does not ithin contain / intersect with a ran listed building, a likely to contain (No schellulet monument or containing and No	The site does not intersect an area designated as SIL. No of proceedings of the site of procedure of the site of t	The site does not ersect with an area intersect with an area with splic open space.	t intersect intersect with an area designated as a ration site. dentified. The site does not contain / Intersect with an area designated as a a ration site. So constraint identified.	The site does not contain / intersect with an area designated as a protected designated as LSIS.	The site does not intersect inth an area designated for an alternative use (i.e. for oise leusles)	The site topography is ersects with an not likely to At least 95% of the das having high substantially constrain site is within 400m of the temporal and evaluationment cancer.	At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a	At least 95% of the site is within 1km of Town Centre (Major, District or Neighbourhood	Up to half of the site contains previously developed land.	te Intermediate constraints identified. The site intersects with	The Council (site owner) has ambitions to redevelop the site, but needs to assemble Leasel	According to information from the Council development team, the site shold buy backs required is forecast for completion in 2023	The Council, who own the majori the site, intend to develop the sit led scheme. However, there are comprehensive plans for the site.	Plan Viability Assessment, nowever in No abnormal costs have been in		site. Achievable Short Land Term	dard 3 80 0.53841 n/a		Although the formula based approach identifies a capacity of 43, information from the council's development team identifies that 68 units should in the achievable on this site. Given this is informed is by more site specific assessment, this figures is f.	In terms of suitability no critical constraints have been identified. One intermediate constraint relating to noise issues on the site is identified but is considered that this can be overcome by relatively commonplace design planning mitigation. Although no consent for the site exists, it is considered likely given the small number of units that a scheme can be	ıt it gn Deliverable
DT 0.30 Council Intel Beco			Supermarket building(s), part of which is						dentified. allotment. No constraint identified. as a IPO. No constraint identified as a IPO. No constraint identified. The site does not intersect a intersect with an area designated as an allotment. No constraint identified. The site does not contain / intersect with an area designated as a IPO. No constraint identified.									and therefore is considered available within five years. None identified Unknown	Attempts to contact the landown	scheme is viable	there is no evidence to challenge this given the progress made relation to the planning process. Delivery of the site should be undertaken within a year followin commencement on site, due to the small scale of the site. How as the site is considered unavailable, it is not considered achie within the plan period.	g	dard 2 145 0.29522 N/A		The net capacity takes account of the 25 units that occupy the site at present. In the third that the third th	considered likely given the small number of units that a scheme can be lelivered in the next five years. In terms of suitability, no critical constraints have been identified, intermediate constraints have been identified in relation to noise issues an hat the site is over 1km from the nearest rail station (but is served by juses). It is considered likely that these constraints can be overcome by commonplace design / planning mitigations.	and
DU 0.29 Council Intel Fiddl	ers corner Residential Vale	Taxi office, parking and open space	Taxi office.	42 42 N/A					constraint identified. The site does not eignated as intersect with an area aration site. designated as an allotment. No constraint identified. The site does not contain / intersect with an area designated as a TPO. No constraint identified.									Information from the Council (owner) sets out that the site is not being pursued and therefore it is not considered likely to be available within the emerging plan period.	Not Available According to information from the owner), the site is not available.	The site is located within a relatively high residential value area based on the Local Plan Viability Assessment, therefore it is considered to be a viable development project.			dard 3 145 0.29194 N/A		sit In	Attempts to engage the landowner have been unsuccessful and as such the lite is not considered developable within the emerging local plan period. In terms of suitability, no critical constraints have been identified, intermediate constraints have been identified in relation to noise issues an hat the site is over 1km from the nearest rail station (but is served by buses). It is considered likely that these constraints can be overcome by commonplace design / planning mitigations. The Owner indicates that the site is not available for development, herefore the site is considered not developable.	and
DX 0.18 Council Intel Daget		brook Police station	Police station	14 14 N/A	litersect air aled designated as Green Belt. No constraint identified.	c. No scheduled monument, or d. a conservation area. No constraint identified.	The site does not intersect an area designated as SIL. No constraint identified.	The site does not ersect with an area intersect with an area designated as MOL. No constraint identified. The site does not with an area de designated as MOL. No constraint identified. The site does not with an area de a nature conse No constraint identified.	the intersect of intersect with an area designated as antation site. dentified. The site does not contain / the site does not contain / intersect with an area designated as an allotment. No constraint identified.	The site does not contain / intersect with an area designated as a protected wharf. No constraint identified.	The site does not intersect with an area designated for an alternative use (i.e. for on-housing). No constraint identified. The site interaction area dentified area identified noise levels. constraint	arsects with an das having high substantially constraint identified. The site topography is not likely to das having high substantially constraint development capacity. No constraint identified. At least 95% of the is within 400m of a bus stop. No constraint identified.	At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	At least 95% of the site is within 1km of Town Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. No constraint identified. Suitable: Intermed Constraints Identified.	te Intermediate constraints identified. The site intersects with d an area identified as having high noise levels. Intermediate constraints identified. This site is located	Although this site was included in a previous version of this database, the Council, who owns the site, are no longer seeking to bring development forward on it.	within the emerging plan period.	Not Available According to information from the owner), the site is not available.	The site is located within a relatively low residential value area based on the Local Plan Viability Assessment, however in accordance with the content of the report, is viable.		site is Not achievable. Suburban Star Der	dard 3 80 0.184 N/A	14 N/A 14	In it it if if it if if it if if it if it if it if if it if if it if it if it if if it if it if if if it if if if if it if	In terms of suitability, no critical constraints have been identified. Intermediate constraints have been identified in relation to noise issues, but it is considered likely that this can be overcome by commonplace design / loanning mitigations. The Owner indicates that the site is not available for development, herefore the site is considered not developable. No Critical constraints have been identified. Intermediate constraints have been identified including that the site contains flood zone 3 (but benefits	Not Developable
DY 0.28 Call for Sites Chell					In e site does not intersect an area designated as Green Belt. No constraint identified intermediate constra		The site does not intersect an area designated as SIL. No of process traint identified.	The site does not eresect with an area public open space. No constraint identified. The site does not intersect with an area decignated as MOL. No constraint identified. The site does not more specified as MOL. The site does not intersect with an area de with an area de a nature conse. No constraint	to intersect of intersect with an area designated as an allotment. No constraint identified. The site does not refered with an area designated as an allotment. No constraint identified.	The site does not contain / intersect with an area designated as a protected wharf. No constraint identified. The site does not intersect with an area with a signated as LSIS. No constraint identified.	The site does not intersect with an area designated for an alternative use (i.e. for on-housing). No constraint identified.	The site topography is not intersect in ont likely to substantially constraint of entified. No constraint identified. The site to pography is not likely to substantially constraint of the site is within 400m of a bus stop. No constraint identified.	Over 5% of the site is further than 1 kilometre from a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraint identified.	At least 95% of the site is within 1km of Town Centre (Major, District or Neighbourhood Centre). No constraint identified.	The majority of the site (greater than 50%) has not been developed previously. Intermediate constraint identified.	within Flood Risk Zone 3. However, the site benefits from Flood Risk Defence. The majority of the site (greater than to 50%) has not been developed previously. Over 5% of the distitute than 1 kilometre from a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraints identified.	Site was allocated in 2010 site allocations DPD (SSA SM13) but has not yet come forward. The Council owns the site and plans to redevelop it within the emerging local plan period.	According to the call for sites submission, the site is likely to be delivered within a period of 2-10 years. As such it is considered that the site will be available in the emerging local plan period.	The Council, who own the site, in the site for residential led schem there are no comprehensive plan redevelopment.	and to develop However, for the site's The site is located within a relatively low residential value area based on the Local Plan Vability Assessment, however in accordance with the content of the report, is viable.	Due to the small scale it is considered that the site should be delivered in approximately a year following commencement on although the relationship to surrounding properties may elongal process. The call for sites submission sets out that the site will available in the short - medium term and there is no evidence to suggest this is not feasible.		ortun 1b 100 0.28327 N/A		28 Formula based calculation The sn for de	rom flood defences); noise from the railway and that the site is over 1km rom the nearest rail station (but is served by buses). It is considered likel hat this can be overcome by commorplace design / planning mitigations. The Council (site owner) has ambitions to redevelop the site and given the small scale of the site, this should be completed relatively quickly. The call or sites submission sets out that a scheme should be deliverable in the deliverable / developable period.	kely S. Deliverable / Developable he
						The site does not ithin contain / intersect with a The site is not considered	T	The site does not respect with an area intersect with an area	The site does not intersect with an area The site does not contain /	The site does not contain / The site does not The intersect with an area with a wit	The site does not intersect The site interior in the site	The site topography is not likely to At least 95% of the	Over 5% of the site is further than 1 kilometre from a Train, Tube or Overground Station or Future Train, Tube	At least 95% of the site is within 1km of Town	Up to half of the site contains	Intermediate constraints identified. The site intersects with an area identified as having high noise levels. Over 5% of		The building on the site was demolished due to fire damage and		The site is located within a relatively high residential value area based on the Local	Due to the small scale it is considered that the site should be delivered in approximately a year following commencement on Given the site has been cleared and due to the small scale of t	he			th	n terms of suitability, no critical constraints have been identified. ntermediate constraints have been identified in relation to noise issues an hat the site is over 1km from the nearest rail station (but is served by uses). It is considered likely that these constraints can be overcome by commonplace design / planning mitigations.	
DZ 0.11 Council Intel Dagenha	m Labour Hall Residential Whak	Vacant land	None identified	13 13 (demolition only)	designated as Green Belt. No constraint identified. designated as Green area with no flood risk constraint identified	t ari . No scheduled monument, or d. a conservation area. No constraint identified.	The site does not intersect an area designated as SIL. No constraint identified.	public open space. No constraint identified. designated as MOL. No constraint identified. No constraint identified. with a rate a ue and the very service an anture conse No constraint.	to intersect the site does not designated as a reation site. designated as an allotment. No constraint identified. The site does not contain / The site does not contain / intersect with an area designated as a TPO. No constraint identified.	designated as a protected wharf. No constraint identified. No constraint identified.	an alternative use (i.e. for on-housing). No constraint identified.	destroying high substantiany contractant less the summary would be development capacity. No constraint identified. No constraint identified.	or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraint identified.	Centre (Major, District or Neighbourhood Centre). No constraint identified.	previously developed land. No constraint identified. Constraints Identif	ed the six es truther train. Tubble enter a first in tube of Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraints identified.	redevelop it for residential accommodation	None identified the site sits vacant. The council wishes to redevelop the site in the short term.	Available immediately available.	Plan Viability Assessment, therefore it is considered to be a viable development project. No abnormal costs have been it is a considered to be a viable development project.	dentified. development it is likely that the development could be complete within approximately a year of commencement on site. The condevelopment team intend to submit a planning application within and as such it is considered likely that the site can be delivered within the next five years.	n 2020	2 145 0.105 N/A	15 NA 13	site specific assessment and is included as it is considered to be more robust than the formula based approach. The content of the cont	The site is small and therefore can be delivered quickly once commencement occurs on site, information from the council's development eam suggests completion within the next five years is likely. The site is therefore considered Deliverable.	Deliverable t
				49/04007/EUII Tee	The site does not	ithin The site is not considered	Ţ	The site does not seemed with an area interest with an area.	The site does not contain to	The site does not contain / The site does not Till interest with an one will interest with an one will interest with an one will interest to the contain of	The site does not intersect The site interior to th	The site topography is not likely to At least 95% of the	At least 95% of the site is within 1 kilometre of a Train,	At least 05% of the site is within 4 km of Town	I lo to helf of the eile agentains	Intermediate constraints identified. The aire contains a	The site is in multiple ownership, however comprehensive redevelopment of this area	The site is in multiple ownership, so has different availability periods.	The site has been exhibit of fade	The site is located within a relatively high residential value area based on the Local	next to the lite. Due to the complex nature of the site the delivery is likely to oc	.cur in				Although intermediate constraints in relation to listed building and noise evels have been identified it is considered likely that these can be overcome through good design practices.	
EA 2.65 Previous Allocation Bark	ing Station Mixed Use Abt	bey Railway station and railway lines, retail and offices.	Railway station and associated commercial development	1193 1193 House only (approve 198 units)	d - designated as Green Belt. No constraint identified.	r an. The site contains a listed likely to contain contaminated land. No d	The site does not intersect an area designated as SIL. No of process of proce	public open space. designated as MOL. No constraint identified. No constraint identified. with an area de a nature conse	trintersect intersect with an area designated as attain site. dentified. The site does not intersect with an area and allotment. No constraint identified. The site does not intersect with an area designated as a TPO. No constraint identified.	designated as a protected wharf. No constraint identified.	an alternative use (i.e. for noise levels. constraint identified.	d as having high substantially constraint site is within 400m of s. Intermediate the development capacity. No constraint identified. No constraint identified.	Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	Centre (Major, District or Neighbourhood Centre). No constraint identified.	previously developed land. No constraint identified. Suitable: Intermedi Constraints Identif	listed building and intersects with an area identified as having high noise levels.	has been strongly promoted in recent years and much regeneration in the immediate vicinity has already been delivered.	The Availability ranges from immediate to the long term. The whole site is considered available within the emerging local plan period.		considered Plan Viability Assessment, therefore it is to present a viability issue for t	phases. The delivery of Trocoll House, which has consent is like take place in the short term, however other parts of the site an use area in likely to come forward in the medium / long term.	e Medium / Long Term Central ity /	ortun 6b 450 2.65 N/A 1		193 the site, it is considered that a higher capacity than 198 is certainly achievable. As such, the formula based capacity has been used, although for it is important to note that this will refined as	Part of the site has consent and this is considered likely to come forward i he short term. The remainder of the site is considered likely to come orward in the medium / longer terms. The site is therefore considered part deliverable / part developable.	n Deliverable / Developable
HA 2.57 application request	is (Hertford Residential Abb	bey Retail and ancillary car park	Wickes and Toolstation Barking retail buildings	899 899 N/A	intersect an area designated as Green Belt. No constraint identified	ithin The site does not d. 3. Contain / intersect with a feffit seffet wilding, a scheduled monument, or a conservation area. No constraint identified.	The site does not intersect an area designated as SIL. No constraint identified.	The site does not eresect with an area public open space. No constraint identified. The site does not intersect with an area de designated as MOL. No constraint identified. The site does not with an area de a nature conse not with an area de a nature conse not identified.	trintersect intersect with an area designated as artation site. dentified. The site does not contain / The site does not contain / intersect with an area designated as a TPO. No constraint identified.	The site does not contain / intersect with an area designated as a protected wharf. No constraint identified.	The site does not intersect rith an area designated for an alternative use (i.e. for oon-housing). No constraint identified.	The site topography is not likely to das having high substantiality constraint identified. The site topography is not likely to the site is within 400m of a bus stop. No constraint identified.	At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	At least 95% of the site is within 1km of Town Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. No constraint identified.	Intermediate constraints identified. This site is located te within Flood Risk Zone 2 and 3. However, the site benefits d from Flood Risk Defence. The site intersects with an area identified as having high noise levels.	The owners intend to redevelop the site and are undertaking pre-application discussions	Due to the current operation of the stores on the site, it is not immediately available. However given current pre-application discussion, is considered likely to be available within the emerging local plan period.	Available regarding the site, as such the si available within the emerging local	The site is located within a relatively high residential value area based on the Local is considered plan period. No abnormal costs have been in project.	Given the early stages of the planning process, it is considered that development would be able to commence in the medium to Due to site scale, it is possible that this would extend into the leterm.		ortun Various 350 2.57 N/A 8	899 899 899 89	pre-application discussions are being held which Thindicate the site capacity of 734 units is achievable, however this is related to a part of the site, rather than the whole site. Several areas of PTAL cover the site but due to the fact that these are not available on GIS the calculation has been undertaken assuming an average PTAL of 3. This is considered	The site is not subject to critical constraints. Immediate constraints have neen identified in relation to flood risk - the site is within flood zone 3 but penefits from flood defences. The site is also designated as a local ndustrial site and is affected by noise. These constraints should be overcome by fairly commonplace design / planning mitigation (such as ntensification of industrial space - although should be noted the site is currently in retail use). The site is currently being discussed through pre-application discussions and is considered developable in the next 6-10 years.	t Developable
HL 0.17 Consultation response 48A Car in Ba	Centre		Office buildings	75 75 NA	intersect and area designated as Green Belt. No constraint identified.	c. No scheduled monument, or a contaminated land. No constraint identified. constraint identified.	constraint definited.	No constraint No constraint identified. No constraint	AND OFFICE AND ADDRESS OF THE PARTY OF THE P	wharf. No constraint No constraint no identified.	ion-housing). No constraint identified.	No constraint identified. No constraint identified.	over the plan period. No constraint identified.	Centre). No constraint identified.	No constraint identified.	u all area wermieu as raving ingri ruse evels.	mixed use development.	Unknown. The applicant has submitted details in relation to this site in response to the Regulation 18 Emerging Local Plan consultation, and availability information is not present. However, it is clear that the owner intends to develop the site within the plan period of the emerging local plan.	the site owner, the site is conside	ed available. Han viability Assessment, therefore it is considered to be a viable development project.	The site is being considered for redevelopment. The submission the owner sets out that the site is being investigated to determ development quantum. Given the lack of progress through the planning process it is considered that the site is likely to come forward in the medium term. Given the sites permitted status and the small scale nature of the site is likely to come forward.	n from ine its Achievable Medium Term Central Opp ity /	ortun 6 450 0.16676 N/A	75 N/A 75	75 Formula based calculation thi	No critical suitability constraints have been identified. An intermediate constraint in relation to noise has been identified but it is anticipated that his can be overcome using commonplace /straightforward mitigation. Given the site is in the early stages of the planning process it is considered hat it will come forward after the next five years. Planning consent on the site indicates suitability and viability. It is likely	Developable red
	Granary Residential Gaso Property Residential Gaso Road and Mixed Use Abt		Vacant building, potentially formerly employment use Shops with residential above and church	6 6 19/00301/FUL	The site does not intersect an area Flood Risk Zone 1, or			,	has been catablished through the planning process. The site does not intersect intersect with an area designated as attains site. dentified. Constraint identified.							NA - Suitability has been established through the planning process. Intermediate constraints identified. The site intersects with an area identified as having high noise levels and with a conservation area.	the site.			The planning approval is sufficient evidence to demonstrate that the scheme is viable. The site is located within a relatively high residential value area based on the Local Plan Viability Assessment, therefore it is considered considered to be a viable development project. No abnormal costs have been in the considered to be a viable development project.	dentified. scheme, alongside the likely positive achievability consideration likely that the scheme will be delivered within the deliverable per dentified. Given some land assembly is required, and this is at an early sit is considered likely the site will be achievable in the long term	riod.	ortun 6 450 0.561 N/A 2		o planning consent for the site five de No. Art are House to the site of the s	given the vacant nature of the site that development can begin in the next ive years, and due to the small scale, should be completed within the deliverable period. No critical constraints have been identified. Two intermediate constraints are identified as the site is in a high noise area and a conservation area. However it is likely that these matters can be overcome by relatively straightforward / commonplace mitigation. The site is considered to be viable and achievable in other respects within he plan period of the emerging plan.	S Deliveracie Deliveracie Developable
HO 0.07 Council Intel 14-34 L	ondon Road Mixed Use Abb	bey Retail and residential	Shops with residential above	29 29 NA	The site does not intersect an area designated as Green Belt. No constraint constraint intersection of the site is located with Flood risk zone 1, or area with no flood risk constraint identified	The site does not contain / intersect with a r an listed building, a likely to contain on to a conservation area. No constraint identified.			tritersect The site does not intersect with an area designated as an altion site. allotment. No constraint identified.								The landowners agent submitted a	Although the site is not currently	Although the site is not currently Available considered likely that it will become	The site is located within a relatively high railable it is residential value area based on the Local	Given the small scale of the site it is considered likely that the dentified. Given the small scale of the site it is considered likely that the development could be completed within two years of commenc on site, as such it is considered achievable medium term		ortun 6 450 0.066 N/A		Discussions with the development management team suggest that the formula based capacity is	ikely the site will come forward within the next 6-10 years. The site is therefore considered to be Developable. No constraints have been identified and the site is considered to be viable and achievable in other respects. The site is likely to be available within the lan period and due to its scale is considered possible to develop quickly, nowever as no planning permission is in place insufficient certainty is available to identify this as deliverable. As such the site is considered	ole the
			residential housing, small shopping parade													Critical constraint identified: This site is located within	The Council owns the freehold to the site and are investigation the potential to redevelop to a higher density, linked to the adjacent Castle Green site to the east.	Due to the current number of land parcels which are not in the council's used from the council and e significant land assembly is required plan period.	Due to the current number of lan are not in the council's ownership for some residents to remain the considered to be likely within the	parcels which and a desire the site is not lan period. The site is located within a relatively high residential value area based on the Local Plan Viability Assessment, therefore it is considered to be a viable development project. No abnormal costs have been it project.	The delivery of the site depends not only on the desires of the community which already occupy the site, but is also influence the proposals to underground the A13 at the north of the site, is not understood to be in the TIL business plan. Although failuid deliver the road scheme would not affect the potential to redeve the site, it is considered that proposals will take into account the potential for this turnel and therefore the designs are likely to the potential for this turnel and therefore the designs are likely to the site.	d by which re to elelop Not achievable. Suburban Der	dard 1 65 11.06 N/A 7	718 NA 718	There are a significant number of homes on the estate already, which would need to be removed in order to make way for the development. This has been estimated from council tax records at 275. The formula based capacity has been reduced by this amount to provide an indicative net capacity figure which would result from the	A critical constrain in relation to flood risk has been identified. Due to the fragmented land ownership and relationship to the proposals to	to Not Developable the
RC 5.43 Call for sites Barking			None identified	433 433 NA					The site does not intersect with an area designated as an altoment. No constraint identified. The site does not contain / The site does not contain / intersect with an area designated as a TPO. No constraint identified							town centre.		At present there is no confirmed approach to relocating the current uses on the site. Until this matter is	Relocation of the current use of the Not Available Reference it is not considered like will be callable in the note note.	The site is located within a relatively low residential value area based on the Local Plan Vability Assessment, however in accordance with the content of the report is.	up until such time as there is greater certainty. Due to the need to agree the relocation of the current site uses	s the	ortun 1 80 5.42463 N/A 4	422	Formula based calculation. The site has been assessed as PTAL 1 because even though it contains areas of PTAL 2, these are very insignificant in terms of the overall site size.	No critical constraints have been identified. Intermediate constraint relating o noise on the site and that it has not (in the majority) been developed previously but it is considered likely that this can be overcome with commonplace design / planning mitigation. Due to the need to agree the relocation of the current site uses the site is not available. Planning consent is also required and no applications have been made in relation to this. Overall therefore the site is considered to be not developable.	is Not Developable
SR 0.82 Call for sites	abrook Road Residential Vale	ence Residential	Several maisonette/residential buildings	118 84 NA	designated as Green Flood Risk Zone 1, or	The site does not tithin contain / intersect with a ran listed building, a likely to contain contain to a conservation area. No a conservation area. No constraint identified.	The site does not intersect an area designated as SIL. No	The site does not ersect with an area public open space. No constraint identified. The site does not intersect with an area designated as MOL. No constraint identified. The site does not with an area de a nature conse	ignated as Intersect with an area intersect with an area intersect with an area intersect with an area designated	The site does not contain / intersect with an area designated as a protected wharf. No constraint identified.	an alternative use (i.e. for lon-housing). No constraint with an area having high n	The site topography is not intersect not likely to At least 95% of the substantially constraint site is within 400m of odse levels. No development capacity. No constraint constraint identified.	Over 5% of the site is further than 1 kilometre from a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraint identified.	At least 95% of the site is within 1km of Town Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. No constraint identified.	Intermediate constraints identified. Over 5% of the site is further than 1 kilometre from a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period	The Council owns the site and intends to redevelop it for residential accommodation	In accordance with the Call for Sites submission the site is likely to be available in 5-15 years	Available The Council (owner) intends to dithe medium - longer term.	The site is located within a relatively low residential value area based on the Local Plan Viability Assessment, however in accordance with the content of the report, is viable.	Due to the small scale it is considered that the site should be delivered in approximately a year following commencement on As set out in the Call for Sites Submission this is not likely to o until the medium / long term.		dard 3 145 0.81861 NA 1		The formula based approach suggests that 118 by units can be achieved on the site. However there are an estimated 34 residential units on the site of tracerular making a reformation.	No Critical constraints have been identified. Intermediate constraints have been identified including that the is over 1km from the nearest rail station but is served by buses). It is considered likely that this can be overcome	n ne Developable
	Mixed Use				NA - Suitability has	Constraint Identified.						identified.													fo	or sites submission sets out that a scheme should be deliverable in the levelopable period. The suitability of the site for development is evidenced by the planning consent.	
WA 0.19 Planning Permission Job Cer Lane	r Dagenham (Residential and Rh 96PS A1/A2/B1/D1 floorspace)				been established through the planning through the planning process. The site does not intercept an area. The site is located will	The site does not ithin contain / intersect with a The site is not considered			has been ough the been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.									considered dynamic.	and do a considered dramane.		delivery within the short term. Given the site scale, it is likely that it can be delivered within		A NA NA NA NA I	30 30	cc pla	The site is small and therefore can be delivered quickly once commencement occurs on site. Given significant progress through the planning process and small scale, the site is considered deliverable. In terms of suitability, no critical constraints have been identified. An intermediate constraint has been identified in relation to noise issues but it is considered likely that this can be overcome by commonplace design / planning mitigations.	Deliverable it
WB 0.43 Call for sites RM 475, 4 Rainhan Dagenha	110 8AM Residential Fastt 77 and 477A Road 570uth, m, RM10 7XJ	brook Residential and carparking			intersect and area designated as Green Belt. No constraint identified.	r an listed building, a likely to contain contaminated land. No constraint identified.			to intersect intersect with an area designated as artation site. Sentified. The site does not contain / The site does not contain / Intersect with an area designated as an allotment. No constraint identified.											The site is located within a relatively high	accordance with the Call for Sites submission, the site is consi achievable in the Medium to Long term.	dered Long Term Suburban Der	dard Various 2 80.00 0.43 N/A		34 is reflected in the net capacity figure. It is likely that the site will be redeveloped to provide a greater number of units, however as no detailed feasibility information has been published, the calculated capacity figure has been used. Th	The site is quite small and therefore can be delivered quickly once commencement occurs on site, however the site is not considered likely to be available in the next five years.	Developable
WC 0.62 Call for Sites Sel (Gree	inas Lane (Light Industrial and Residential) Whate	ebone Industrial warehouses / Place of worship	Industrial warehouses and a church	150 150 19/00264/OUT	NA - Suitability has been established through the planning process. NA - Suitability has be established through the planning process.	been the NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	IA - Suitability has been established been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	has been been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitab established established planning planning	bility has been dithrough the grocess. NA - Sultability has been established through the planning process. NA - Sultability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	The owner intends to develop the site in accordance with the planning permission.	In accordance with the Call for Sites response, the site is available within 0-12 months.	The site benefits from planning p is currently being implemented. therefore considered available.	mission which residential value area based on the Local Plan Vlability Assessment, therefore it is considered to be a viable development project. In addition the planning permission also indicates a viable scheme is possible	In accordance with the Call for Sites submission and the programade through the planning system it is considered that the site be delivered within the next five years.		A NA NA NA I		The capacity has been set in alignment with the planning consent for the site	The planning approval on site indicates suitability for development. In accordance with owner intentions is it is considered that the site can be lelivered within the next five years.	Deliverable
WD 0.06 Call for sites	Victoria Public Mixed use including Abt residential	Public House and ancillary car parking	The Victoria' Public House building	26 26 NA	Intersect an area Flood Risk Zone 1, or	The site does not contain / intersect with a ran listed building, a likely to contain on a conservation area. No constraint identified.	The site does not intersect an area designated as SIL. No constraint identified.	The site does not ersect with an area public open space. No constraint identified. The site does not entersect with an area designated as MOL. No constraint identified. The site does not with an area de a nature conse	The site does not intersect with an area designated as an allotment. No constraint identified. The site does not contain / intersect with an area designated as a TPO. No constraint identified.	The site does not contain / intersect with an area designated as a protected wharf. No constraint identified.	The site does not intersect with an area designated for an alternative use (i.e. for non-housing). No constraint identified.	resects with an a not likely to as having high substantially constraint identified. The site topography is At least 95% of the At least 95% of the is in within 400m of a bus stop. No constraint identified.	At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	At least 95% of the site is within 1km of Town Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. No constraint identified. Suitable: Intermediconstraints Identified.	te Intermediate constraints identified. The site intersects with d an area identified as having high noise levels.	The promoters response to the Reg 19 consultation in 2020 sets out that this site is being considered for development. The site was also proposed through the Call for Sites process.	According to the Call for Sites None identified submission the site will be available in 1-5 years	Available The site is available.	The site is located within a relatively low residential value area based on the Local Plan Viability Assessment, however in accordance with the content of the report, is viable.	The site is being considered for redevelopment. Given the lack progress through the planning process it is considered that the likely to come forward in the medium term. Given the small size delivery should be complete within a year of commencing on si	site is Achievable Medium Central Opp	ortun 4-6 450 0.05956 NA :	26 25-20 26	The formula based approach identifies that 26 units can be achieved on the site. This is supported by the site feasibility study which accompanied the Call for Sites submission, which identified a capacity of 25-30 units.	No Critical constraints have been identified. An intermediate constraint has been identified in relation to noise levels on the site, but it is considered ikely that this can be overcome by commonplace design / planning mitigations. The owner wishes to develop the site but due to the lack of progress hrough the planning system, it is likely that this will occur in the next 6-10 rears. The site is therefore considered developable.	Developable
	Mixed Use (Residential, Industrial, Indust				NA - Suitability has	NA - Suitability has		IA - Suitability has NA - Suitability has	has been NA - Suitability has	MA Spitabille be	No. Section	NA - Suitshiifty has NA Swahiin			NA Construction		The landowner intends to develop the site			The site is located within a relatively low	Due to the small scale it is considered that the site should be						
Romo	Is Farm Industrial Industrial Is foreen Industrial Is 1/B8, Retail, and Community uses)		Storage shed on east of site	7 7 (Withdrawn) 20/02167/FULL	been established through the planning process. NA - Suitability has be established through the planning planning process.	been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	been established rough the planning process. NA - Suitabliit established through the planning process.	has been ough the been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitab established established planning	bonty has been dithrough the grocess. Seen established through the planning process. Na - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability he been establishe through the planning process.	NA - Suitability has been established through the planning process.	in accordance with the planning application	Given consent has been attained it is assumed the site will be available within the short term	Available Available	residential value area based on the Local Plan Viability Assessment, however in accordance with the content of the report, is viable.	delivered in approximately a year following commencement on		A NA NA NA I		7 The planning consent is for 7 units pe th	The suitability of the site is demonstrated by its securing of planning permission. The small scale means it likely the site will be delivered within he next five years.	Deliverable
WF 1.49 Call for sites 97-13	Residential- led mixed use development.	Supermarket and ancillary car park	Supermarket building	365 365 N/A	designated as Green Reit No constraint Flood Risk Zone 1, or area with no flood risk	The site does not contain / intersect with a r an listed building, a cheduled monument, or a conservation area. No constraint identified.	The site does not intersect an area designated as SIL. No constraint identified.	The site does not rersect with an area public open space. No constraint identified. The site does not intersect with an area decompleted as MOL. No constraint identified. The site does not with an area de designated as MOL. No constraint identified.	The site does not intersect with an area designated as attain site. dentified. The site does not intersect with an area designated as a TPO. Intermediate constraint identified.	The site does not contain / intersect with an area designated as a protected wharf. No constraint identified.	The site does not intersect with an area designated for an alternative use (i.e. for on-housing). No constraint identified.	The site topography is not likely to At least 95% of the das having high substantially constrain site is within 400m of a bus stop. No constraint identified. The site topography is At least 95% of the site is within 400m of a bus stop. No constraint identified.	At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	At least 95% of the site is within 1km of Town Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. No constraint identified.	Intermediate constraints identified. The site contains / intersects with an area designated as a TPO and an area identified as having high noise levels.	The landowner intends to promote the site towards a planning application, subject to securing an allocation in the emerging Local Plan.	None identified The site owner confirmed the site should become available by 2025	Available The owner intends to develop the term.	The site is located within a relatively high residential value area based on the Local Plan Viability Assessment, therefore it is considered to be a viable development project.	dentified. Commencement is considered likely in the deliverable period but will extend into the Developable period.	Achievable Short / Medium Term Achievable Short / Urban Urban Star Der	4814 Own ntre 8603 3 Various 1.49342 NA 2 Idadard dard	253 365 365	365 achievable. Whilst this is greater than the formula led approach, this figure is considered to	No Critical constraints have been identified. Intermediate constraints have been identified in relation to TPOs and noise. It is considered likely that hese can be overcome by commonplace design / planning mitigations. The owner intends to develop the site towards the end of the deliverable period - the site is therefore considered part deliverable, part developable	Deliverable / Developable

		Site Information								Suitability Indicators							Availability		Achievability		Capacity	Findings and Outcome	
ID Area (Ha) Source Site Name	Proposed Ward	Use Status Existing Buildings Site Capaci	Net Capacity Planning permissi reference (if applicable)		Flood Risk Indicator 3: Listed buildings, Scheduled Monuments and Conservation Areas	Contamination Indicator 5: Designated Strategic industrial Land (SIL) Designated Public Metropolita	an Open Nature Conservation	Indicator 9: In Designated Allotments	ndicator 10: Tree Preservation Orders (TPOs)	Indicator 12: Locally dicator 11: Designated Protected Wharf Industrial Sites (LSIS) Indicator 13: Allocated for Alternative Use	Indicator 14: Noise Indicator 15: Indicator 16: Access to bus services		Indicator 18: Proximity to centres	Indicator 19: Previously Overall Suitability undeveloped land Conclusion	Overall Suitability Summary	Owner / Developer Intentions Known Legal Issues		Overall Availability Conclusion Availability Summary Market Factors Cost Factor Deper	dencies Delivery Factors		PTAL (Dwellin (Area - Ha) Ha) Ratio Ratio Capacity Density (Dwellin (Area - Ha) Ratio Capacity Net Site Gross to Formula Based Gross Informed Capacity Capacity Overall Capacity Net Capacity	t Comments relating to Capacity Figure Overall Conclusion	Overall Conclusion Summary
WJ 0.06 Call for sites 8a Brooke Avenue	Mixed use including Village residential	Residential with garden Residential semi-detached house 8	8 NA	designated as Green Relt No constraint Flood Risk Zo area with no flo	The site does not contain intersect with a listed building, a condition of intersect with a scheduled monument, or a conservation area. No constraint identified.	The site is not considered likely to contain contaminated land. No constraint identified. The site does not intersect an area designated as SIL. No intersect with an area of public open space. No constraint identified. The site does not intersect with an area of public open space. No constraint identified. The site does not intersect with an area of public open space. No constraint identified.	loes not than area as MOL. The site does not intersect with an area designated as a nature conservation site. No constraint identified.	The site does not intersect with an area seignated as an in allotment. No constraint identified.	The site does not contain / Intersect with an area designated de a TPO. No constraint identified.	e site does not contain / intersect with an area intersect with an area designated as a protected wharf. No constraint identified. The site does not intersect with an area designated for an alternative use (i.e. for non-housing). No constraint identified.	The site topography is not likely to with an area identified as substantially constrain site is within 400m of a bus stop. No constraint identified. The site topography is not likely to substantially constrain site is within 400m of a bus stop. No constraint identified.	At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	At least 95% of the site is within 1km of Town I Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. Suitable No constraint identified.	No constraints have been identified.	certainly need to be involved. The	e with (on Thi- st out that the site will be available out that the site will be available	Not Available In accordance with the call for sites for, the site is located within a relatively low residential value area based on the Local Plan Viability Assessment, however in accordance with the content of the report, is viable.	Given the site contains a semi-detached property, agreement will almost certainly need to be reached with the owner of the other half of the semi-detached property prior to delivery being possible. As there is no information that this can be achieved, there is not sufficient evidence to state that this site is achievable within the plan period.	Not achievable. Urban Standard Density	2 145 0.05909 N/A 8 N/A 8	No Critical Constraints have been identified. The landowner is willing to develop the site but because the site includes a semi-detached house, agreement from the adjacent landowner it is considered almost certain to be necessary. There is no evidence that this is the case, and therefore it cannot be concluded that this site is developable within the plan period of the emerging local plan. The site is therefore considered Not Developable.	Not Developable
XC 20.77 Call for sites 165 North Street IG1	iviixed use	Mixed use - industrial warehouses, retail, community centre, primary school, place of worship, plus ancillary car parks	17/00698/FUL 1301 (part of the site - 7 dwellings)	The site does not intersect an area designated as Green Belt. No constraint identified.	rsects with ne 2 and 3. The site intersects with a listed building. Intermediate constraint identified.	The site is not considered likely to contain contaminated land. No constraint identified. The site obes not intersect an area designated as SIL. No constraint identified. The site intersects with an area of public open space - small open space - small open space - Intermediate constraint identified. The site intersects with an area of public open space - small open space - small open space - Intermediate constraint identified.	loes not than area as MOL. straint filed. The site intersects with an area designated as a locally designation (e.g. SINC). Intermediate constraint identified.	The site does not y intersect with an area and designated as an allotment. No constraint identified.	the site contains / intersects with an area designated as a TPO. Intermediate constraint identified.	e site does not contain / intersect with an area designated as a protected wharf. No constraint identified. The site intersects with an area designated for an alternative use (i.e. for non-housing uses).	The site intersects with an rea identified as having high substantially constrain noise levels. Intermediate constraint identified. The site topography is further than 400m further than 400m from the nearest bus top. Intermediate constraint identified.	At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	At least 95% of the site is within 1km of Town I Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. No constraint identified.	Intermediate constraints identified. This site intersects with Flood Risk Zone 2 and 3. However, the site benefits from Flood Risk Defence. The site intersects with a listed building and an area of public open space - small open space. The site intersects with an area designated as a locally defined nature conservation designation (e.g. SINC) and an area designated as a TPO. The site intersects with an area designated for an alternative use (i.e. for non-housing uses) and an area identified as having high noise	will become available for development within the plan per development within the plan per The Council owns the site and intends to redevelop it for mixed use accommodation	riod.	Available The Council (owner) intends to develop the site in residential value area based on the Local the medium - longer term. The site is located within a relatively high a real based on the Local Plan Viability Assessment, therefore it is considered to be a viable development site.	Given the early stages of the planning process, it is considered likely that development would be able to commence in the medium term. Due to site scale, it is possible that this would extend into the long term.	20.77Ha	/arious Various 20.77 NA 8,530 1501 1,501 1,3	achievable within the site. This capacity figure is immigation (such as intensification of industrial space). used in this database as it is considered more robust, because it is based on site specific The site is owned by the council who intend to develop it in the medium /	
41-59 (Odd) Hepwor Gardens 38-64 (Even) XD 1.11 Cell for sites	th Residential Longhridge			The site does not intersect an area	The site does not contain intersect with a not 1 or an					e site does not contain / intersect with an area designated as a protected wharf. No constraint identified. The site does not intersect with an area with an area designated for designated as LSIS. No constraint identified. The site does not intersect with an area designated for an alternative use (i.e. for non-housing). No constraint identified.					levels. Over 5% of the site is further than 400m from the nearest bus stop.	The Council owns the site and intends to Leaseholder buy back may b	In accordance with the Call for Sites submission the site is likely to be	The site is located within a relatively high residential value area based on the Local Plan Visibility Assessment, therefore it is No abnormal costs have be	Due to the small scale it is considered that the site should be delivered in approximately a year following commencement on site. Due to the lack of progress through the planning system, this site is		2 80 1.10601 NA 88 150 150 1	assessment. In addition, 78 units have been delivered on the site, so the net capacity reflects this. The formula based approach has assumed the site is all PTAL3, because the significant majority of the site is PTAL3, Information from the Council's development team indicates that a scheme of 150 units is achievable on the site. This is greater than the formula based capacity result but given that this is based on site specific assessment, is considered to be a more appropriate capacity for inclusion in this	Developable
Hepworth Gardens Barking IG11 9AZ		Nesiderital DOCAS 100	100	Rolf No constraint area with no fi	ood risk. No scheduled monument, or a conservation area. No constraint identified.	contaminated land. No constraint identified. No constraint identified. No constraint identified.	straint fied. a nature conservation site. No constraint identified.	allotment. No as constraint identified.	a TPO. No constraint identified.	wharf. No constraint identified. No constraint identified. No constraint identified. all all arriange use (E. v. in non-housing). No constraint identified.	awing high noise levels. No development capacity. a bus stop. No constraint identified. No constraint identified. identified.	delivered over the plan period. Intermediate constraint identified.	Centre). No constraint identified.	No constraint identified. Constraints Identified	Overground Station which will be delivered over the plan period.	redevelop it for residential accommodation required.	available in 5-15 years	the medium - longer term. The involving Assessment, the letter as the dubtime considered to be a viable development project.	Due to the lack of progress through the planning system, this site is considered achievable in the medium / long term.			The Council (site owner) has ambitions to redevelop the site and given the small scale of the site, this should be completed relatively quickly. The call review suggests that there are approximately 42 units on site. As such, the capacity figure of 150 has been reduced by this amount to calculate an approximate net capacity The formula based approach has assumed the site is all PTAL3, because the significant majority of the site is TAL3, Information from	
XE 5.13 Call for sites Ibscott Close Estate and highways land Rain Road South/Ballards Road		Mixed use - Residential, commercial (Van Hire Company, Ikpaland Enterprise) Residential blocks, retail/commercial buildings	831 N/A	The site does not intersect an area designated as Green Belt. No constraint identified.	The site does not contain / intersect with a listed building, a cod risk. No dentified. The site does not contain / intersect with a listed building, a cod risk. No conservation area. No constraint identified.	likely to contain The site does not intersect an area designated as SIL. No constraint identified. The site does not intersect an area designated as SIL. No constraint identified. No constraint identified.	does not the an area as MOL straint fied. The site does not intersect with an area designated as a nature conservation site. No constraint identified.	The site does not tintersect with an area designated as an in allotment. No as constraint identified.	The site does not contain / Intersect with an area designated de a TPO. No constraint identified.	e site does not contain / Intersect with an area designated as a protected wharf. No constraint identified. The site does not intersect with an area designated for an alternative use (i.e. for non-housing). No constraint identified.	The site intersects with an rea identified as having high substantially constrain noise levels. Intermediate constraint identified. The site topography is not likely to At least 95% of the steep substantially constraint site is within 400m of our constraint identified. At least 95% of the substantial value of the steep substantially constraint identified.	At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	At least 95% of the site is within 1km of Town I Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. No constraint identified.	Intermediate constraints identified. The site intersects with an area identified as having high noise levels.	The Council owns the site and intends to redevelop it for residential accommodation required.	be In accordance with the Call for Sites submission the site is likely to be available in 5-15 years	The site is located within a relatively low The Council (owner) intends to develop the site in residential value area based on the Local Plan Viability Assessment, however in accordance with the content of the report, is viable.	Given the early stages of the planning process, it is considered likely that development would be able to commence in the medium term. Due to site scale, it is possible that this would extend into the long term.		3 145 5.13 NA 744 1100 1,100 8	The site is ont subject to critical constraints. An intermediate constraint has been identified in relation to noise. These constraints should be overcome by a saed on site specific assessment, is considered to be a more appropriate capacity for inclusion in this database. Call for sites/Estate renewal data indicates that there are 269 existing units on the site. As such, 269 has been subtracted from the formula based capacity figure of 1100 to estimate a net capacity that could be achieved by redevelopment of the site.	Developable
XF 0.28 Call for sites Land to the West of Scrattons Farm, Dagenham	·		22 N/A	intersect an area designated as Green Belt. No constraint identified	rsects with ne 2 and 3. site benefits sk Defence. constraint ed. The site does not contain intersect with a listed building, a scheduled monument, or a conservation area. No constraint identified.	The site is not considered likely to contain contaminated land. No constraint identified. The site does not intersect an area designated as SIL. No constraint identified. The site does not intersect with an area of public open space. No constraint identified. The site does not intersect with an area of public open space. No constraint identified. The site does not intersect with an area of public open space. No constraint identified.	The site intersects with an area designated as a locally as MOL. straint filed. The site intersects with an area designated as a locally designed in conservation designation (e.g. SINC). Intermediate constraint identified.	The site does not intersect with an area designated as an allotment. No as constraint identified.	The site does not contain / tersect with an area designated de a TPO. No constraint identified.	e site does not contain / intersect with an area signated as a protected wharf. No constraint identified. The site does not intersect with an area designated for an alternative use (i.e. for non-housing). No constraint identified.	The site intersects with an rea identified as having high substantially constrain site is within 400m of a bus stop. No constraint identified. The site topography is not likely to substantially constrain site is within 400m of a bus stop. No constraint identified.	Over 5% of the site is further than 1 kilometre from a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraint identified.	Over 5% of the site is further than 1km from the nearest Town Centre (Major, District or Neighbourhood Centre). Intermediate constraint identified.	The majority of the site (greater than 50%) has not been developed previously. Intermediate constraint identified.	Intermediate constraints identified. This site intersects with Flood Risk Zone 2 and 3. However, the site benefits from Flood Risk Defence. The site intersects with an area designated as a locally defined nature conservation designation (e.g. SINC) and an area identified as having high noise levels. Over 5% of the site is further than 1 kilometre from a Train, Tube or o Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. The majority of the site (greater than 50%) has not been developed previously. Over 5% of the site is further than 1km from the nearest Town Centre (Major, District or Neighbourhood Centre). Intermediate constraints	was initially considered for development it is understood that this is no longer the	The site is not available.	Not Available The site is located within a relatively low residential value area based on the Local Plan Viability Assessment, however in accordance with the content of the report, is viable. No abnormal costs have be	As set out in relation to availability, the council are no longer considering this site for development, meaning that it will not be achievable.		1 80 0.2769 NA 22 N/A 22	In terms of suitability, an intermediate constraint has been identified in relation to nature designations - the site is wholly designated as a SINC. Due to this constraint it is understood that the site is no longer being pursued.	Not Developable
	Mixed Use (Residential, ng Commercial floorspace, Community uses D1)		17/00232/FUL relat 3000 only to decommissio of the site	The site does not intersect an area designated as Green Belt. No constraint identified.	resects with ne 2 and 3. contain / intersect with a listed building, a scheduled monument, or a constraint aconstraint identified.	The site is not considered likely to contain The site does not intersect an area designated as SIL. No constraint identified. The site does not intersect with an area of public open space. No constraint identified. The site does not intersect with an area of public open space. No constraint identified. The site does not intersect with an area of public open space. No constraint identified.	loes not than area as MOL. straint fied. The site does not intersect with an area designated as a nature conservation site. No constraint identified.	t The site does not site section area designated as an allotment. No as constraint identified.	The site does not contain / Intersect with an area designated as TPO. No constraint identified.	e site does not contain / intersect with an area signated as a protected wharf. No constraint identified. The site does not area designated for an alternative use (i.e. for non-housing uses).	The site intersects with an rea identified as having high substantially constrain noise levels. Intermediate constraint identified. The site topography is not likely to At least 95% of the site intersects with an once identified as having high substantially constraint as within 400m of a bus stop. No constraint identified.	At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	At least 95% of the site is within 1km of Town I Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. No constraint identified.	Intermediate constraints identified. This site intersects with Flood Risk Zone 2 and 3. However, the site benefits from Flood Risk Defence. The site intersects with an area designated for an alternative use (i.e. for non-housing or economic uses) and an area identified as having high noise levels. Intermediate constraints identified.	The owners intend to develop the site for mixed uses. None identified	According to the Call for Sites submission, the site will be available in 2-5 years	The Council understands that Ford has disposed of the site to a developer who plans to develop the site for residential purposes. The site is located within a relatively low residential value area based on the Local Plan Viability Assessment, however in accordance with the Call for Sites submission, the site is considered to be available within 2-5 years.	Given the availability of the site and the Councils knowledge of the site owners' intention it is anticipated that the development achievability is dependant on the planning process. There is currently no planning permission for the site and given the very large scale of the site, it is not considered likely that development will commence until the medium term. The assessment has assumed output at 250 units per annum in alignment with the Barriers to Housing Delivery report.		Various Various 18.5258 NA 2240 3000 3,000 3,0	The formula based capacity calculation sets out that 2240 dwellings are achievable on site. However the Call for Sites submission indicates that hitter in the site submission indicates that hitter in the site submission indicates that between 3,000-3,500 units are achievable. Given the formula based approach is significantly lower than this, the lower capacity of the range identified by the site promoter is considered appropriate for use in this database.	Developable
XK 3.74 Call for sites Barking Riverside Gateway Zone	Mixed use including Thames		538 N/A	Intersect an area designated as Green Belt. No constraint identified	cated within ne 2 and 3. siste benefits sk Defence. constraint eid. The site does not contain / intersect with a listed building, a scheduled monument, or constraint eid.	The site is not considered likely to contain contaminated land. No constraint identified. The site does not intersect an area designated as SIL. No constraint identified. The site does not intersect with intersect with an area intersect with intersect with an area intersect. No constraint identified intersect with intersection intersect with intersection intersect.	loes not the an area as MOL. with an area designated as a rature conservation site. No constraint identified.	The site does not intersect with an area designated as an inallotment. No as constraint identified.	The site does not contain / Intersect with an area designated de a TPO. No constraint identified.	e site does not contain / Intersects with an area signated as a protected wharf. No constraint identified. The site intersects with an area designated for an alternative use (i.e. for non-housing uses).	The site intersects with an rea identified as having high noise levels. Intermediate constraint identified. The site topography is At least 95% of the substantially constrain site is within 400m of development capacity. No constraint identified.	Over 5% of the site is further than 1 kilometre from a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraint identified.	At least 95% of the site is within 1km of Town U Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. No constraint identified. Suitable: Intermediat Constraints Identified	Intermediate constraints identified. This site is located within Flood Risk Zone 2 and 3. However, the site benefits from Flood Risk Defence. The site intersects with a small area designated as LSIS. The site intersects with a manual read designated for an alternative use (i.e. for non-housing uses) and an area identified as having high noise levels. Over 5% of the site is further than 1 kilometre from a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period.		The Call for Sites submission sets out that the site is likely to be available in 1-5 years. There is no evidence to contradict this.		The site is a large and complex site and although the call for sites submission says the site will become available within 1-5 years, planning permission is still outstanding. Given the significant scale of the site, if sufficient resources are applied it is considered possible that development may commence in the medium term, and due to the scale of the site, this may continue into the long term.			As such the site is considered developable. In terms of suitability, no critical constraints have been identified. Numerous intermediate constraints have been identified in relation to: flood risk (the site benefits from flood defence); noise levels; that the site is allocated for employment use and as a LSIs in the extant local plan. Also the site is over 1km from the nearest rail station (although it is served by buses). The site is in multiple landownership and it is considered feasible that the site will be delivered in the next five years. The site is therefore considered developable. In terms of suitability, a critical constraint has been identified as the site is	Developable
XO 0.31 Call for sites Lodge Avenue	Mixed use including Mayesbrook residential	Car park and vacant land None identified 24	24 NA		and rials No cahadulad manument or	The site is not considered likely to contain contaminated land. No constraint identified. The site does not intersect an area designated as SIL. No constraint identified. The site does not intersect an area designated as SIL. No constraint intersect with an area of public open space. No constraint identified. The site does not intersect an area designated as SIL. No constraint identified.	resect with grated as with an area designated as dentified. The site does not intersect with an area designated as a nature conservation site.	The site does not t intersect with an area s designated as an allotment. No as constraint identified.	The site does not contain / Intersect with an area designated as a TPO. No constraint identified.	e site does not contain / Intersect with an area designated for designated as a protected wharf. No constraint identified. The site does not intersect with an area designated for designated as LSIS. No constraint identified. The site does not intersect with an area designated for alternative use (i.e. for non-housing). No constraint identified.	The site intersects with an rea identified as having high substantially constraint constraint identified. The site topography is not likely to site is within 400m of a bus stop. No constraint identified. At least 95% of the site is within 400m of a bus stop. No constraint identified.	At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	At least 95% of the site is within 1km of Town to Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. No constraint identified. Critical and Intermediate Constraints Identified	Critical and intermediate constraints identified. The site intersect with an area designated as MOL. The site intersects with an area identified as having high noise levels.	The Council owns the site and intends to redevelop it for mixed uses None identified	In accordance with the Call for Sites submission the site is likely to be available within 1-10 years.		The Council owns the site and anticipates it will become available in the short - medium term. Planning consent is still outstanding and this will be a key factor in the achievability of this site. As little progress has been made in this regard, given sufficient resources are focussed to the site, it is considered achievable in the medium term.	Achievable Medium Term Urban Standard Density	1 80 0.31105 N/A 24 N/A 24	partially designated as MOL. Intermediate constraints have also been identified in relation to open space, nature conservation, and noise. Sensitive design and siting within the site will be required to mitigate these constraints. The site is owned by the council who intend to develop it, however this is linked to gaining planning consent and there is no evidence to suggest this will come forward within the next five years. Given the constraints to the site it is considered to be developable rather than deliverable, and it may be the case that not the full site area comes forward.	Developable
	Residential Thames		112 N/A	intersect an area designated as Green Belt. No constraint identified	cated within ne 2 and 3. It is to benefits its benefits k Defence. constraint a constraint a constraint identified.	likely to contain rocontaminated land. No constraint identified. The site does not intersect an area designated as SIL. No provided in the site of public open space. No constraint identified. No constraint identified.	th an area as MOL. The site does not intersect with an area designated as	The site does not t intersect with an area s designated as an in allotment. No constraint identified.	ntersect with an area designated de	e site does not contain / intersect with an area signated as a protected wharf. No constraint identified. The site does not intersect with an area designated for an alternative use (i.e. for non-housing). No constraint identified.	rea identified as having high substantially constrain site is within 400m of	or a train, tube or Overground Station which will be	At least 95% of the site is within 1km of Town Centre (Major, District or Neighbourhood Centre). No constraint identified.	The majority of the site (greater than 50%) has not been developed previously. Intermediate constraint identified.	Intermediate constraints identified. This site is located within Flood Risk Zone 2 and 3. However, the site benefits from Flood Risk Defence. The site intersects with an area identified as having high noise levels. The majority of the site (greater than 50%) has not been developed previously. Over 5% of the site is further than 1 kilometre from a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period.	develop it for bouring. None identified	TFL have confirmed that the site is likely to be available within 5-10 years.	The site is located within a relatively high residential value area based on the Local Plan Viability Assessment, therefore it is considered to be a viable development project.	TfL owns the site and anticipates it will become available in the medium term. Planning consent is still outstanding and this will be a key factor in the achievability of this site. As little progress has been made in this regard, given sufficient resources are focussed to the site, the call for sites submission is taken as read and it is considered achievable in the medium term.	Achievable Medium Term Suburban Opportun ity Area	2 145 0.77819 N/A 112 N/A 112 1	No critical constraints have been identified. Intermediate constraints on the site relate to flood risk (although the site benefits from flood defence); contains a wildlife designation; is affected by noise, is over 1km from a rail station (but is served by buses) and the majority of the site has not been developed previously. It is considered that these constraints can be overcome by relatively commorplace design / planning mitigation. TfL own the site and intend to bring it forward for development in 6-10 years. The site is therefore considered developable.	Developable
YA 0.39 Call for sites Highbridge Road Barking IG11			136 N/A	Intersect an area designated as Green Belt. No constraint identified	cated within 2. The site does not contain i intersect with a listed building, a Defence. constraint constraint a conservation area. No constraint identified.	likely to contain The site does not intersect an area designated as SIL. No of public open space. No constraint identified. The site does not intersect an area designated as SIL. No of public open space. No constraint of public open space. No constraint identified.	does not than area as MOL. The site does not intersect with an area designated as a nature conservation site. No constraint identified.	The site does not intersect with an area designated as an in allotment. No as constraint identified.	The site does not contain / tersect with an area designated de a TPO. No constraint identified.	e site does not contain / Intersect with an area currently allocated for hotel signated as a protected wharf. No constraint identified. The site does not currently allocated for hotel development along the A406. Intermediate constraint identified.	The site intersects with an rea identified as having high substantially constrain noise levels. Intermediate constraint identified. The site topography is not likely to substantially constrain site is within 400m of a bus stop. No constraint identified.	At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	At least 95% of the site is within 1km of Town I Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. No constraint identified.	Intermediate constraints identified. The site is located within Flood Risk Zone 2. The site does not benefits from Flood Risk Defence. The site is currently allocated for the provision of a Hotel along the A406. The site intersects with an area identified as having high noise levels.	The owners intend to develop the site for None identified housing.	Unknown. The Call for Sites submission identifies that the site is not immediately available, but will become so over the emerging local plan period. Commercial negotiations will determine programme.	Available The owner intends to develop the site in the plan period, detailed timescale unknown The site is located within a relatively high residential value area based on the Local Plan Viability Assessment, therefore it is considered to be a viable development project.	Given the availability of the site and the Councils knowledge of the site owners' intention it is anticipated that the development achievability is dependant on the planning process. There is currently no planning permission for the site and given the lack of progress in this regard, it is considered that the site is likely to be achievable in the medium term. Given the site scale, completion should be possible within approximately a year following commencement on site.	Achievable Medium Term Central Opportun ity Area	2.00 350.00 0.39 NA 136 N/A 136 1	In terms of suitability, no critical constraints have been identified and thus the site is considered suitable. However, intermediate constraints have been identified in relation to: part of the site is located in a medium risk flood zone and is affected by noise and it is allocated for hotel use. However it is considered that these constraints can be overcome by use of commonplace design / planning mitigation and by co-location of uses. The sites owner is willing to develop it, but little progress through the planning system has been made. Considering the timescale required to secure this, delivery is anticipated in the medium term. As such the site is considered developable.	Developable
YC 0.37 Call for sites Former Royal Britist Legion, Rectory Road, Jervis Court, Church Elm Lane, Dagenham	Mixed use including Village	Class D1 and D2, 18 dwellings, car park (residential, plus education and ancillary car parks) Class D1 and D2, 18 dwellings, car park (Residential block plus nursery building) 64	64 20/01352/FULL (6 residential units)	designated as Green Relt No constraint Flood Risk Zo area with no flo	tated within net 1, or an ood risk. No constain dentified. The site does not contain / intersect with a cond risk. No constraint identified.	The site is not considered likely to contain contaminated land. No constraint identified. The site does not intersect an area designated as SIL. No intersect with an area of public open space. No constraint identified. The site does not intersect with an area of public open space. No constraint identified.	loes not the an area as MOL. The site does not intersect with an area as MOL. The site does not intersect with an area designated as a nature conservation site. No constraint identified.	The site does not intersect with an area designated as an allotment. No constraint identified.	The site does not contain / Intersect with an area designated se a TPO. No constraint identified.	e site does not contain / The site does not intersect with an area disignated as a protected wharf. No constraint identified. The site does not intersect with an area designated for an alternative use (i.e. for non-housing). No constraint identified.	The site topography is not likely to site is within 40m or development capacity. No constraint identified. The site topography is not likely to site is within 400m of development capacity. No constraint identified.	At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	At least 95% of the site is within 1km of Town I Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. Suitable No constraint identified.	No constraints have been identified.	The Council owns the site and intends to redevelop it for residential accommodation required.	In accordance with the Call for Sites submission and other information provided by the council development bet earn, the Council intends to deliver the site by end 2023. As such the site is likely to be available in 1-5 years		Due to the small scale it is considered that the site should be delivered in approximately a year following commencement on site. As set out in previous columns, completion is forecast for 2023 and there is no evidence to challenge this given the progress made in relation to the planning process.	Achievable Short Term Urban Standard V Density	arious 2 145.00 0.37 NA 54 64 64	In terms of suitability, no constraints have been identified. The capacity has been set in alignment with the planning consent for the site The council is undertaking initial feasibility work and it is considered that a scheme can be delivered quickly following securing of planning consent. This is anticipated within the next five years. The site is therefore considered deliverable.	Deliverable
YG 0.16 Call for sites Garages at Kier Hard Way		pai ni g	23 N/A	Intersect an area Flood Risk Zo		The site is not considered likely to contain contaminated land. No constraint identified. The site does not intersect an area designated as SIL. No constraint identified. The site does not intersect with an area of public open space. No constraint identified. The site does not intersect with an area of public open space. No constraint identified.	does not than area The site does not intersect as MOL. with an area designated as traint a nature conservation site.	The site does not t intersect with an area s designated as an in allotment. No constraint identified.	The site does not contain / Itersect with an area designated de a TPO. No constraint identified.	e site does not contain / Intersect with an area designated for signated as a protected wharf. No constraint identified. The site does not intersect with an area designated for an alternative use (i.e. for non-housing). No constraint identified.	The site intersects with an rea identified as having high noise levels. Intermediate constraint identified. The site topography is not likely to At least 95% of the site is within 400m of development capacity. No constraint identified.	At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	At least 95% of the site is within 1km of Town I Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. No constraint identified.	Intermediate constraints identified. The site intersects with an area identified as having high noise levels.	The Council owns the site and intends to redevelop it for residential accommodation None identified	In accordance with the Call for Sites submission and other information provided by the council development team, the Council intends that the site will become available in the short term	The site is located within a relatively high	Due to the small scale it is considered that the site should be delivered in approximately a year following commencement on site. Commencement is considered likely to occur in the deliverable period in accordance with the information set out in the Call for Sites response.	d Achievable Short Term Urban Standard Density	2.00 145.00 0.16 N/A 23 N/A 23	In terms of suitability, no critical constraints have been identified and only one intermediate constraint, in relation to noise issues on the site, has been identified. However it is considered that this constraint can be overcome by use of commonplace design / planning mitigation. The site owner has ambitions to redevelop the site and given the small scale of the site, this should be completed relatively quickly. Information from the developer indicates that the site will be deliverable within the next five years. The site is therefore considered deliverable. In terms of suitability, no critical constraints have been identified and only	Deliverable
YM 0.42 Call for sites Phoenix House Barking Foyer (Land Jying to the South West of Glenn Road, IG11 8TE – LBBD land on the north eas	residential	Job Centre Uilding and ancillary car park 188	188 NA	designated as Green Relt No constraint Relt No constraint	tated within ne 1, or an ood risk. No scheduled mountment, or a conservation area. No constraint identified.	The site is not considered likely to contain contaminated land. No constraint identified. The site does not intersect an area designated as SIL. No constraint identified. The site does not intersect an area designated as SIL. No constraint identified. The site does not intersect with an area of public open space. No constraint identified. No constraint identified.	toes not the an area as MOL. straint fied. The site does not intersect with an area designated as a nature conservation site. No constraint identified.	The site does not tintersect with an area designated as an allotment. No constraint identified.	The site does not contain / Intersect with an area designated as a TPO. No constraint identified.	e site does not contain / intersect with an area signated as a protected wharf. No constraint identified. The site does not intersect with an area designated for designated as a so alternative use (i.e. for non-housing). No constraint identified.	The site intersects with an rea identified as having high substantially constraint constraint identified. The site topography is not likely to site is within 400m of a bus stop. No constraint identified. The site topography is not likely to site is within 400m of a bus stop. No constraint identified.	At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	At least 95% of the site is within 1km of Town to Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. No constraint identified. Suitable: Intermediat Constraints Identified	Intermediate constraints identified. The site intersects with an area identified as having high noise levels.	The site has been marketed for development, signalling owner intent to develop. The site is subject to an approximate to year lease.	Given the lease issue, it is likely that the site will become available for development at the end of the medium term, and will be delivered in the long term.	The owner intends to develop the site and this is residential value area based on the Local considered likely following expiry of a current 9 Plan Viability Assessment, therefore it is No abnormal costs have be	Due to the site not being available until the very end of the medium term it is considered likely that delivery will be able to take place at the end of the medium term, extending into the long term.		6 450 0.41988 N/A 188 N/A 188 1	one intermediate constraint, in relation to noise issues on the site, has been identified. However it is considered that this constraint can be overcome by use of commonplace design / planning mitigation. The site owner has ambitions to redevelop the site but given the current lease arrangements, this is not likely to occur until at least 9 years from now. The site is therefore considered developable.	
YO 0.30 Call for sites YO 1.30 Call for sites YO 2.30 Call for sites YO 3.30 Call for sites YO 4.30 Call for sites YO 4.30 Call for sites YO 5.30 Call for sites YO 5.3	st s s on of of Mixed use including residential	Office Building Office building 134	134 N/A		The site does not contain / intersect with a issed building, a scheduled monument, or a conservation area. No constraint identified.	likely to contain The site does not intersect an area designated as SIL. No constraint identified. The site does not intersect an area designated as SIL. No constraint identified. No constraint identified.	does not th an area as MOL. at traint fied. The site does not intersect with an area designated as a nature conservation site. No constraint identified.	designated as an in	The site does not contain / ntersect with an area designated de	e site does not contain / intersect with an area signated as a protected wharf. No constraint identified. The site does not intersect with an area with an area designated for an alternative use (i.e. for an on-housing). No constraint identified.	The site intersects with an rea identified as having high noise levels. The site topography is substantially constraint site is within 400m of a bus stop. No constraint identified.	At least 95% of the site is within 1 kilometre of a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	At least 95% of the site is within 1km of Town to Centre (Major, District or Neighbourhood Centre). No constraint identified.	Up to half of the site contains previously developed land. No constraint identified.	Intermediate constraints identified. The site intersects with an area identified as having high noise levels.	The Council owns the site and intends to redevelop it for mixed use accommodation None identified	In accordance with the Call for Sites submission and other information provided by the council development team, the Council intends that the site will become available in the short term	The Council (owner) intende to develop the site in residential value area based on the Local	Due to the small scale it is considered that the site should be delivered in approximately a year following commencement on site. en identified. As set out in previous columns, completion is forecast for 2023 and there is no evidence to challenge this given the progress made in relation to the planning process.	Achievable Short / Medium Term Central ity Area	6 450 0.29935 NA 134 N/A 134 1	No Critical constraints have been identified. An intermediate constraint has been identified in relation to noise levels on the site, but it is considered likely that this can be overcome by commonplace design / planning mitigations. The owner wishes to develop the site but due to the lack of progress through the planning system, it is likely that this will occur towards the end of the next five years, with delivery extending beyond this. The site is therefore considered part deliverable / part developable.	Deliverable / Developable
YS 0.51 Call for sites junction with	at Mixed use including Mayesbrook residential	Housing Revenue Account vacant garage site. Place of worship / Old Public Library / Others Woodward Hall (Common Impact Centre, church of god) / Old Public Library / Greig Hall / Garages	20/00097/FUL (appr 56 subject to legal agreement)	The site does not intersect an area designated as Green Belt. No constraint identified.	The site does not contain / intersect with a listed building, a cod risk. No. dentified. The site does not contain / intersect with a listed building, a cod risk. No. dentified.	likely to contain round in the site does not intersect an area designated as SIL. No constraint identified. The site does not intersect with all area intersect with or public open space. No constraint identified. No constraint identified.	th an area	intersect with an area		e site does not contain / Intersect with an area designated as a protected wharf. No constraint identified. The site does not intersect with an area designated for designated as LSIS. No constraint identified. The site does not intersect with an area designated for an alternative use (i.e. for non-housing). No constraint identified.				Up to half of the site contains previously developed land. No constraint identified.	No constraints have been identified.	The Council owns the site and intends to redevelop it for residential accommodation Clinic, owned by the NHS. Futu development will need to ensure that the Clinic can continue to	In accordance with the Call for Sites submission and other information provided by the council development team, the Council intends to deliver the site by end 2022. As such the site is likely to be available in 1-5 years	The site is located within a relatively low The Council (owner) intends to develop the site in the short term The Story intends to develop the site in Plan Viability Assessment, however in No abnormal costs have b	Due to the size of the site, it is considered that it could be complete within approximately a year of commencement on site. Achievability is therefore dependent on planning consent. This is still to be gained, but information from the council development team sets out the intention to develop the site by 2022. There is no evidence to contradict this, so the site is considered to be achievable in the short term.	Achievable Short Term Suburban Standard Density	3 80 0.51267 NA 41 56 56	Although the formula based approach identifies a capacity of 41, the planning application is for 56 units. Given this is informed by more site specific assessment, and is very similar, this figure is considered appropriate for use in this database In terms of suitability, no constraints have been identified. The council owns the site and intends to develop it for residential purposes. Information from the council sets out completion is expected by end of 2022, and there is no evidence to contradict this (particularly given the lack of constraints). Therefore the site is considered the site is deliverable. In terms of suitability, no critical constraints have been identified and only one intermediate constraint, in relation to noise issues on the site, has been	Deliverable
ZB 0.27 Call for sites 497-515 Gale Stree DagenhamRM9 4TF	Mixed use including residential Becontree		31 N/A		tated within contain / intersect with a contain / intersect with a cod risk. No dentified. The site does not a conservation area. No constraint identified.						Identified.			Up to half of the site contains previously developed land. No constraint identified. Suitable: Intermediat Constraints Identified	Intermediate constraints identified. The site intersects with an area identified as having high noise levels. Intermediate constraints identified. The site contains /	The owners intend to develop the site for mixed uses. None identified	no evidence to contradict this.	Available The owner intends to develop the site in the short flem value area dased on the Local Plan Visibility Assessment, however in accordance with the content of the report, is viable. No abnormal costs have be viable.	Due to the small scale it is considered that the site should be delivered in approximately a year following commencement on site. Commencement is considered likely to occur in the deliverable period in accordance with the information set out in the Call for Sites response. Due to the small scale it is considered that the site should be	Achievable short Suburban Standard Density	4.00 115 0.27 NA 31 100 31	Although contact with the promoter revealed that 100 units could be delivered on the site, no sidentified. However it is considered that this constraint can be overcome by use of commonplace design / planning mitigation. The site owner has ambitions to redevelop the site and given the small scale of the site, this should be completed relatively quickly. Information from the developer indicates that the site will be deliverable within the next five years. The site is therefore considered deliverable. In terms of suitability, no critical constraints have been identified. Intermediate constraints have been identified in that the site is over 1km from the nearest rail station. However the site is served by buses. The site is noticules a TPO. It is however likely that commonplace design /	
plan (SSA SC7)	Residential Valence X	Residential Residential maisonette building 76 Hotel and Residential block, with ancillary car parks Residential block on north	76 N/A	intersect an area designated as Green Belt. No constraint identified.	ood risk. No scheduled monument, or a conservation area. No constraint identified. The site contains /	likely to contain contaminated land. No constraint identified. The site does not intersect an area designated as SIL. No constraint identified. The site does not intersect an area designated as SIL. No constraint identified. The site does not intersect will are a large of public open space. No constraint identified. No constraint identified.	Ihe site does not intersect as MOL. straint fied. In este does not intersect that area designated as a nature conservation site. No constraint identified.	designated as an allow and allowed as an allowed as an allotment. No lin constraint identified.	na srae designated as a TPO. de an area designated as a TPO. termediate constraint identified.	e site does not contain / intersect with an area signated as a protected wharf. No constraint identified. The site does not with an area with an area designated for designated as LSIS. No constraint identified. The site does not intersect with an area alternative use (i.e. for non-housing). No constraint identified. The site does not intersect with an area designated for alternative use (i.e. for non-housing). No constraint intersect with an area designated so LSIS. No constraint on non-housing). No constraint intersect with an area designated for some constraint of the site does not intersect with an area designated for some constraint on non-housing). No constraint on non-housing). No constraint on non-housing). No constraint	with an area identified as substantially constrain site is within 400m of anying high noise levels. No development capacity. No constraint identified. No constraint identified.	or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraint identified.	Centre (Major, District or Neighbourhood Centre). No constraint identified.	No constraint identified.	intersects with an area designated as a TPO. Over 5% of the site is further than 1 kilometre from a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period.	receverup ii toi residential accommodation	The Call for Sites submission sets out that the site will be available within 1-5 years, subject to securing relocation of current use. There is no evidence to contradict this. The site is understood to be	The owner intends to develop the site in the short residential value area based on the Local Plan Viability Assessment, however in No abnormal costs have be	delivered in approximately a year following commencement on site. Achievability therefore depends on planning consent. As set out in the Call for Sites Submission, pre-application discussion have commenced. Given the relatively straightforward nature of the site it is considered likely that a scheme can come forward in the next five years. The site is being considered for redevelopment. Although the Call for Sites submission states that the site is available, given the lack of a	Achievable Short Term Urban Standard Density		The Call for Sites submission indicates that 60+ units can be delivered, but this is understood not to be informed by feasibility work of significant depth. As such, the formula based capacity is considered suitable for use in this database. The Scheme is therefore considered Deliverable. No critical suitability constraints have been identified but an intermediate constraint relating to the impact on heritage assets has been identified. It is considered likely that this can be overcome using commonplace design / planning mitigation.	Developable
	Commercial uses) Residential Village		13 N/A	The site does not intersect an area designated as Green Rolf. He constraint	The site does not contain / intersect with a listed building, a	The site is not considered likely to contain constraint dentified. The site does not intersect an area designated as SIL. No constraint identified. The site does not intersect with an area of public open space. No constraint identified. No constraint identified.	loes not The site does not intersect than area with an area decimanted as	The site does not intersect with an area	The site does not contain /	wharf. No constraint identified. No constraint identified. No constraint non-housing). No constraint identified. The site does not intersect with an area signated as a protected wharf. No constraint identified. The site does not intersect with an area designated for an alternative use (i.e. for non-housing). No constraint identified.	identified. The site does not intersect The site topography is not likely to At least 95% of the with an area identified as the tability to the state of the st	At least 95% of the site is within 1 kilometre of a Train,	At least 95% of the site is within 1km of Town 1	Up to half of the site contains previously developed land. Suitable		The Council owns the site and intends to redevelop it for residential accommodation None identified.	According to the Call for Sites	The site is located within a relatively low The Council (owner) intends to develop the site in	progress through the planning process it is considered that the site is likely to come forward in the medium term. The site is being considered for redevelopment. It is understood that the council's development team are progressing a pre-application to address issues with the previous refusal on the site. It is emisaged by the council's development team that an application will be made immediately following the conclusion of those pre-app discussions. Given the small scale of the site it is envisaged that this will be within the next five years.	Achievable Short Urban Standard Density		The site is available in the short term but given the lack of progress through the planning system, it is considered likely to come forward in the next 6-10 years. The site is therefore considered Developable. No Critical constraints have been identified. An intermediate constraint has been identified in relation to flooding on the site as the site is withing flood zone 3 but benefits from flood defence. The council wishes to develop the site and envisages an application being feasibility assessment and therefore the formulabased capacity has been used in this database. The site is therefore considered Deliverable. The site is therefore considered Deliverable.	Deliverable
ZZ 2.97 Call for sites Dagenham, RM9 6S Land on the west six of Chequers Lane, and on the west six of Chequers Lane, Dagenham, RM9 6P	(Residential, A Retail, B1, Retail, and Community	Industrial warehouses and car park Self storage warehouse and repair shop building 4	31 431 N/A	The site does not intersect an area designated as Green Belt. No constraint identified	cated within ne 2 and 3. site benefits sk Defence. constraint in dear an acconstraint and acconstraint acconstraint acconstraint dentified.	likely to contain contaminated land. No constraint identified. The site does not intersect an area designated as SIL. No constraint identified. The site does not intersect with an area of public open space. No constraint identified. No constraint identified.	then area ossignated as a local constraint as MOL. straint fied.	designated as an in allotment. No constraint identified.	The site does not contain / itersect with an area designated de a TPO. No constraint identified.	intersect with an area signated as a protected wharf. No constraint identified. Identified. Intersect with an area area designated for an alternative use (i.e. for non-housing uses).	identified.	Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. No constraint identified.		previously developed land. No constraint identified. Suitable: intermediat Constraints Identified	intersects with an area identified as having high noise levels.		evidence to contradict this.	viable.	Whilst it is understood that the site may be available for development, there is no planning permission for the site. Given the large scale of the site it is considered likely that achieving consent and commencing on site in 6-10 years is possible. The delivery of the site may extend into the longer term, given the scale.		arious 1- 3 145.00 2.97 NA 431 N/A 431 4	The formula based capacity calculation sets out that 184 dwellings are achievable on site. This assumes that the full site is PTAL 2-3 because this is true of almost the full site save a very small area to the west of the site. The formula based calculation assumes the whole site is PTAL 2 as this is the case for the majority of the site. It is considered likely that these can be overcome by commonplace design / planning mitigations. The owner intends to develop the site and given the size of the scheme and lack of planning progress to date, the site is considered to come forward in the developable period.	Developable
HR 3.25 Reg 19 2020 Reps Collier Row, Dagenham RM5 2BI	no Chadwell neath	Leisure facility, venue and car park, and former nursery and garden centre. 175	175 N/A	area designated as Green Belt. Critical Flood Risk Zo	cated within contain / intersect with a listed building, a	The site is not considered likely to contain contaminated land. No constraint identified. The site does not intersect an area designated as SIL. No constraint identified. The site does not intersect with an area of public open space. No constraint identified. The site does not intersect with an area of public open space. No constraint identified. The site does not intersect with an area of public open space. No constraint identified.	loes not than area as MOL. straint fied. The site does not intersect awith an area designated as a nature conservation site. No constraint identified.	The site does not intersect with an area designated as an allotment. No constraint identified.	The site does not contain / Intersect with an area designated de a TPO. No constraint identified.	e site does not contain / intersect with an area signated as a protected wharf. No constraint identified. The site does not intersect with an area signated for an alternative use (i.e. for non-housing). No constraint identified.	The site topography is not likely to see identified as having high substantially constrain noise levels. Intermediate constraint identified. The site topography is not likely to see it within 400m of a bus stop. No constraint identified.	Over 5% of the site is further than 1 kilometre from a Train, Tube or Overground Station or Future Train, Tube or a train, tube or Overground Station which will be delivered over the plan period. Intermediate constraint identified.	Over 5% of the site is further than 1km from the nearest Town Centre (Major, District or Neighbourhood Centre). Intermediate constraint identified.	Up to half of the site contains previously developed land. No constraint identified. Constraints Identified	Critical constraint identified: The site intersects an area designated as Green Belt. Intermediate constraints relating to high noise levels, and distance from train stations and town centres are identified.	The owners are seeking an allocation of the site as Previously Developed Land in the Green Belt for housing.	Given the intention by the promotes to develop the site it is considered available within the plan period.	Available The site owners are willing to release the site for development within a year. The site is located within a relatively high residential value area based on the Local Plan Viability Assessment, therefore it is considered to be a viable development project. No abnormal costs have be development project.	It is considered likely that delivery would be possible on site subject to the necessary approvals. As the site does not have planning permission it is considered that delivery would occur in the medium long term, in accordance with the NPPG		arious 1 80.00 3.25 NA 260 175.00 175 175	majority of the site. the formula based capacity sets out a capacity of 260. However the representation from the promotor suggests the capacity is between 125 - 175, which is considered to be more robust as it is based on an assessment of the site. This figure is considered more appropriate, given the fact the site is within Green Belt and the design requirements may reduce capacity.	Not Developable
Land To Rear Of 12		Light commercial and	53 18/01729/FUL 8 20/02315/FULL	through the planning process. NA - Suitability has been established NA - Suitability has	process. process. NA - Suitability has	NA - Suitability has been NA - Suitability has NA -	ibility has	NA - Suitability has		A - Suitability has been stablished through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been stablished through the been established through the stablished thro	NA - Suitability has NA - Suitability has		NA - Suitability has been established through		NA - Suitability has been established through the planning process. NA - Suttability has been established through the planning process.	the site.	The site is understood to be immediately available The site is understood to be	therefore considered available. demonstrate that the scheme is viable. The site benefits from planning permission which The planning approval and current delivery of	Given the sites permitted status and the small scale of the scheme, alongside the likely positive achievability considerations, it is likely that the scheme will be delivered within the deliverable period. Given the sites permitted status and the small scale of the scheme, alongside the likely positive achievability considerations, it is likely	Achievable Short Achievable Short		The capacity has been set in alignment with the planning consent for the site is therefore considered deliverable. The site is developer owned and has planning approval. The site is therefore considered deliverable.	Deliverable
HV 0.019 Reg 19 2020 7, Apollo House, RM Reps 4BP	16 Residential Whalebone	storage units Light commercial and storage units o	8 20/02315/FULL 6 20/01567/PRIOFI 20/00483/FUL as amended by 20/01448/VAR	t+R96:AL96he planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning planning process. NA - Suitability has been established through the planning process.	through the planning process. NA - Suitability has been brough the rocess. NA - Suitability has been process. NA - Suitability has been brough the been established through the planning process.	established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning been estab	bility has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established	NA - Suitability has been stablished through the planning process. NA - Suitability has been stablished through the planning	planning process. A - Suitability has been established through the planning process. A - Suitability has been established through the planning process. A - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	planning process. Process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the established through the stablished through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	. NA - Suitability has been established through the planning	The owner intends to develop the site in accordance with the planning consent on None identified the site.	The site is understood to be immediately available The site is understood to be immediately available The site is understood to be immediately available	therefore considered available. demonstrate that the scheme is viable. The site benefits from planning permission which is currently being implemented. The site is therefore considered available. The site benefits from planning permission which is currently being implemented. The site is the site are sufficient evidence to demonstrate that the scheme is viable. The site benefits from planning permission which is currently being implemented. The site is demonstrate that the scheme is viable.	alongside the likely positive achievability considerations, it is likely that the scheme will be delivered within the deliverable period. Given the sites permitted status and the small scale of the scheme, alongside the likely positive achievability considerations, it is likely that the scheme will be delivered within the deliverable period. Given the sites permitted status and the small scale of the scheme, alongside the likely positive achievability considerations, it is likely that the scheme will be delivered within the deliverations, it is likely that the scheme will be delivered within the deliveration period.	Achievable Short NA NA NA Achievable Short	NA NA NA NA 8 8 NA NA NA NA 6 6 NA NA NA NA 9 9	blanning consent for the site implemented. The site is therefore considered deliverable. The capacity has been set in alignment with the planning consent for the site in alignment with the planning consent for the site in alignment with the planning consent for the site in alignment with the planning consent for the site in alignment with the planning consent for the site in alignment with the planning consent for the site in alignment with the planning consent for the site in alignment with the planning consent for the site in alignment with the planning consent for the site in alignment with the planning consent for the site in alignment with the planning consent for the site in alignment with the planning consent for the site in alignment with the planning approval, which is being implemented. The site is therefore considered deliverable.	Deliverable Deliverable
Street Record Reg. 19 2020 Margaret Bondfield	Residential Eastbury	Former garage site Former garage	15 15 20/00040/FUL	NA - Suitability has been established through the planning process.	ty has been hrough the rocess. NA - Suitability has been established through the planning process. The site does not	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	bility has bilished planning process. NA - Suitability has been established through the planning process.	process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	A - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process. NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.	NA - Suitability has been established through the planning process.		the site. This is the site that forms part of the	The site is understood to be immediately available	The site benefits from planning permission which The planning approval and current delivery of	Given the sites permitted status and the small scale of the scheme, alongside the likely positive achievability considerations, it is likely that the scheme will be delivered within the deliverable period. The owner has submitted a planning application which has received a	Achievable Short NA NA NA		The capacity has been set in alignment with the planning consent for the site in alignment with the planning consent for the site in alignment with the planning consent for the site in the planning consent for the site in the planning considered deliverable. Although a number of constraints have been identified on the site, a	Deliverable
Regulation HT 0.74 19.2020 Dagenham Heathwa	Mixed Use Gascoigne	Dagenham Heathway Station, garage and retail	147 20/02089/FUL	identified. The site does not intersect an area	ne 2 and 3. int identified. scheduled monument, or a conservation area. No constraint identified. The site does not contain / intersect with a ine 1. or an	r contaminated land. No constraint identified. designated constraint identified. designated constraint identified. No constraint identified.		intersect with an area designated as an allotment. No constraint identified.	a TPO. No constraint identified.	e site does not contain / intersect with an area signated as a protected wharf. No constraint identified. The site does not intersect with an area signated for signated as a protected wharf. No constraint identified. The site does not intersect with an area signated for signated as a protected intersect with an area signated as a protected signated as a ISIs and a ISIS	awing high noise levels. No development capacity. a bus stop. No constraint identified. No constraint identified. constraint identified.	train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	Centre). No constraint identified.	No constraint identified. Constraints Identified	however this affects a small part of the site, the planning proposals do not propose buildings in this location. Intermediate constraints are identified in relation to Open Space and Nature conservation. The SINC applies to the River Roding which is partially within the site. The majority of the site is Open Space - the Town Quay open space.	current Abbey Retail Park South site, but most of the site is not allocated in the Reg 19 plan. A planning application has been submitted. Conditions of the planning application are to be resolved by the Planning Committee.	Unknown Given the early stages of the redevelopment of this site, it is considered that the development will occur in the medium to long term. It	as it does not have planning permission. However Available as it does not have planning permission. However Plan Visibility Assessment however in No abnormal costs have he	committee resolution to grant. It is therefore considered that the site will come forward however as it does not have consent, this cannot be recorded within five years of now, in accordance with NPPG. Given the small scale of the proposals it is considered likely they could be delivered within approximately 2 years once construction commences on site. Due to the site not being considered to be immediately available, it cannot be considered to be immediately achievable. However, it is	Achievable Medium Term Central Opportun ity Area 0,33Ha Town Achievable Medium / Irhan Centre V	2 350 0.54 NA 189 147 147 1 arious 5 Various 0.74 NA 178 N/A 178 1	Inglier number of dwellings, the capacity has been set in alignment with the planning application is suggests that these can be suitable overcome. The planning application is not yet determined and so the site is unlikely to be delivered in the short term but is considered dachievable within the plan period. The site is therefore considered developable. In terms of suitability no critical constraints have been identified. An intermediate constraint has been identified in relation to noise, but it is considered likely that this can be overcome by fairly commonplace design / planning mitigation.	
HT 0.74 Reps LP074 Station	Albion	Station, garage and retail parade retail units retail units 178	I/O NA	Relt Ne constraint area with no fle	od risk. No act societied unument, or dentified. a conservation area. No constraint identified.	contaminated land. No constraint identified. The site does not intersect all area designated as Sit. No of public open space. No constraint identified. No constraint identified.	a nature conservation site. No constraint identified.	allotment. No constraint identified.	s a TPO. No constraint identified.	e site does not contain / The site does not intersect with an area designated as a protected wharf. No constraint identified. The site does not intersect with an area designated for an alternative use (i.e. for non-housing). No constraint identified.	noise levels. Intermediate constraint identified. development capacity. No constraint identified. a bus stop. No constraint identified.	train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	Centre). No constraint identified.	No constraint identified. Constraints Identified	site.	None identified.	is anticipated that the availability will strongly correlate to the planning status of the site, given the site is in a viable use at present.	l viable	nen identified. likely that the scheme will be achieved over the plan period, outside the deliverable period. The scheme is therefore considered to be achievable in the medium to long term.		6 SULVEY NWA 1/8 NVA 178 1	The site is not considered immediately available. The owners have intention to develop the site over the emerging plan period but this is not likely to come forward in the deliverable period. Consequently, the site is considered not immediately available but likely available over the medium to long term.	Developable

			Site Information													Suitability Indicators										Δvailahilitv			1	Ac	hiovahility			Canacity	I	Findings and Outcome	
ID Area (Ha)	Source Site Name	Proposed Ward	d Use Status	Existing Buildings	Site Net Capacity	Planning permission reference (if applicable)	Indicator 1: Green Belt Indicator 2: F	lindicator 3: Listed buildings, Scheduled Monuments and Conservation Areas	Indicator 4: Land Contamination	cator 5: Designated Strategic Industrial I	Indicator 6: and (SIL) Designated Public Open Space	Indicator 7: Designated Metropolitan Open Land (MOL)	licator 8: Designated Ind ature Conservation De Areas All	icator 9: signated otments Indicator 10: Tree Orders (Tr	Preservation Indicator 11: De Os) Protected V	Indicator 12: Locally esignated Wharf Industrial Sites (LSIS)	Indicator 13: Allocated for Alternative Use	Indicator 14: Noise Indicator 1: Topograph	5: Indicator 16: Access to bus services	s Indicator 17: Access to rail services	Indicator 18: Proximity to centres	Indicator 19: Previously undeveloped land Conclu	oitability Overall Suitability Summary	Owner / Developer Intentions	Known Legal Issues	Availability Period	Overall Availability Conclusion	Availability Summary	Market Factors	Cost Factor Dependencies	Delivery Factors	Overall Achievability Characte Conclusion r Area	Density (Dwellin gs per Hectare)	Size Gross to Based Gross Ratio Ratio Capacity Informed Capacity I	Comments relating to Capacity Figure	Overall Conclusion	Overall Conclusion Summary
HZ 8.2	Industrial Land Hertford Road Strategy	d Mixed Use Abbey	y Hertford road industrial estate	Industrial Buildings	957 957	NA de B	The site does not intersect an area esignated as Green Belt. No constraint identified.	ated within ne 2 and 3. Ite benefits k Defence. constraint acconstraint acconstraint identified.	The site is not considered likely to contain contaminated land. No constraint identified.	site does not intersect an area designated constraint identified.	The site does not intersect with an area of public open space. No constraint identified.	The site does not intersect with an area designated as MOL. No constraint identified.	is site intersects with an designated as a locally led nature conservation designation (e.g. SINC). termediate constraint identified.	ite does not t with an area nated as an Iment. No init identified.	t contain / a designated aint identified. The site does no intersect with designated as a wharf. No cor identified	t contain / The site intersects with an area protected straint d. The site intersects with an area designated as LSts. An intermediate constraint is therefore identified.	The site intersects with an area designated for an alternative use (i.e. for non-housing uses).	The site topogra not likely to identified as having high substantially cor se levels. Intermediate constraint identified. The site topogra not likely to development ca No constrain identified.	aphy is 0 Over 5% of the site is further than 400m from the nearest bus stop. Intermediate constraint identified.	S At least 95% of the site is within 1 kilometre of a Train Tube or Overground Station or Future Train, Tube or I train, tube or Overground Station which will be delivered over the plan period. No constraint identified.	in, a At least 95% of the site is within 1km of 1 Centre (Major, District or Neighbourhor Centre). No constraint identified.	own Up to half of the site contains previously developed land. No constraint identified. Suitable: Inf. Constraints	Intermediate constraints identified. This site intersect Flood Risk Zone 2 and 3. However, the site benefits Risk Defence. The site intersects with an area desig loudly defined nature conservation designation (e.g. affected by high noise levels and is further from bus identified and desirable. However it is expected that through a site design (such as flood resilient design, avoidance ecologically sensitive part of the site, suitable noise in and the provision of new public transport as part of these issues can be overcome.	its with from Flood phated as a SINO, is services appropriate of the distribution of premises across the ste of the mitigation the site),	The o site None identified will	Due to the current operation of the employment premises on the site, is not immediately available, however in accordance with the Industrial Land Strategy it is considered that the site would be available from 2032 onwards, i.e. it he long term	e, it Available In a this	accordance with the industrial land strategy is site is considered to be available	The site is located within a relatively high residential value area based on the Local Plan Viability Assessment, therefore it is considered to be a viable development project.	No abnormal costs have been identified.	Delivery is likely to depend on some businesses being moved of their current premises. As such it is considered that due to the amount of time taken to organise this that the site would be achievable in the longer term.	out of Achievable Long Central Term Central	tun Various 350 8.20	0 N/A 2870 957 957 957	The formula based capacity assumes the whole site can be developed for residential, however this is not the intention as the site is anticipated to include industrial intensification and residential uses. As such the total possible figure arising from the formula based approach has been divided by three, assuming that notionally a third for the site may be available for housing whist retaining significant industrial use. This figure is likely to be updated as more feasibility work is undertaken. The site is	not subject to critical constraints. Immediate constraints have fifed in relation to flood risk - the site is within flood zone 3 bum flood defences. The site is also designated as a local ite and is affected by noise. The site intersects with an area as a locally defined nature conservation designation (e.g. er 5% of the site is further than 400m from the nearest bus straints should be overcome by fairly commonplace design / titgation. land ownership and current use of the site it is considered liknward in the long term. therefore considered developable.	ave but a stop. / Developable