

Epping Forest District Council

Local Development Framework

Annual Monitoring Report

December 2005

1.0 Introduction

As part of the Local Development Framework system that has now replaced the Local Plan based system, Planning services are required to produce an Annual Monitoring Report each year for the preceding financial year.

This report looks at a number of policy areas, and shows the performance in each by the use of a number of indicators. This performance is then evaluated against the targets set in local or national policy, or against the policy itself if no firm measures exist.

This is our first Annual Monitoring report, and as such is very much a learning experience for us as a Council. If there are areas of the report which you think could be improved, or additional information that could be added please contact us at forwardplanning@eppingforestdc.gov.uk.

In future years we plan to add a number of Local Indicators, but in this first year we have chosen to use only the criterion specified by the Office of the Deputy Prime Minister (ODPM).

2.0 Population of Epping Forest District

2.1 Census Background

With few exceptions, a Census of Population has been undertaken in the United Kingdom every 10 years since 1851. The amount of data produced has increased dramatically in recent years, particularly with the advent of new technology

Epping Forest District is an attractive, predominantly commuter area on the north-eastern edge of London. The district has a population of around 121,000, of which nearly three quarters live in the suburban towns of Loughton, Buckhurst Hill, Chigwell, Epping and Waltham Abbey. The remaining quarter live in the surrounding rural areas including large villages such as Roydon, Nazeing, North Weald and Theydon Bois. The District has a total of 27 parishes, and is served by a network of Town and Parish Councils.

At the 2001 census Epping Forest District is home to 120,896 people; the 2003 mid year estimates now put this figure at 121,200. This publication is based on the 2001 Census, as later results are only estimates, and are only available for overall population figures.

There are approximately 39,000 people employed in jobs located within the District; this is termed the workplace population.

43% of the workplace population come from outside of the District.

Just 2.2% of the workplace population are employed in agriculture (2000), while 9.3% of jobs are related to tourism (2002).

Approximately 58,000 residents of the district are in employment; this is termed the working population.

38% of the working population live and work within Epping Forest District, but the biggest source of employment for the District is London, where 45% of the working population is employed.

In terms of the working population, just 1.5% are employed in agriculture.

64% of jobs in the District are full time (more than 30 hours a week).

26% of the District's residents travel between 10 and 20 km to work, 16% travel between 5 and 10 km, and 12% travel less than 2 km. In August 2004, 1,079 residents of the District claimed Job Seekers Allowance, this is 1.5% of the working age population (compared to 2.3% nationally)

Note to tables

You may notice that figures in the census data do not always add up to the District figure given on the same table. This is because of the rounding of data for the smaller parishes by ONS, which is done to preserve confidentiality, and has introduced some discrepancies in the tables.

Table 2.1 Population of Epping Forest District

Census April 2001	Population: All people	Population: Males	% Males	Population: Females	% Females	Mean Age	Median Age
England	49,138,831	23,922,144	48.7	25,216,687	51.3	38.60	37
East of England	5,388,140	2,638,335	49.0	2,749,805	51.0	39.12	38
Essex	1,310,835	640,193	48.8	670,642	51.2	39.48	39
Epping Forest	120,896	58,608	48.5	62,288	51.5	39.83	39
Abbess Beauchamp	427	226	52.9	201	47.1	40.36	41
Bobbingworth	279	129	46.2	150	53.8	39.70	38
Buckhurst Hill	10,738	5,108	47.6	5,630	52.4	40.34	39
Chigwell	12,449	6,031	48.4	6,418	51.6	42.44	45
Epping	11,047	5,327	48.2	5,720	51.8	39.03	40
Epping Upland	790	383	48.5	407	51.5	40.76	41
Fyfield	737	362	49.1	375	50.9	41.65	41
High Laver/Little Laver	491	243	49.5	248	50.5	41.79	42
High Ongar	1,171	587	50.1	584	49.9	38.06	37
Lambourne	1,828	898	49.1	930	50.9	40.46	42
Loughton	30,340	14,470	47.7	15,870	52.3	40.63	43
Magdalen Laver	246	121	49.2	125	50.8	43.33	44
Matching	635	317	49.9	318	50.1	38.99	37
Moreton	366	181	49.5	185	50.5	40.65	38
Nazeing	4,675	2,310	49.4	2,365	50.6	37.79	35
North Weald Bassett	6,039	2,930	48.5	3,109	51.5	39.79	39
Ongar	6,069	2,930	48.3	3,139	51.7	37.88	37
Roydon	2,771	1,387	50.1	1,384	49.9	39.96	40
Sheering	2,838	1,498	52.8	1,340	47.2	38.89	39
Stanford Rivers	739	375	50.7	364	49.3	41.68	44
Stapleford Abbots	959	467	48.7	492	51.3	37.42	35.5
Stapleford Tawney	103	55	53.4	48	46.6	41.94	44
Theydon Bois	3,993	1,941	48.6	2,052	51.4	38.76	38
Theydon Garnon	130	66	50.8	64	49.2	39.49	41
Theydon Mount	163	81	49.7	82	50.3	40.67	42
Waltham Abbey	20,390	9,946	48.8	10,444	51.2	39.88	39
Willingale	483	239	49.5	244	50.5	42.83	45

2.2 Population, Density and Households

Epping Forest District has an average population density of 3.57 people per hectare, which is just below the average for England (3.77 people per hectare). Many of the smaller village parishes have a very low population density of below 1 person per hectare. Buckhurst Hill has the highest density of the district at 27.88, followed by Loughton, with a density of 20.06. Stapleford Tawney has the lowest density at just 0.15 people per hectare.

Table 2.2 Population Density and household details

Census April 2001	Area (hectares)	Density (number of people per hectare)	People living in households	All households	Average household size	Average number of rooms per household
England	13,027,872	3.77	48,248,150	20,451,427	2.36	5.34
East of England	1,910,920	2.82	5,296,534	20,451,427	2.36	5.33
Essex	346,434	3.78	1,294,077	544,701	2.38	5.48
Epping Forest	33,899	3.57	120,036	50,590	2.37	5.48
Abess Beauchamp	1,601	0.27	427	166	2.57	6.73
Bobbingworth	1,005	0.28	279	114	2.45	6.28
Buckhurst Hill	385	27.88	10,653	4,730	2.25	5.41
Chigwell	1,568	7.94	12,297	4,866	2.53	5.98
Epping	773	14.29	10,926	4,826	2.26	5.39
Epping Upland	1,774	0.45	790	312	2.53	6.54
Fyfield	992	0.74	737	298	2.47	6.52
High Laver/Little Laver	1,159	0.42	491	197	2.49	7.08
High Ongar	1,585	0.74	1,171	455	2.57	6.5
Lambourne	1,042	1.75	1,828	816	2.24	5.44
Loughton	1,512	20.06	30,222	12,861	2.35	5.26
Magdalen Laver	606	0.41	246	93	2.65	7.22
Matching	1,262	0.5	635	259	2.45	6.72
Moreton	596	0.61	366	153	2.39	5.96
Nazeing	1,644	2.84	4,675	1,811	2.58	6
North Weald Bassett	2,279	2.65	5,846	2,387	2.45	5.43
Ongar	902	6.73	6,063	2,494	2.43	5.54
Roydon	1,094	2.53	2,766	1,080	2.56	6.4
Sheering	838	3.39	2,838	1,340	2.12	5.07
Stanford Rivers	1,749	0.42	739	290	2.55	6.43
Stapleford Abbots	957	1	959	357	2.69	6.5
Stapleford Tawney	670	0.15	103	43	2.4	6.84
Theydon Bois	832	4.8	3,937	1,598	2.46	6.21
Theydon Garnon	804	0.16	130	47	2.77	6.7
Theydon Mount	632	0.26	163	60	2.72	6.97
Waltham Abbey	4,241	4.81	20,266	8,749	2.32	4.93
Willingale	1,398	0.35	483	188	2.57	6.56

The average household size for Epping Forest is 2.37 people. This is marginally larger than the average household size for England, which is 2.36. Sheering has the lowest household size in the district, with an average of 2.12. Theydon Garnon has the largest average household size of the district, at 2.77.

A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing either a living room or sitting room or at least one meal a day. A household's size is based on the number of people resident in the household. It does not include students and schoolchildren living away from the household during term-time.

Nearly all of the parishes exceed England's average number of habitable rooms per household (which is 5.34 rooms), with Magdalen Laver having the largest average number of rooms per household (7.22 rooms) in the district. Waltham Abbey and Sheering have the lowest average number of habitable rooms per household in the district, at 4.93 rooms and 5.02 rooms respectively.

The count of the number of rooms in a household's accommodation does not include bathrooms, toilets, halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms and studies are counted as habitable rooms. If two rooms have been converted into one they are counted as one room. Rooms shared between a number of households, for example a shared kitchen, are not counted. The count is not available for unoccupied household spaces.

3.0 Indices of Deprivation (2004)

The Indices of Deprivation are produced by the Social Disadvantage Research Centre at the University of Oxford on the behalf of the ODPM. They are produced at what is termed 'Super Output Area Lower Layer Level' (SOAs) which in real terms are groupings of between 500 and 1000 homes.

The seven separate Domain Indices are:

- Income
- Employment
- Health Deprivation and Disability
- Education, Skills and Training
- Barriers to Housing and Services
- Crime and Disorder
- Living Environment

There are also two supplementary Indices - the Income Deprivation Affecting Children Index (IDACI) and the Income Deprivation Affecting Older People Index (IDAOPI) - which are subsets of the Income Domain are presented separately.

These indices are as such very useful proxies to use to look at areas such as income, for which it is very difficult to obtain accurate figures. More detailed work on the Indices of deprivation is currently being undertaken by the Council.

3.1 Index of Multiple Deprivation

The Index of Multiple Deprivation is a measure derived by combining the seven separate Domain Indices using the following weights:

- Income (22.5%)
- Employment (22.5%)
- Health Deprivation and Disability (13.5%)
- Education, Skills and Training (13.5%)
- Barriers to Housing and Services (9.3%)
- Crime and Disorder (9.3%)
- Living Environment (9.3%)

Under this combined measure the SOA with the greatest need is in Grange Hill, which is ranked 7,144th nationally. Our least disadvantaged SOA is in Theydon Bois, which is ranked 32,160th nationally (out of 32,482), which is the best ranking achieved in the district under any measure.

We have no SOAs in the the 20% of SOAs with the greatest need nationally, and 25 SOAs (out of 78 in total) in the least disadvantaged 20%

The mean average rank of SOAs in the District under this measure was 21,032nd.

3.2 Income

This measure is derived from the number of:

- Individuals in income support households

- Individuals in income based job seekers allowance households
- Individuals in working family tax credits households
- Individuals in disabled persons tax credit households
- Asylum seekers in receipt of subsistence only and accommodation support

Under this measure the SOA with the greatest need is in Grange Hill, which is ranked 3,474th nationally. Our least disadvantaged SOA is in Chipping Ongar, which is ranked 31,363rd nationally (out of 32,482).

We have 3 SOAs in the the 20% of SOAs with the greatest need nationally, and 17 SOAs (out of 78 in total) in the least disadvantaged 20%

The mean average rank of SOAs in the District under this measure was 19,485th

3.3 Employment

This measure is derived from the number of:

- Unemployment claimant count
- Incapacity benefit claimants
- Severe disablement allowance claimants
- Participants in new deal

Under this measure the SOA with the greatest need is in Waltham Abbey Paternoster, which is ranked 7,020th nationally. Our least disadvantaged SOA is in Loughton Forest, which is ranked 31,051st nationally (out of 32,482).

We have no SOAs in the the 20% of SOAs with the greatest need nationally, and 27 SOAs (out of 78 in total) in the least disadvantaged 20%

The mean average rank of SOAs in the District under this measure was 22,550th, which is the second highest average rank achieved by the district

3.4 Health Deprivation and Disability

This measure is derived from:

- Years of potential life lost
- Comparative illness and disability ratio
- Emergency admissions to hospital
- Adults under 60 suffering from mood or anxiety disorders

Under this measure the SOA with the greatest need is in Waltham Abbey Paternoster, which is ranked 10,559th nationally. Our least disadvantaged SOA is in Lower Nazeing, which is ranked 31,316th nationally (out of 32,482).

We have no SOAs in the the 20% of SOAs with the greatest need nationally, and 35 SOAs (out of 78 in total) in the least disadvantaged 20%

The mean average rank of SOAs in the District under this measure was 24,115th, which is the highest average rank achieved by the district

3.5 Education, Skills and Training

This measure is derived from two distinct sub-domains (Children/Young People and Skills), which are based upon:

- Children/Young People
 - Average score at KS2
 - Average score at KS3
 - Average score at KS4
 - Proportion of people leaving education at 16
 - Proportion of under 21s not entering higher education
 - Secondary school absence rate
- Skills
 - Proportions of working age adults with no or low qualifications

Under this measure the SOA with the greatest need is in Waltham Abbey Paternoster, which is ranked 3,353rd nationally. Our least disadvantaged SOA is Chigwell Row, which is ranked 30,207th nationally (out of 32,482).

We have 6 SOAs in the the 20% of SOAs with the greatest need nationally, and 15 SOAs (out of 78 in total) in the least disadvantaged 20%

The mean average rank of SOAs in the District under this measure was 17,204th, which is the second lowest average rank achieved by the district

The subdomain information seems to show that worst Education, Skills and Training deprivation in the District is that of Working age adults without qualifications, with 15% of the SOAs in the District being in the bottom 20% nationally for this subdomain.

3.5.1 Education, Skills and Training Subdomains: Children/Young People

The SOA with the greatest need is in Waltham Abbey Paternoster, and is ranked 4,198th nationally, while the one with the lowest need is in Chigwell Village, and is ranked 31,497th.

19 SOAs are in the least disadvantaged 20% for this subdomain, and only 3 are in the the 20% of SOAs with the greatest need.

The mean average rank 18,274th for this subdomain.

3.5.2 Education, Skills and Training Subdomains: Skills

The SOA with the greatest need is in Loughton Alderton, and is ranked 2,644th nationally, while the one with the lowest need is in Loughton Forest, and is ranked 29,463rd.

8 SOAs are in the least disadvantaged 20% for this subdomain, but 12 are in the the 20% of SOAs with the greatest need.

The mean average rank 15,719th for this subdomain.

3.6 Barriers to Housing and Services

This measure is derived from two distinct sub-domains (Wider Barriers and Geographical Barriers), which are based upon:

- Wider Barriers
 - Household overcrowding
 - Percentage of households for whom a decision on their application for assistance under the homeless provisions of housing legislation has been made
 - Difficulty of access to owner occupation (affordability)
- Geographical barriers
 - Road distance to GP
 - Road distance to supermarket or convenience store
 - Road distance to primary school
 - Road distance to post office

Under this measure the SOA with the greatest need is Passingford, which is ranked 169th nationally, this is the worst rank achieved in any of the measures in the district. Our least disadvantaged SOA is in Theydon Bois, which is ranked 29,161st nationally (out of 32,482).

We have 13 SOAs in the the 20% of SOAs with the greatest need nationally, and only 1 SOA (out of 78 in total) in the least disadvantaged 20%

The mean average rank of SOAs in the District under this measure was 12,682nd, which is the lowest average rank achieved by the district

The subdomain information seems to show that worst Barriers to Housing and Services deprivation in the District is resulting from geographical barriers, with 27% of the SOAs in the District being in the bottom 20% nationally for this subdomain. In comparison the wider barriers of overcrowding, homelessness and affordability are not as critical.

3.6.1 Barriers to Housing and Services Subdomains: Wider Barriers

The SOA with the greatest need is Loughton Broadway which is ranked 6,224th nationally, while the least is in Loughton Forest, and is ranked 21,616th.

Only 1 SOA is in the the 20% of SOAs with the greatest need for this subdomain, but none are in the least disadvantaged 20%.

The mean average rank is 12,221st for this subdomain.

3.6.2 Barriers to Housing and Services Subdomains: Geographical Barriers

The SOA with the greatest need is Passingford, and is ranked 148th nationally, while the least is in Loughton St Marys, and is ranked 29,774th.

6 SOAs are in the least disadvantaged 20% for this subdomain, but 21 are in the the 20% of SOAs with the greatest need.

The mean average rank 15,719th for this subdomain.

3.7 Crime and Disorder

This measure is derived from reported levels of:

- Burglary
- Theft
- Criminal Damage
- Violence

Under this measure the SOA with the greatest need is Broadley Common, which is ranked 8,773rd nationally. Our least disadvantaged SOA is in Loughton St Marys, which is ranked 27,828th nationally (out of 32,482).

We have no SOAs in the the 20% of SOAs with the greatest need nationally, but just 3 SOAs (out of 78 in total) in the least disadvantaged 20%

The mean average rank of SOAs in the District under this measure was 19,108th.

3.8 Living Environment

This measure is derived from two distinct sub-domains (Indoors and Outdoors), which are based upon:

- Indoors
 - Social and private housing in poor condition
 - Houses without central heating
- Outdoors
 - Air quality
 - Road traffic accidents including pedestrians and cyclists

Under this measure the SOA with the greatest need is in Loughton St Marys, which is ranked 8,920th nationally. Our least disadvantaged SOA is in Waltham Abbey North East, which is ranked 30,292nd nationally (out of 32,482).

We have no SOAs in the the 20% of SOAs with the greatest need nationally, and 10 SOAs (out of 78 in total) in the least disadvantaged 20%

The mean average rank of SOAs in the District under this measure was 19,762nd.

The subdomain information seems to show that worst Living Environment deprivation in the District is resulting from outdoor issues such as air quality and road traffic.

3.8.1 Living Environment Subdomains: Indoors

The SOA with the greatest need is Loughton St Marys which is ranked 8,920th nationally, while the least is in Loughton Forest, and is ranked 31,043rd.

None of the SOAs are in the the 20% of SOAs with the greatest need for this subdomain, and 9 are in the least disadvantaged 20%.

The mean average rank is 20,394th for this subdomain.

3.8.2 Living Environment Subdomains: Outdoors

The SOA with the greatest need is in Loughton Fairmead, and is ranked 4,973rd nationally, while the least is High Ongar and Willingale which is ranked 29,137th.

4 SOAs are in the least disadvantaged 20% for this subdomain, but 4 are in the the 20% of SOAs with the greatest need.

The mean average rank 15,941st for this subdomain.

3.9 Income Deprivation Affecting Children Index (IDACI)

This is a subset of the Income Domain

Under this measure the SOA with the greatest need is in Grange Hill, which is ranked 3,237th nationally. Our least disadvantaged SOA is in Loughton St Marys, which is ranked 31,205th nationally (out of 32,482).

We have 5 SOAs in the the 20% of SOAs with the greatest need nationally, and 18 SOAs (out of 78 in total) in the least disadvantaged 20%

The mean average rank of SOAs in the District under this measure was 18,733rd

3.10 Income Deprivation Affecting Older People Index (IDAOPI)

This is a subset of the Income Domain

Under this measure the SOA with the greatest need is in Waltham Abbey Paternoster, which is ranked 3,234th nationally. Our least disadvantaged SOA is in Theydon Bois, which is ranked 31,985th nationally (out of 32,482).

We have 3 SOAs in the the 20% of SOAs with the greatest need nationally, and 21 SOAs (out of 78 in total) in the least disadvantaged 20%

The mean average rank of SOAs in the District under this measure was 19,925th

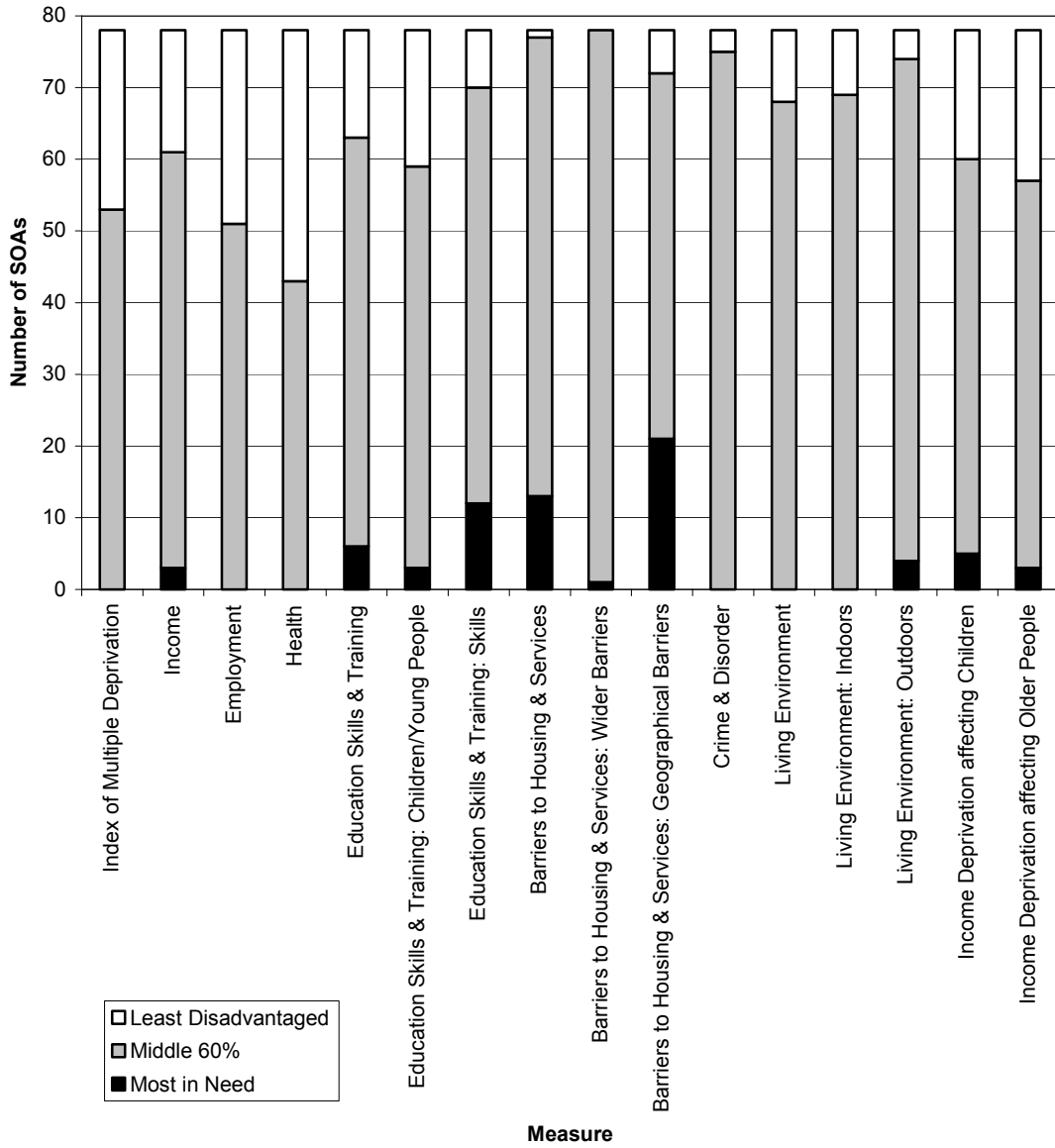
3.11 Conclusions

More detailed work is currently being undertaken on the results of this study. However, it is possible to identify the types of deprivation that is most prevalent in the district, namely Barriers to Housing and services, and at a more detailed level it can be seen that most of this can be attributed to 'Geographical Barriers'.

The Local Plan Alterations contain a number of policies that are intended to ensure that future development is located in sustainable locations with easy access to services. The Draft East of England Plan also focusses development on existing urban centres that have service provision, but this is still subject to further change.

The Local Plan Alterations also strengthen policies that are designed to protect remaining services and community facilities particularly in rural areas.

Chart 3.1 Number of Super Output Areas in Most and Least Disadvantaged 20% Nationally



4.0 Local Development Scheme

The Local Development Scheme is part of the Local Development Framework for the District.

It sets out the milestones that must be achieved in order to deliver components of the Local Development Framework on time.

The Local Development Scheme had no specific milestones to achieve in 2004/2005. The only indicated activities were work locally on the Local Plan Alterations, to support a Redeposit in summer 2005, and work both locally and regionally leading to the Examination in Public of the East of England Plan (formerly Regional Spatial Strategy 14).

Work on both these areas was in progress during the period covered by the report. The Local Plan Alterations Redeposit was published in June 2005, in accordance with the indicated schedule.

Submissions and representations on the East of England Plan were completed during 2004/2005, in line with the work indicated. More work has subsequently been carried out as the Examination in Public approaches.

Both tasks indicated in the Local Development Scheme were achieved. In 2005/2006 a larger number of milestones must be achieved, accordingly this section will be substantially more detailed in the next report.

5.0 Introduction to Local Development Framework Core Output Indicators

These figures are for the whole local authority area, and are measured on an annual basis for the period 1st April 2004 to 31st March 2005. Where major changes have happened before or after this monitoring period they are mentioned in the accompanying narrative.

The Measures used reflect the required LDF Core Output Indicators, described in 'Local Development Framework Monitoring: A Good Practice Guide'.

6.0 Business Development

6.1 Measure 1a Amount of floorspace developed for employment by type.

In 2004/5 1,825m² of floorspace was completed for employment use (classes B1-B8 only).

This breaks down as follows:

B1(a) Offices – 110m² (6%)

B1(c) Light Industrial – 1,715 m² (94%)

We currently have no annual targets set for completion of industrial space, this will be reviewed in the light of East of England Plan once that plan has been adopted. However, the Essex and Southend on Sea Replacement Structure Plan sets a target of 24ha of employment land to be provided over the period 1996-2011, the majority of this has now been provided at the Waltham Point development, the main part of which completed in 2003/04. Additionally, there are now policy pressures to release vacant employment land for other uses, this will also be factored into any future policy review..

6.2 Measure 1b Amount of floorspace developed for employment by type, in employment or regeneration areas.

In 2004/5 1,605m² of the floorspace completed was in designated employment areas, this is 88% of all employment floorspace created. There were no completions in regeneration areas as there are none designated in the district..

This breaks down as follows:

B1(c) Light Industrial – 1,605 m²

Other than those in the Essex and Southend on Sea Replacement Structure Plan, we currently have no targets set for completion of industrial space, this will be reviewed in the light of East of England Plan once that plan has been adopted.

6.3 Measure 1c Amount of floorspace by employment type, which is on previously developed land.

In 2004/5 1,825m² of floorspace was completed on Previously developed land, this is 100% of all floorspace completed.

This breaks down as follows:

B1(a) Offices – 110m²

B1(c) Light Industrial – 1,715 m²

Other than those in the Essex and Southend on Sea Replacement Structure Plan, we currently have no targets set for completion of industrial space, this will be reviewed in the light of East of England Plan once that plan has been adopted.

6.4 Measure 1d Employment land available by type.

In 2004/5 8ha of employment land (either allocated in the Local Plan, or with Planning Permission) is available in the District. There are also a number of vacant industrial units available.

Vacant sites allocated in Local Plan.

B1(a) Offices 2.6 ha (33% of available land)

Vacant sites allocated in Local Plan that have planning permission.

B1(a) Offices 1.4ha (17% of available land)

Vacant sites that have planning permission, that are not allocated in Local Plan.

B2 (General Industrial) 4ha (50% of available land)

Other than those in the Essex and Southend on Sea Replacement Structure Plan, we currently have no targets set for employment land availability, our current allocations of employment land will be reviewed in the light of East of England Plan once that plan has been adopted.

6.5 Measure 1e Losses of employment land in (i) employment/regeneration areas and (ii) local authority area.

In 2004/5 4.5ha of land that was either formerly in employment use, or had been allocated for employment usage was lost to other uses.

(i) employment areas

B2 (General Industrial) 3.5ha (78% of land lost from employment use)

(ii) remainder of local authority area.

B2 (General Industrial) 0.5ha (11% of land lost from employment use)

B8 (Wholesale warehouse, distribution centres, repositories) 0.5ha(11% of land lost from employment use)

We currently have no targets set for employment land reuse for other purposes, our current allocations of employment land will be reviewed in the light of East of England Plan once that plan has been adopted.

6.6 Measure 1f Amount of employment land lost to residential development.

In 2004/5 1ha of land that was either formerly in employment use, or had been allocated for employment usage was lost to residential use. 22% of all land lost from employment use was reused for housing (the remaining 78% has been granted planning permission for retail usage).

B2 (General Industrial) 0.5ha (50% of land lost to residential development)

B8 (Wholesale warehouse, distribution centres, repositories) 0.5ha (50% of land lost to residential development)

We currently have no targets set for employment land reuse for other purposes, our current allocations of employment land will be reviewed in the light of East of England Plan once that plan has been adopted.

7.0 HOUSING

7.1 Measure 2a Housing trajectory showing:

(i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;

Table 7.1 Net Annual Completions

Year	2000/01	2001/02	2002/03	2003/04	2004/05
Net Completions	467	237	270	202	225

Over the last five years Epping Forest District has exceed its annualised structure plan target of 160 dwellings per annum.

The annual dwelling completion target for Epping Forest District Council will be reviewed in a Development Plan Document after the adoption of the East of England Plan. Until the East of England Plan is adopted there are no firm targets to work to, other than the annualised figure derived from the Replacement Structure Plan target.

(ii) net additional dwellings for the current year;

In 2004/05 251 dwellings were completed in Epping Forest District, of these 26 are replacements for existing dwellings, so the net total of completions for the District was 225.

This exceeds the annualised Structure Plan target of 160.

(iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;

Based on current completion rates on windfall sites it is currently estimated that it is possible for us to continue to have around 200 net completions each year until 2011. All site allocations from the Local Plan (Adopted 1998) have now been built out, as have all suitable sites from our Urban Capacity study. This projected figure will be reviewed each year based upon actual completions.

It is not possible to produce a projected completion rate based on anything other windfalls until new housing sites are allocated. Housing allocations will be reviewed in a Development Plan Document after the adoption of the East of England Plan.

(iv) the annual net additional dwelling requirement; and

The Annualised target from the Essex Replacement Structure Plan (2001) is 160 dwellings.

This target has been met in previous years and is predicted to be met in future years. The target will be amended based upon those finally adopted in the East of England Plan.

(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.

We have already met the required number of dwellings up to 2011 (Replacement Structure Plan 2001).

This figure will updated after the adoption of the East of England Plan.

7.2 Measure 2b Percentage of new and converted dwellings on previously developed land.

In 2004/05 94.4% of dwellings completed in Epping Forest District were on Previously Developed Land. This figure includes both new build and converted dwellings, but is only a gross figure, it does not exclude replacement dwellings.

Our target for this measure is set at 70% in Best Value Performance Indicator.

It is anticipated that the East of England Plan will include a target for completions on Previously Developed Land, as such the 70% target will be reviewed in the light of this.

Table 7.2 Percentage of new and converted dwellings on previously developed land

	2002/03	2003/04	2004/05
Percentage of homes built on previously developed land	72.7	89.6	94.4

7.3 Measure 2c Percentage of new dwellings completed at:
(i) less than 30 dwellings per hectare;
(ii) between 30 and 50 dwellings per hectare; and
(iii) above 50 dwellings per hectare.

72.1% of all dwellings completed in 2004/05, and 78.6 % of outstanding permissions are at a density greater than 50 dwellings per hectare.

The average development density achieved was 31.4 dwellings per hectare (net), this rises to 32.3 for outstanding permissions.

This exceeds our target of 30 dwellings per hectare. It is anticipated that the East of England Plan will include a target for net dwellings per hectare in excess of 30 dwellings, as such the target will be reviewed in the light of this.

Table 7.3 Density of dwellings completed

Monitoring Year	Gross Dwellings	Net Developable Area (ha)	Average Development Density (per hectare)	<30 Dwellings per hectare	30 to 50 Dwellings per hectare	>50 Dwellings per hectare
Permissions completed 2004/2005	251	12.1	31.4	17.1%	10.8%	72.1%
Sites under construction and detailed planning permissions yet to be started at end of 2004/2005 monitoring year	781	24.2	32.3	14.2%	7.2%	78.6%

7.4 Measure 2d Affordable housing completions.

For 2004/05 41% of dwellings completed across all sites were affordable. Our current target is to provide 30% affordable housing on sites of 25 units or over.

Performance in 2004/05 exceeded our target. The affordable housing target is to be reviewed in the Local Plan Alterations, and may be further reviewed in future years based on the outcome of the East of England Plan.

The performance on affordable housing is variable due to the effects of site phasing, on the key Waltham Point site all of the affordable housing was completed in 2004/05 in a single tranche, while the private development was spread over a number of years.

Table 7.4 Affordable housing completions.

Year	2004/05	2003/04	2002/03	2001/02
Number of Completions	103	5	31	68

Chart 7.1 Actual/Projected Completions compared to Structure Plan targets

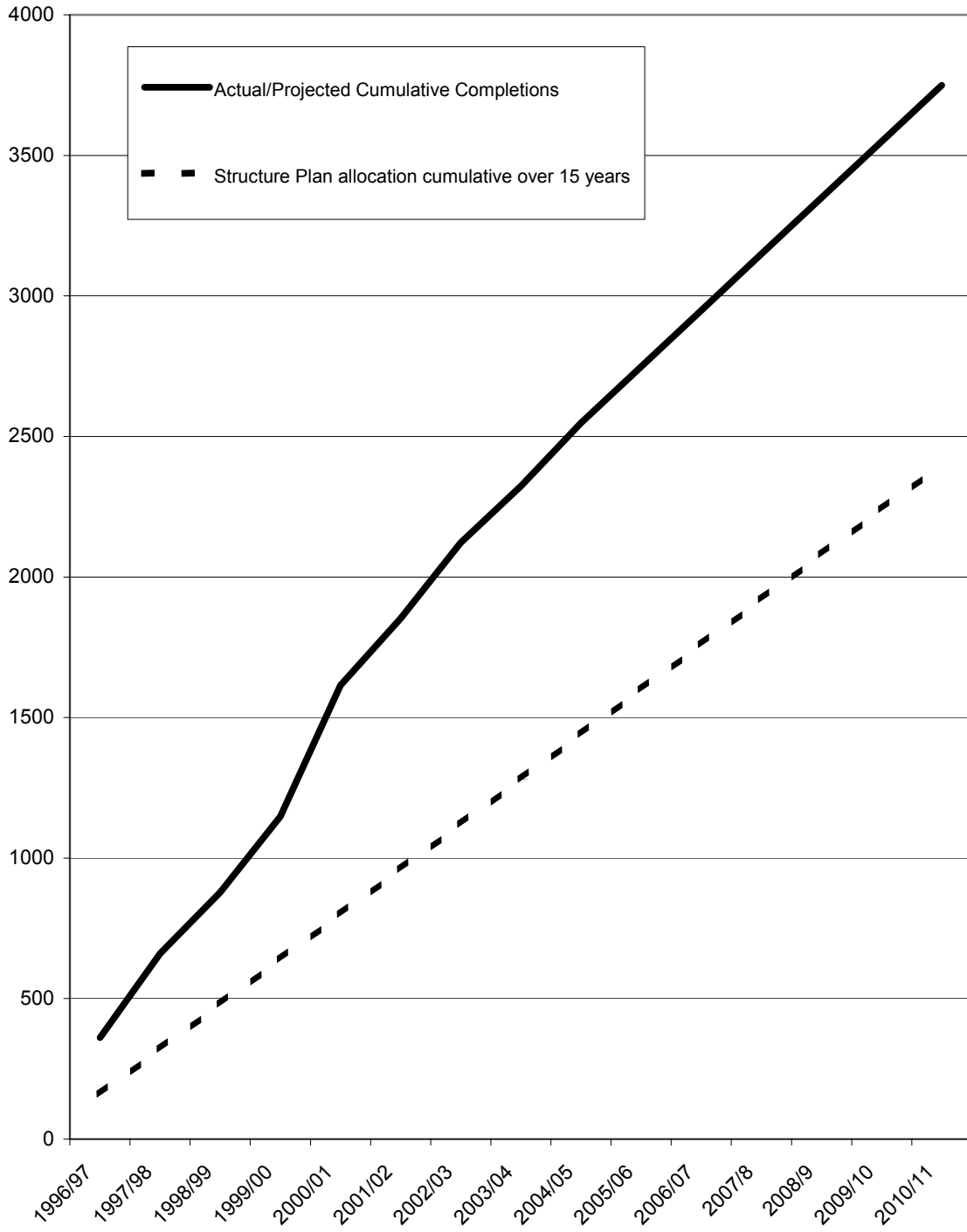


Chart 7.2 Housing Trajectory

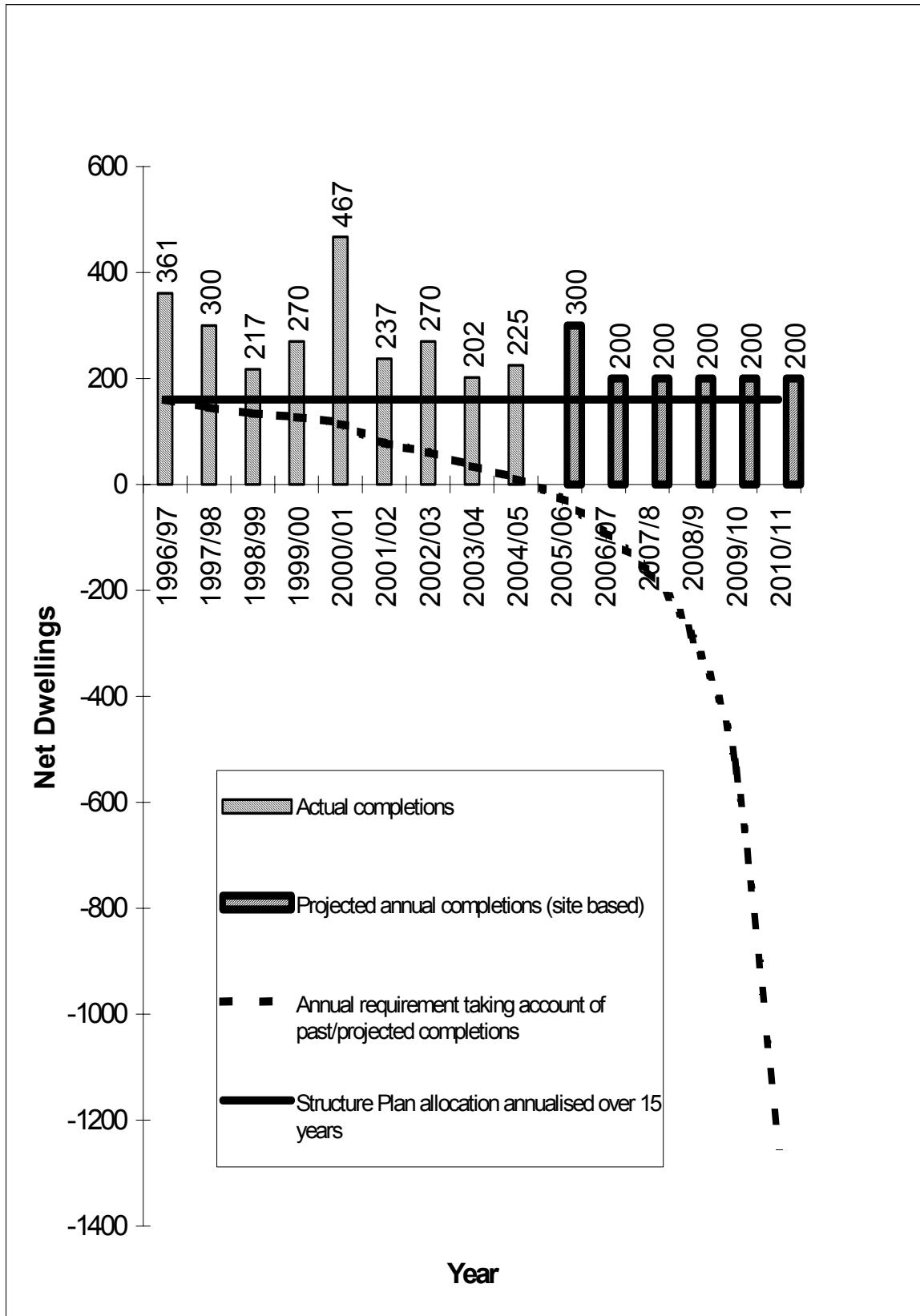


Table 7.5 Completed Dwellings 1996/97 – 2004/05

	COMPLETIONS								
	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05
Actual completions	361	300	217	270	467	237	270	202	225
Actual/Projected Cumulative Completions	361	661	878	1148	1615	1852	2122	2324	2549
Annual requirement taking account of past/projected completions	160	146	134	127	114	79	61	35	11
Annual Requirement taking account of completions only	201	341	398	508	815	892	1002	1044	1109
Structure Plan allocation cumulative over 15 years	160	320	480	640	800	960	1120	1280	1440

Table 7.6 Projected Dwelling Completions 2005/06 – 2010/11

	PROJECTED COMPLETIONS					
	2005/06	2006/07	2007/8	2008/9	2009/10	2010/11
Projected annual completions	200	200	200	200	200	200
Actual/Projected Cumulative Completions	2749	2949	3149	3349	3549	3749
Annual requirement taking account of past/projected completions	-25	-70	-137	-250	-475	-1149
Annual Requirement taking account of completions only	1149	1189	1229	1269	1309	1349
Structure Plan allocation cumulative over 15 years	1600	1760	1920	2080	2240	2400

Note to Tables 7.5 and 7.6

The row names on this table are those required by the Government Office for Eastern England, the meaning of them is as below:

Actual/Projected Annual Completions

This is the net number of dwellings completed in the District for each year (1996/97 – 2004/05), or those predicted to be completed in each year (2005/06 - 2010/11)

Actual/Projected Annual Completions

This is the cumulative total of the net number of dwellings completed in the District for each year (1996/97 – 2004/05), or those predicted to be completed in each year (2005/06 - 2010/11)

Annual requirement taking account of past/projected completions

This shows the total number of homes that need(ed) to be completed in each remaining year to meet the remaining Structure Plan target at the start of that year.

Annual Requirement taking account of completions only

This shows the cumulative over (or under) supply compared to the Structure Plan target.

Structure Plan allocation cumulative over 15 years

This the Structure Plan target target, annualised then applied equally over the period 1996/97 – 2010/11

8.0 TRANSPORT

8.1 Measure 3a Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.

No formal monitoring was possible in 04/05 of this measure on all developments.

A number of developments were built below the parking standards owing to their town centre locations (for example developments in Epping and Buckhurst).

As far as is known, no completed non-residential development within UCOs A, B and D exceed the car parking standards.

Car parking standards are currently being reviewed by Essex County Council, who produced our current Supplementary Planning Guidance on the subject. The results of this review will feed into future policy.

8.2 Measure 3b Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

The majority (94%) of residential development (of 251 total gross dwellings) are within 30 minutes public transport of a GP's surgery, Primary School, Employment and a Major Retail centre. 82 of residential development is within 30 minutes public transport journey of a secondary schools, and 81% of a Hospital.

Table 8.1 Amount of new residential development within 30 minutes public transport time of:

GP Surgery	Hospital	Primary School	Secondary School	Employment	Retail Centre	Total Gross
235	204	235	206	235	235	251
93.63%	81.27%	93.63%	82.07%	93.63%	93.63%	

If only sites of more than 10 dwellings are considered (168 gross dwellings), all are within 30 minutes public transport of a GP's surgery, Primary School, Employment and a Major Retail centre. 89% of residential development is within 30 minutes public transport journey of a secondary schools and a Hospital.

Table 8.2 Amount of new residential development of 10 or more units within 30 minutes public transport time of:

GP Surgery	Hospital	Primary School	Secondary School	Employment	Retail Centre	Total Gross
168	149	168	149	168	168	168
100.00%	88.69%	100.00%	88.69%	100.00%	100.00%	

We currently do not have a firm target for this measure. The Local Plan Alterations seek to improve the policy basis of this measure.

9.0 LOCAL SERVICES

9.1 Measure 4a Amount of completed retail, office and leisure development.

A1-A3 Use Classes 1,600m² Completed in 2004/05 (Developments in Epping, Waltham Abbey and Buckhurst Hill).

Major retail schemes completed in Waltham Abbey (Tesco) and Loughton (Marks and Spencer) in 2005/06, the previous major scheme completed was Loughton (Sainsburys) in 2003/04. No large retail schemes completed in 2004/05.

9.2 Measure 4b Amount of completed retail, office and leisure development in town centres.

All of the space identified above is in town centres.

9.3 Measure 4c Amount of eligible open spaces managed to Green Flag Award standard.

In January 2005, Epping Forest District declared 3 new Local Nature Reserves. This now gives a total of 9 for the District. The 3 new Local Nature Reserves are Home Mead in Loughton and Weald Common Flood Meadow and Thornwood Flood Meadow both in North Weald

The following are the Local Nature Reserves, managed to Green Flag Award standard, within Epping Forest District Council's area:

Table 9.1 Local Nature Reserves

Name and Location	Area Covered (Hectares)	Green Flag Award?
Roding Valley Meadows, Chigwell	56.5	Yes
Linder's Field, Buckhurst Hill	3.6	
Roughtalley's Wood, North Weald Bassett	3.4	
Chigwell Row Wood, Chigwell	15.6	
Church Lane Flood Meadow, North Weald Bassett	3.25	
Nazeing Triangle, Nazeing	0.6	
Home Mead, England's Lane, Loughton	1.82	
Thornwood Flood Meadow, North Weald	2.7	
Weald Common Flood Meadows, North Weald	2.9	
Total Area	90.37	

The Roding Valley Meadows was awarded Green Flag Award Standard in 2004-2005, covering 56.5 ha, this accounts for 62.5% of the total area.

The PPG174 Green Space Audit for Epping Forest District has now been commenced, this is investigating a wide range of open space, and in future AMRs it is planned that this data will be included in the measures.

10.0 MINERALS (FOR MINERALS PLANNING AUTHORITY ONLY)

10.1 Measure 5a Production of primary land won aggregates.

Addressed in Essex County Council Annual Monitoring Report

10.2 Measure 5b Production of secondary/recycled aggregates.

Addressed in Essex County Council Annual Monitoring Report

11.0 WASTE (FOR WASTE PLANNING AUTHORITY ONLY)

11.1 Measure 6a Capacity of new waste management facilities by type.

Addressed in Essex County Council Annual Monitoring Report

11.2 Measure 6b Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.

Addressed in Essex County Council Annual Monitoring Report

12.0 FLOOD PROTECTION AND WATER QUALITY

12.1 Measure 7 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

Internal Data for 2004/05 shows that Epping Forest District Council did not grant planning permission for any developments contrary to Environment Agency advice.

Data for 2003/04 monitoring year from the the Environment Agency shows that Epping Forest District Council did not grant planning permission for any developments contrary to Environment Agency advice.

The Local Plan Alterations have revised policies on development in the flood plain in line with current guidance. However, an application has been granted in 2005/06 for a community facility against Environment Agency advice.

13.0 BIODIVERSITY

13.1 Measure 8 Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

Special Protection Areas (SPAs)

The EC "Birds Directive" requires member states to preserve a sufficient diversity of habitats (the SPAs) for all species of wild birds naturally occurring within their territories.

SPAs are designated by the Secretary of State for the Environment, Transport and the Regions using advice from English Nature. The Government is required to take appropriate steps to avoid any significant pollution or deterioration of these habitats, or any other similarly significant disturbance to the birds, except where there is an 'over-riding' public interest. Parts of the Lee Valley are currently proposed for designation - a formal recognition of its outstanding importance for waterfowl. One of these areas is within the District (the Royal Gunpowder Factory woodlands at Waltham Abbey) and one (King George's Reservoir) directly abuts the District boundary within the London Borough of Enfield.

No changes have been made to the extent of these areas.

Special Areas of Conservation (SACs)

These also originate from the EC (the 'Habitats Directive'), SACs include natural and semi-natural habitats and other sites containing species of Community importance. Member states will be required to take measures to maintain or restore such habitats and species at or to safe levels for conservation. The main area of Epping Forest has been designated as a Candidate SAC for a number of years.

No changes have been made to the extent of this area, but Epping Forest became a full SAC on 1 April 2005, just after this monitoring year).

Sites of Special Scientific Interest (SSSIs)

SSSIs are designated by English Nature and are selected for their value in terms of flora or fauna, or their geological or physiographical (i.e. landform) features. The designation will include a list of operations which are likely to cause damage to the Sites - this extends well beyond any works which may require planning permission. Owners and occupiers are obliged to notify English Nature before carrying out any of the specified operations.

In nature conservation terms, the significance of SSSIs cannot be overstated. Taken as a whole, these sites represent only the minimum diversity of habitats of identified value. Individually, each site makes its own unique contribution to the whole. Damage to, or destruction of, any of the sites must inevitably have consequences for the success of nature conservation policy at a national level. For these reasons the District Council will operate a very strong presumption against inappropriate development in or near SSSIs.

As SSSIs are notified to all owners and occupiers and registered as local land charges, anybody wishing to submit a planning application will be made aware of the status of the land.

The District currently contains 8 notified SSSIs. These are:-

- Epping Forest (including Wintry Wood, Epping; Garnon Bushes, Coopersale; Yardley Hill, Sewardstonebury; and Lord's Bushes, Buckhurst Hill);
- Hainault Forest (only partly within the District);
- Royal Gunpowder Factory Woodlands, Waltham Abbey (the proposed SPA);
- Roding Valley Meadows (between Loughton and Chigwell);
- Cornmill Stream and Old River Lea, Waltham Abbey;
- Hunsdon Mead, Roydon (only partly within the District);
- Turnford and Cheshunt Pits; and
- River Lee Diversion (a very small part of the Chingford Reservoirs SSSI).

No changes have been made to the extent of these areas in 2004/05.

14.0 RENEWABLE ENERGY

14.1 Measure 9. Renewable energy capacity installed by type.

No schemes involving renewable energy were completed in 2004/05.

The Local Plan Alterations contain policies that are intended to increase the level of renewable energy capacity installed.

The first house mounted wind turbine in Epping Forest District has granted planning permission in 2005/06.