

**Local Development Framework
Annual Monitoring Report**

December 2009



Epping Forest District Council
www.eppingforestdc.gov.uk

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1.0 Introduction

During the last few years, the old Local Plan system has been replaced by the new Local Development Framework (LDF). This new LDF system requires that several, smaller documents are produced, rather than one large Local Plan. One such LDF document is the Annual Monitoring Report (AMR).

The AMR is a detailed assessment of performance against local and national policy. It covers many topics, including housing, employment, transport, biodiversity and renewable energy. It is also used to monitor performance against local indicators, which are specific to this district.

The AMR must be submitted to the Secretary of State (via the appropriate Local Government Office – The Government Office for the East of England, GO East) by the end of December of each year. Each AMR covers the preceding financial year. This report therefore covers the period from the 1st April 2008 to the 31st March 2009, i.e. the 2008/09 financial year.

As in the previous year, this Council still has yet to commence major parts of the LDF, and so the number of local indicators that have been used are limited. The Council has therefore used the Core Indicator set identified by Communities and Local Government (CLG).

2.0 Epping Forest District – Key Information

Epping Forest District is located on the north eastern edge of London, within the East of England Region. It covers 33,899 hectares, and comprises 27 parishes. The majority of the population (almost three quarters) live in the suburban areas of Loughton, Buckhurst Hill, Chigwell, Epping, Ongar and Waltham Abbey. The remaining quarter live in more rural areas, including the large villages of Roydon, Nazeing, North Weald and Theydon Bois.

94% of the district falls within the Green Belt, giving it the largest proportion of Green Belt within the East of England. It also contains many other areas of natural significance such as the part of Epping Forest which is designated a Special Area of Conservation (SAC).

Approximately 38% of the working population of the district live and work within it. However, London is the largest source of employment for those living in the district, with approximately 45% of the working population commuting there to work. The presence of the Central Line through the district encourages the use of public transport to achieve this out-commuting. House prices are correspondingly high, although they are expected to fall as the effects of the credit crunch are felt throughout the country.

Epping Forest District - Key Statistics			
Area	339 km ² (33,899 hectares or 131 square miles)		
Green Belt coverage	94%		
Population	Epping Forest	East of England	England & Wales
Population as of 2001 Census	120,896	5,388,140	52,041,916
Population estimate at Mid-2008*	123,900	5,728,700	54,439,700
Housing	Epping Forest	East of England	England & Wales
Average household size	2.37 people	2.36 people	2.36 people
Average house price April-June 2009 **	£297,751	£199,634	£224,064
Percentage of households in a Council or Housing Association property	16.1%	16.5%	19.2%
Percentage of vacant properties	2.3%	2.8%	3.4%
Percentage of detached properties	23.4%	30.2%	22.8%
Percentage of semi-detached properties	31.8%	31.2%	31.6%
Percentage of terraced properties	23.5%	23.5%	26.0%
Percentage of flats	17.5%	11.4%	13.6%
Car Ownership & Commuting	Epping Forest	East of England	England & Wales
Households with no car/van	17.0%	19.8%	26.8%
Households with one car/ van	42.2%	44.1%	43.8%
Households with two or more cars/ vans	40.8%	36.1%	26.4%
Percentage who travel to work by public transport	22.0%	10.9%	14.5%
Percentage who travel to work by car	59.0%	64.7%	61.5%
Percentage who travel to work by bicycle or foot	6.5%	12.9%	12.8%
Socio-Cultural Measures	Epping Forest	East of England	Great Britain
Indices of Multiple Deprivation Ranking (out of 354) ***	229	n/a	n/a
% claiming Job Seekers Allowance October 2009****	3.4%	3.4%	4.1%

Unless otherwise stated all information is sourced from the 2001 Census

* Mid-2008 Population Estimates - Office for National Statistics, 2009

** UK house prices database April-June 2009– BBC News

*** Indices of Multiple Deprivation - CLG, 2007

**** Total JSA claimants (as a proportion of resident working age people) Labour Market Profile - NOMIS, October 2009

3.0 Contextual Indicators

3.1 Indices of Deprivation

The indicators in this section are taken from the Indices of Deprivation (2007), which the CLG published in December 2007. This information is the same as that presented in the 2007 and 2008 AMRs, as no further Indices of Deprivation have been published since 2007.

The Indices of Multiple Deprivation contain a large number of indicators, which have been chosen to assess economic, social, housing and other issues, in all areas of England. The areas of land that the indicators are applied to are 'Super Output Areas (SOA) Lower Level', which are subsections of electoral wards.

The indicators used rank each SOA in England against 'Domain Indices' on:

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

These indicators are applied to each area, and then the results are used to rank the areas relative to one another according to their level of deprivation. For example, if there were a total of 100 areas that were assessed, the most deprived would be assigned the number 1, with the least deprived being assigned the number 100.


There are also two supplementary indices which are subsets of the main domains listed above. These are the Income Deprivation Affecting Children Index (IDACI) and the Income Deprivation Affecting Older People Index (IDAOP).


The resulting Indices of Deprivation for each SOA are then also combined and weighted, to form the Index of Multiple Deprivation for that area. These Indices of Multiple Deprivation give an overview as to the total deprivation of an area. They are then ranked relative to one another, to provide a picture of the national distribution of deprivation. There are a total of 32,482 SOAs in England, with the SOA at number 32,482 (which happens to be an area in Wokingham) being the least deprived, and the SOA at number 1 (which is an area in Liverpool) being the most deprived.

Within Epping Forest District, the most deprived SOA is an area within the south of Loughton Alderton which is ranked 5988th nationally. The least deprived SOA in the district is Theydon Bois Village which is ranked 31907th nationally.

The categories used to derive the measures in the domains above are listed on the Communities and Local Government website www.communities.gov.uk.

The table below shows the scores for each of the SOAs in Epping Forest District, with the SOAs that are in the greatest need of, and are the least disadvantaged for, each measure, highlighted as follows:

 Least disadvantaged SOA for particular measure (i.e. least deprived)

 SOA with greatest need for particular measure (i.e. most deprived)

Indices of Deprivation and Multiple Deprivation (2007)

SOA	Ward	Location of SOA within ward	National rank of IMD	Rank of Income score	Rank of Employment score	Rank of Health Deprivation and Disability score	Rank of Education Skills and Training score	Rank of Barriers to Housing and Services score	Rank of Crime and Disorder score	Rank of Living Environment score	Rank of IDACI	Rank of IDAOPI
E01021741	Broadley Common	n/a	16156	20066	24788	27730	14922	958	9754	18148	17405	22662
E01021742	Buckhurst Hill East	N	18574	13583	15888	22332	15001	19047	19799	21239	13680	20855
E01021743	Buckhurst Hill East	Central	21978	13342	23122	20400	25318	19984	18257	22212	15577	8758
E01021744	Buckhurst Hill East	S	24794	21195	24416	26559	21369	20573	15807	17659	19521	22905
E01021745	Buckhurst Hill West	SW	28821	26455	27641	29037	29307	16653	17524	22681	24192	26414
E01021746	Buckhurst Hill West	NW	28207	22862	28182	28089	28906	17764	19690	21219	18615	23552
E01021747	Buckhurst Hill West	NE	29405	27292	28371	28625	29403	20601	14722	24319	25256	26743
E01021748	Buckhurst Hill West	SE	29177	26494	29098	29226	30229	22350	16091	17679	25012	29132
E01021749	Chigwell Row	n/a	22537	22247	20914	24302	21595	8462	15908	26882	19083	27736
E01021750	Chigwell Village	N	23231	23066	26780	26026	20688	7254	17864	17459	19043	29911
E01021751	Chigwell Village	Central	29873	30512	31561	31407	27586	8876	20487	28295	28910	30581
E01021752	Chigwell Village	S	25107	23865	30668	29830	21880	8214	13687	20028	21200	24841
E01021753	Chipping Ongar	W	20633	17379	21716	24600	14585	14708	14066	23035	17719	13572
E01021754	Chipping Ongar	S	29610	28443	28477	29440	27120	17849	15864	27609	26742	31147
E01021755	Chipping Ongar	N	29987	31159	29700	27533	23452	20607	19511	22978	28434	31457
E01021756	Epping Hemnall	E	25700	24994	28305	28234	22508	6747	21416	21982	25480	27930

SOA	Ward	Location of SOA within ward	National rank of IMD	Rank of Income score	Rank of Employment score	Rank of Health Deprivation and Disability score	Rank of Education Skills and Training score	Rank of Barriers to Housing and Services score	Rank of Crime and Disorder score	Rank of Living Environment score	Rank of IDACI	Rank of IDAOPI
E01021757	Epping Hemnall	N	29062	26316	29734	29224	27520	22116	23584	12932	21326	26937
E01021758	Epping Hemnall	W	15281	11308	17350	21470	10780	8405	16443	21006	8613	14857
E01021759	Epping Hemnall	S	22988	18791	21984	21505	16677	18890	23240	22835	16638	17342
E01021760	Epping Lindsey	N	25223	22206	20514	26638	21307	20326	20201	22541	19515	22424
E01021761	Epping Lindsey	E	17371	22002	19799	22131	20409	1691	15747	16856	21488	22017
E01021762	Epping Lindsey	S	17541	13033	18087	19186	12563	21524	18952	15280	14142	11996
E01021763	Epping Lindsey	SW	25073	17691	23694	26054	24540	17929	23756	21087	19509	14648
E01021764	Grange Hill	SE	6979	3073	9716	14546	6324	5852	8040	15655	3190	10388
E01021765	Grange Hill	NE	20198	19059	22495	26791	24253	10421	5702	19811	14421	28391
E01021766	Grange Hill	SW	21730	23172	23437	26163	19717	8253	11602	19161	20069	25196
E01021767	Grange Hill	NW	25391	21484	28122	29640	21923	8523	20896	22676	21518	25629
E01021768	Hastingwood, Matching & Sheering	n/a	17348	17853	25104	25584	21037	1174	14751	17077	16745	18911
E01021769	High Ongar and Willingale	n/a	16521	17602	25433	28357	18571	480	23528	12921	15923	23716
E01021770	Lambourne	n/a	14676	13390	17337	22802	11373	3717	12346	24003	9951	20783
E01021771	Loughton Alderton	S	5988	4984	6845	11137	4557	3033	6314	17541	5723	7783
E01021772	Loughton Alderton	N	17934	14328	18023	24909	12677	10740	17235	22083	16043	15356
E01021773	Loughton Alderton	E	14541	12142	17694	16544	8782	13270	11016	20058	13209	12215
E01021774	Loughton Broadway	NW	11257	9095	14106	13337	8040	7358	12434	18188	9270	9472

SOA	Ward	Location of SOA within ward	National rank of IMD	Rank of Income score	Rank of Employment score	Rank of Health Deprivation and Disability score	Rank of Education Skills and Training score	Rank of Barriers to Housing and Services score	Rank of Crime and Disorder score	Rank of Living Environment score	Rank of IDACI	Rank of IDAOPI
E01021775	Loughton Broadway	E	10613	8255	10906	15255	7953	12038	6357	24765	8461	13296
E01021776	Loughton Broadway	S	10486	8763	11472	9839	8823	12992	12154	13927	11509	5322
E01021777	Loughton Fairmead	NE	14990	12366	15571	19749	7492	16928	11506	25252	14217	9374
E01021778	Loughton Fairmead	SE	18187	15522	19792	19838	8632	16298	16507	27145	16200	15258
E01021779	Loughton Fairmead	W	11854	7972	11578	15308	10647	16023	14691	13542	6109	8105
E01021780	Loughton Forest	S	30103	29955	31245	30568	28889	8496	24412	28661	29770	27180
E01021781	Loughton Forest	N	29640	26582	28517	29367	28979	22860	18695	19882	25653	26199
E01021782	Loughton Forest	E	28432	27328	26754	30378	28535	13522	17927	22450	26093	28072
E01021783	Loughton Roding	N	25078	24084	20635	26812	20621	19833	18784	19799	22755	27286
E01021784	Loughton Roding	Central	24818	24972	25221	28864	18144	17099	11858	19969	24783	26659
E01021785	Loughton Roding	S	12290	9106	12078	14588	8796	13681	13644	21830	9617	14036
E01021786	Loughton St Johns	E	27171	23020	26605	27401	24447	19395	19043	20057	19840	26595
E01021787	Loughton St Johns	NW	28168	28248	30619	30697	29054	10472	14673	20184	24116	30786
E01021788	Loughton St Johns	NE	26465	24894	26140	28235	22334	16800	13082	24423	20858	26680
E01021789	Loughton St Marys	S	28028	25694	28335	27581	27747	21491	11352	22925	24677	27525
E01021790	Loughton St Marys	E	12607	8158	15590	16473	7604	11402	15954	20557	8253	8708
E01021791	Loughton St Marys	W	27651	26451	27311	27046	26245	23315	20067	11727	24684	25421
E01021792	Lower Nazeing	W	27098	28203	27050	28171	19369	8198	23616	29113	23253	29643

SOA	Ward	Location of SOA within ward	National rank of IMD	Rank of Income score	Rank of Employment score	Rank of Health Deprivation and Disability score	Rank of Education Skills and Training score	Rank of Barriers to Housing and Services score	Rank of Crime and Disorder score	Rank of Living Environment score	Rank of IDACI	Rank of IDAOPI
E01021793	Lower Nazeing	S	28773	26277	27401	29207	16838	23750	23291	26929	23625	28386
E01021794	Lower Nazeing	E	18602	13486	25203	23150	8592	11998	16284	29009	12450	18265
E01021795	Lower Sheering	n/a	22898	28534	28136	29360	25410	778	24157	24744	26223	29768
E01021796	Moreton & Fyfield	n/a	20796	24470	24320	27510	22451	1716	24427	15827	26890	24315
E01021797	North Weald Bassett	N	20656	25461	25835	23269	10845	3876	19922	25713	22029	28875
E01021798	North Weald Bassett	SE	26014	23713	27016	27960	15890	15838	20800	23579	25508	19896
E01021799	North Weald Bassett	SW	13106	10390	16714	19019	11546	7506	9032	16259	9835	12366
E01021800	Passingford	n/a	12010	14198	18668	23631	14159	101	14352	15022	12590	23592
E01021801	Roydon	n/a	21303	20123	21046	25588	17605	8369	15111	26765	17363	23515
E01021802	Shelley	n/a	12904	11081	18563	21313	7644	3281	13157	21576	10806	12747
E01021803	Theydon Bois	SW	23312	19003	22263	25409	20116	10949	20458	28394	19434	16573
E01021804	Theydon Bois	NE	24446	22539	28339	26823	23358	15415	13922	12222	27476	18583
E01021805	Theydon Bois	Village	31907	30782	29459	30783	28700	24962	24105	29195	28715	31931
E01021806	Waltham Abbey High Beach	n/a	13505	19868	16631	25567	15323	1351	9136	8961	21973	24224
E01021807	Waltham Abbey Honey Lane	N	17155	18428	17222	20216	12262	9278	10638	23757	18696	20476
E01021808	Waltham Abbey Honey Lane	W	11543	10517	16451	18281	6179	2965	12937	22864	9318	15195
E01021809	Waltham Abbey Honey Lane	NE	11501	13926	9641	12491	5856	8539	14665	24688	16061	14171
E01021810	Waltham Abbey Honey Lane	SE	21246	17922	25679	24809	15239	8292	16085	26161	14637	14589

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E01021811	Waltham Abbey NE	SE	10113	8068	9293	15083	4914	9199	15713	26755	8634	8942
E01021812	Waltham Abbey NE	N	12302	18139	18373	20065	7814	412	23191	12141	17335	17173
E01021813	Waltham Abbey NE	S	22126	23879	21560	24078	15381	20563	9681	20339	26062	18506
E01021814	Waltham Abbey Paternoster	N	11915	13165	14121	9512	5224	10785	11956	26443	16003	7216
E01021815	Waltham Abbey Paternoster	SE	11319	9544	9932	14927	5124	12235	17904	26422	11140	11577
E01021816	Waltham Abbey Paternoster	SW	7965	6777	7699	11941	3584	6519	12470	25478	8996	3256
E01021817	Waltham Abbey SW	S	13714	12187	19161	21540	8946	5180	10395	17651	9709	17459
E01021818	Waltham Abbey SW	N	15196	13852	17644	15864	11741	17266	11132	11687	14059	13857

As visible in the 'Epping Forest District - Key Statistics' data on page 6 of this document, the Index of Multiple Deprivation Ranking for Epping Forest District in 2007 was 229 (out of 354). This is slightly higher than the figure of 234 contained within the 2004 dataset. The decrease in this number indicates that the district is slightly more deprived overall than three years ago, compared with all the other districts in the country.

This change could be due to many factors. Analysis of the differences between the most and least deprived scores of 2004 and 2007, shows that 7 of the 10 most deprived areas have improved and have scored as slightly better to live in, whereas 7 of the 10 least deprived areas have worsened slightly and are a little more deprived than they were. The scores indicate that the worsening of the least deprived areas is of about twice the level of the improvement of the most deprived areas.

A comparison of the most and least deprived SOAs for each topic in 2004 versus the new statistics from 2007 is as follows.

Ranking	Indices from year	National rank of IMD	Rank of Income score	Rank of Employment score	Rank of Health Deprivation and Disability score	Rank of Education Skills and Training score	Rank of Barriers to Housing and Services score	Rank of Crime and Disorder score	Rank of Living Environment score	Rank of IDACI	Rank of IDAOPI
Least deprived	2007	Theydon Bois	Chipping Ongar	Chigwell Village	Chigwell Village	Buckhurst Hill West	Theydon Bois	Moreton & Fyfield	Theydon Bois	Loughton Forest	Theydon Bois
	2004	Theydon Bois	Loughton Forest	Loughton Forest	Lower Nazeing	Buckhurst Hill West	Theydon Bois	Loughton St Mary's	Waltham Abbey NE	Loughton St Mary's	Theydon Bois
Most deprived	2007	Loughton Alderton	Grange Hill	Loughton Alderton	Waltham Abbey Paternoster	Waltham Abbey Paternoster	Passingford	Grange Hill	Waltham Abbey High Beach	Grange Hill	Waltham Abbey Paternoster
	2004	Grange Hill	Grange Hill	Waltham Abbey Paternoster	Waltham Abbey Paternoster	Waltham Abbey Paternoster	Passingford	Broadley Common	Loughton St Mary's	Grange Hill	Waltham Abbey Paternoster

As can be seen from the details above, the generally most deprived and least deprived geographical areas in the district are mostly unchanged. The most deprived areas continue to tend to be in Waltham Abbey, Grange Hill and parts of Loughton, while the least deprived areas continue to tend to be in Theydon Bois, Chigwell, Buckhurst Hill and different parts of Loughton. Several SOAs appear in the same place in the ranking as they did in the 2004 indices. The relatively poor score which Passingford achieved in 'Barriers to Housing and Services' is probably due to the rural nature of the Super Output Area (and thus the Ward), meaning that few nearby local shops are available to inhabitants.

The saved policies from the Adopted Local Plan (1998), and the policies from the Adopted Local Plan Alterations (2006) seek to improve the performance of each of the Super Output Areas in several different ways. Some policies seek sustainable housing, with good public transport links, and proximity to schools and health services. The Lifetime Homes policy seeks to encourage the building of dwellings that meet the needs of residents with disabilities. Other policies seek to reduce crime by the use of better design, and to increase employment by protecting land in existing employment use. Further policies to address these issues will be brought forward through the forthcoming Local Development Framework.

4.0 Implementation of the Local Development Scheme

The Local Development Scheme (LDS) for Epping Forest District is a detailed timetable of Local Development Framework documents that are to be produced. It must cover at least three years, and is reviewed every year as part of the Annual Monitoring Report. Further reviews may be triggered by changes in regional and national planning policy, although where possible the need for such changes should be identified within the AMR.

The first LDS was adopted in October 2005. A revised LDS was submitted to GO East in October 2006, to take into account delays to the draft East of England Plan (EEP). GO East issued this Council with a Direction in September 2007 to include a separate Development Plan Document (DPD) on Gypsy and Traveller accommodation issues. The 2006 version was amended to include the Gypsy and Traveller DPD, and re-submitted to GO East in November 2007.

The Issues and Options consultation on the Gypsy and Traveller Accommodation DPD took place between November 2008 and February 2009. This was behind the schedule proposed in the amended LDS, which stated that this consultation stage would begin in April or May 2008, and also ran for a longer period, as an overwhelming response from local communities was received.

Appendix 1 contains an extract of the current (2006 amended for the direction) LDS, which indicates the 08/09 AMR monitoring period. The milestones within this period, and Council's performance against them, are set out in more detail below.

Milestone to be achieved during 2008//09 AMR Monitoring Period	Performance	Further Action Necessary
Provision for Gypsies & Travellers DPD <ul style="list-style-type: none"> • Issues and Options consultation April-May 08 • Preferred Options consultation Jan-Feb 09 	Issues and Options took place later than planned, during Nov 08 – Feb 09. Work not started	- (see below)
Core Strategy DPD <ul style="list-style-type: none"> • Issues and Options consultation Jun-Aug 08 • Preferred Options consultation Sept-Oct 08 	Work not started Work not started	(see below)
Land Allocations DPD <ul style="list-style-type: none"> • Issues and Options consultation Dec 08 • Preferred Options consultation Jan-Feb 09 	Work not started Work not started	(see below)
Area Action Plan – Land at North Weald <ul style="list-style-type: none"> • Issues and Options consultation Dec 08 • Preferred Options consultation Jan-Feb 09 	Work not started Work not started	(see below)

Milestone to be achieved during 2008//09 AMR Monitoring Period	Performance	Further Action Necessary
Area Action Plan – Lands around Harlow <ul style="list-style-type: none"> • Issues and Options consultation Dec 08 • Preferred Options consultation Jan-Feb 09 	Work not started Work not started	(see below)

Previous delays to the East of England Plan have contributed to delays to the preparation work for most of this Council's LDF, as firm targets for provision of housing, employment etc. were not published until May 2008.

Furthermore, the designation of Harlow as a Key Centre for Development and Change means that a consensus between this Council and neighbouring authorities will have to be reached as to how to split and interpret the joint targets for housing and employment. Talks between members of the various authorities involved are ongoing, and clearly must be thorough and considered in order to tackle the challenges posed.

Clearly delays to the Core Strategy have a knock on effect upon the rest of the LDF – the Land Allocations DPD and Area Action Plan for 'Lands around Harlow' have not been progressed, as they cannot be meaningful until strategic decisions about growth are made through the Core Strategy. The Area Action Plan for 'Land at North Weald' is now longer needed, as the proposals for housing at North Weald Airfield in earlier drafts of the East of England Plan were subsequently removed.

However, this Council is proceeding to build up a robust Evidence Base in the meantime:

- Habitats Survey/Local Wildlife Sites – re-assessment has just been completed
- Town Centres Study - near-final draft of has been produced
- PPG17 Audit of Open Space – work progressing internally, reaching final stages
- Employment Land Review – consultants have been appointed
- Strategic Housing Market Assessment – commissioned jointly by several authorities, currently being progressed by consultants
- Harlow Options Study (re: KCDC) - currently being progressed by consultants
- Strategic Housing Land Availability Assessment – preparation work has commenced internally – Call for Sites exercise still open and will inform the SHLAA
- Landscape Character Assessment/Landscape Sensitivity Analysis - currently being progressed by consultants
- Strategic Flood Risk Assessment - work progressing internally

The Issues and Options consultation on the Gypsy and Traveller DPD ran between November 2008 and February 2009 (it was extended twice). Over 10,500 people were involved in responses to the consultation, with many choosing to respond through large residents' groups and associations. The wealth of responses received has meant that analysis has taken much longer than anticipated. Furthermore, talks with GO East about the timetable for production of the DPD are still ongoing. GO East advised this Council to seek its own legal advice in this matter, which it has done.

4.1 Beyond the current monitoring period

4.2 Other Local Development Document (LDD) timetables

As detailed above, almost all of the LDF documents have been substantially delayed, and these delays will roll forward.

Work on the Provision Gypsies and Travellers DPD has proved even more time and resource intensive than expected, and requires a large part of this Council's time and resource.

5.0 Core Output Indicators

Revised Regional Spatial Strategy and Local Development Framework Core Output Indicators were published by Communities and Local Government in July 2008. This revised set replaced those previous laid out in 'Core Output Indicators for Regional Planning' (March 2005), 'Local Development Framework Core Output Indicators Update 1/2005' (October 2005) and 'Table 4.4 and Annex B of the Local Development Framework Monitoring: A Good Practice Guide' (March 2005).

The new Core Output Indicators are shown in grey boxes in the following section, organised by policy area. This Council has identified some Local Indicators, which have been used in section 6 of this document.

5.1 Business Development

Targets for business development are provided by the East of England Plan (published May 2008).

Policy E1: Job Growth sets '*indicative targets for net growth in jobs for the period 2001-2021...as reference values for monitoring purposes and guidance for regional and local authorities... in their policy and decision making on employment.*

The target relevant to this authority is a joint figure of 56,000 net new jobs for the 'Rest of Essex' area, comprising the local authority areas of Braintree, Brentwood, Chelmsford, Epping Forest, Harlow, Maldon, and Uttlesford.

No split is given in this figure, i.e. no specific allocation is given for each authority, therefore the final number of new jobs to be provided in this district alone will effectively be determined by the LDF process.

5.1.1 CLG CORE OUTPUT INDICATORS

5.1.1.1 Additional floorspace by employment type

Core Output Indicator BD1 Total amount of additional employment floorspace - by type

In monitoring floorspace in employment use it has proved difficult to obtain wholly accurate figures. In many instances where simply a change of use is required, Building Control approval (and therefore inspections at various dates) are not required. In these cases, local knowledge of specific sites has proven very useful. Both Planning and Building Control application information has been studied. Where no information has been available, much of the approved floorspace has been classed as "available" floorspace, when in fact it may be complete.

In 2008/09 3.408ha net floorspace was completed for employment use (classes B1 to 8 only). The breakdown of this area is detailed in the following table, showing gross gains, losses, and resultant net gains.

Use Class (Mix)	Gross Gain (ha)	Lost (ha)	Net Gain (ha)
B1a	0.492	0.063	0.429
B1b	0.000	0.000	0.000
B1c	0.004	0.000	0.004
B2	0.366	0.139	0.227
B8	0.773	0.310	0.463
B1 (split unknown)	0.000	0.000	0.000
B1/B2 (split unknown)	0.000	0.013	-0.013
B1/B8 (split unknown)	1.127	0.000	1.127
B2/B8 (split unknown)	0.004	0.000	0.004
B1/B2/B8 (split unknown)	1.025	0.000	1.025
B1c/B2/B8 (split unknown)	0.142	0.000	0.142
Total	3.933	0.525	3.408

5.1.1.2 Additional floorspace on previously developed land by type

Core Output Indicator BD2

Total amount of additional employment floorspace (gross) on previously developed land - by type

In 2008/09 3.933ha gross floorspace was completed on previously developed land, i.e. all gains were made on PDL. This is 100.00% of all gross floorspace completed in the monitoring period. The breakdown is thus identical to the gross breakdown for BD1, as detailed above.

5.1.1.3 Employment land available by type

Core Output Indicator BD3

Employment land available - by type

There are no sites allocated for employment in the Local Plan which have not been used already. All sites with planning permission have been included within BD1, therefore the return for BD3 is zero. The relevant LDF documents making site allocations for employment land have not been published yet. At the time of writing, this Council has gone out to tender for an Employment Land Review, and has received a draft final report on a Town Centres Study which commissioned consultants are preparing. Both these documents will clearly feed into next year's AMR.

5.1.1.4 Total amount of completed floorspace for 'town centre uses'

Core Output Indicator BD4 Total amount of floorspace for 'town centre uses'

Government only requires data for A1, A2 and D2 uses to be collected, however, this Council has also collected data for A3, A4 and A5 uses, as shown below.

Data is also presented in two ways; the 'total' gains and losses for town centre uses, and then the subset, those gains and losses which occurred within designated 'town centre' areas, i.e. areas which appear in Local Plan Maps as 'Town Centres'.

'Total' floorspace developed for town centre uses

The 2008/09 breakdown is as follows:

Use Class	Gross Gain (ha)	Lost (ha)	Net Gain (ha)
A1	0.042	0.329	-0.287
A2	0.078	0.000	0.078
A3	0.371	0.044	0.328
A4	0.004	0.000	0.004
A5	0.014	0.000	0.014
'A' Subtotal	0.510	0.373	0.137
D2	2.543	0.000	2.543
'D2' Subtotal	2.543	0.000	2.543
TOTAL	3.053	0.373	2.680

Floorspace developed for town centre uses, in 'Town Centre Areas'

The 2008/09 breakdown is as follows:

Use Class	Gross Gain (ha)	Lost (ha)	Net Gain (ha)	% of <u>total</u> Net Gain
A1	0.035	0.304	-0.269	84.00%
A2	0.053	0.000	0.053	67.85%
A3	0.165	0.044	0.121	44.37%
A4	0.000	0.000	0.000	0.00%
A5	0.014	0.000	0.014	100.00%
'A' Subtotal	0.267	0.348	-0.081	n/a
D2	0.000	0.000	0.000	0.00%
'D2' Subtotal	0.000	0.000	0.000	n/a
TOTAL	0.267	0.348	-0.081	n/a

5.1.2 Policy Analysis

Policy E4A of the Local Plan Alterations seeks to protect employment land. This will only become more important in the future, as this Council works towards fulfilment of the target for new jobs within the published East of England Plan. Policy E4B of the Local Plan Alterations sets out the Council's preferences for alternative uses should continued employment use be considered inappropriate on a site.

Clearly new policies will come forward in this Council's LDF in the next few years, to ensure that sufficient employment land is completed, and to steer it towards the most appropriate and sustainable areas available. As mentioned above, this Council has gone out to tender for an Employment Land Review, and has received a draft final report on a Town Centres Study which commissioned consultants are preparing. Both these documents will clearly feed into next year's AMR.

5.2 Housing

5.2.1 CLG CORE OUTPUT INDICATORS

5.2.2.1 Housing targets for Plan period

Core Output Indicator H1 Plan period and housing targets

The current housing target is drawn from the adopted East of England Plan (EEP). It is for 3,500 net new dwellings within the period of the EEP, 01/04/2001 to 31/03/2021.

This target equates to 175 homes per annum throughout the period. It is also likely that some of the 16,000 homes proposed for areas within and around Harlow will fall within the Epping Forest District Boundary. The report of the Panel on the Examination in Public suggested a figure in the region of 3,000 (net) new homes in extensions to the West and South, and possibly to the East, of Harlow. The final figure for housing provision, however, is to be determined through the LDF process, and has not therefore been included in any of the information that follows.

5.2.1.2 Additional dwellings (net) in previous years

Core Output Indicator H2(a) Net additional dwellings - in previous years

This data begins at the start of the East of England Plan Period (2001).

Monitoring Year	Net number of dwellings completed
2001/02	237
2002/03	271
2003/04	208
2004/05	240
2005/06	286
2006/07	277
2007/08	108
Total	1,519

5.2.1.3 Additional dwellings (net) in the monitoring year

Core Output Indicator H2(b) Net additional dwellings – for the reporting year

In 2008/09 there were 181 dwellings were completed. This includes some conversions. 24 dwellings were lost during the monitoring year, thus the net total of

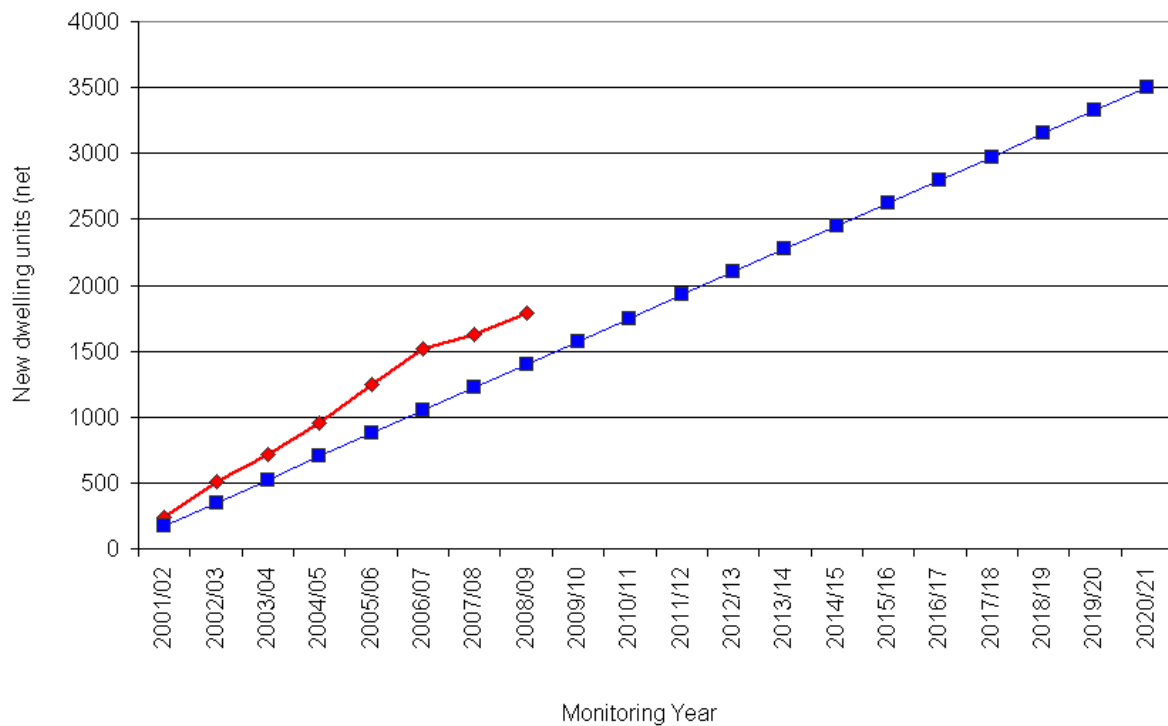
new dwellings completed is 157. Full details of the dwellings completed in this monitoring period are contained in Appendix 2.

Clearly this is a lower figure than in most previous monitoring years, but does represent an improvement from last year. The recession is still having a marked effect on housebuilding; indeed conversations with local developers have confirmed that companies are unwilling to complete dwelling units that they feel will be unlikely to sell.

These 157 dwellings bring the total number of dwellings completed since the start of the Plan period to 1,784, as detailed below:

Monitoring Year	Net number of dwellings completed
2001/02	237
2002/03	271
2003/04	208
2004/05	240
2005/06	286
2006/07	277
2007/08	108
2008/09	157
Total	1,784

Chart 1 – Actual Completions compared to EEP targets



◆ Actual Completions - Cumulative from 2001

■ East of England Plan allocation - Cumulative over plan period

Chart 1 shows the Council's performance so far against the target for housing completions in the EEP. As mentioned above, the total Plan period of 2001-2021 carries a target of 3,500 net new dwellings, which equates to an annualised target of 175.

A joint Strategic Housing Market Assessment is currently being undertaken by consultants for several local authorities including this Council, which is due to be completed shortly. Furthermore, this Council has commenced work on Strategic Housing Land Availability Assessment internally.

5.2.1.4 Projections of future housing delivery

Core Output Indicator H2(c) Net additional dwellings - in future years

Core Output Indicator H2(d) Managed delivery target

The Housing Trajectory (Chart 2), further on in this section of the AMR, gives more detail as to the projected completion rates within the EEP plan period. The housing trajectory is identical to the updated 5 year assessment of land supply, available on the Council's website at:

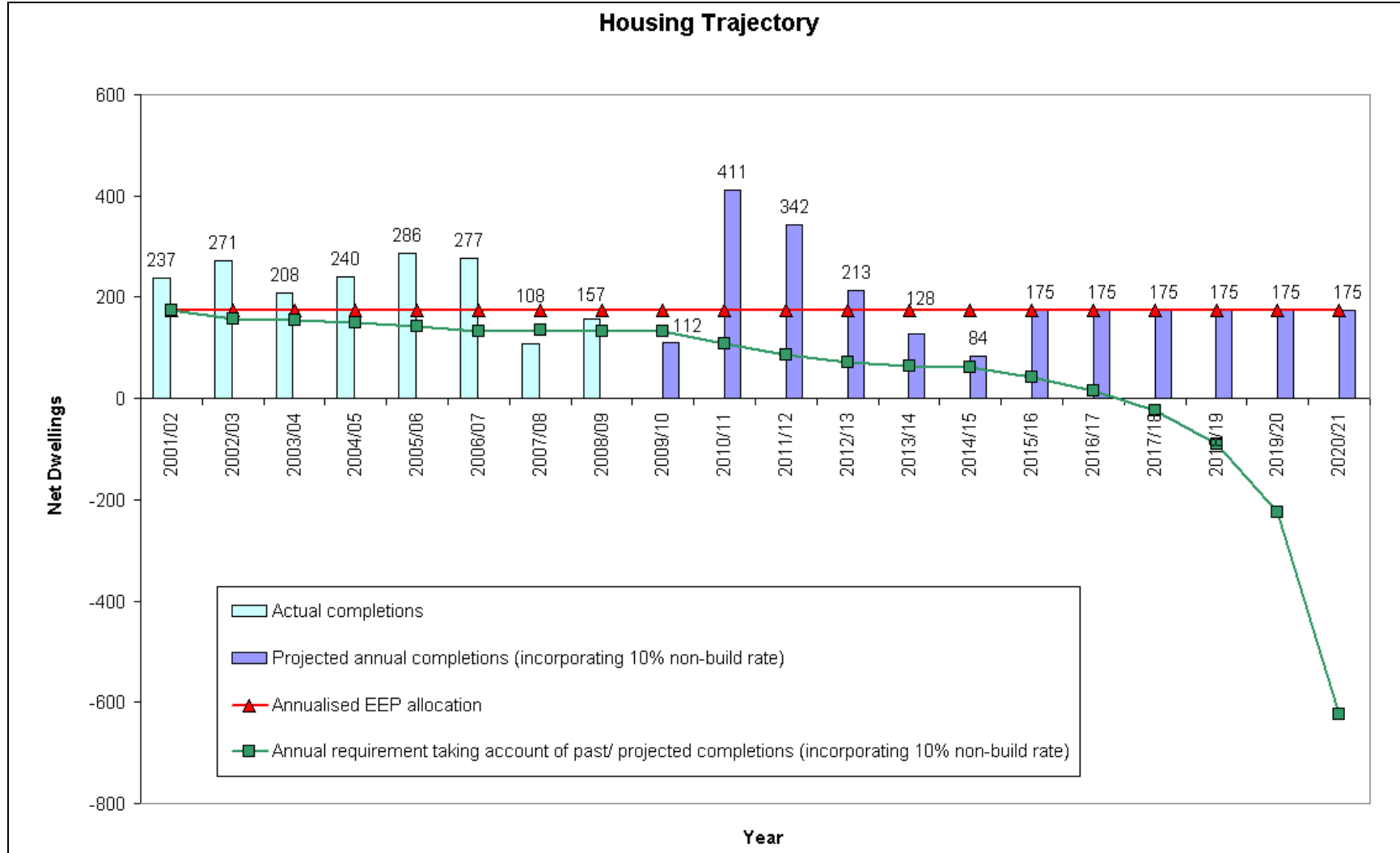
http://www.eppingforestdc.gov.uk/Council_Services/planning/forward_planning/Forward_Planning_Publications.asp.

As mentioned before, it is recognised that this Council is likely to have to provide some additional (net) homes on lands around Harlow. There is no figure given within the adopted East of England Plan, and so the only potential figure is the 3,000 units suggested within the Panel Report, completed during the Examination in Public of the EEP. This figure has therefore, not been subject to local scrutiny. Once a considered figure has been determined through the LDF process, and through talks between members of this Council and the other affected authorities, this target will also form part of any updated trajectory.

The following table sets out the progress made towards fulfilling the EEP housing target, by detailing the housing units already completed so far, and giving details of the dwelling units expected to be completed within the coming years. (NB - The figures below incorporate a 10% non-build rate, as explained in the 5 year assessment of land supply).

Category	Net dwelling units
EEP Housing target	3,500
Minus - net dwelling units built from 2001/02-2008/09	1,784
Minus - PP granted, not yet commenced, 10 gross units or more	550
Minus - PP granted, not yet commenced, less than 10 gross units	162
Minus - PP granted, commenced but not completed, 10 gross units or more	239
Minus - PP granted, commenced but not completed, less than 10 gross units	60
Minus - Informally identified - adopted development brief	167
Remaining dwellings to provide for	538

Chart 2:



As central government now require 5 year assessments of land supply to begin from the start of the next financial year, the 124 units predicted to be completed within the remainder of 2009/10 are not included in the 5 year land supply calculations.

The 5 year assessment of land supply identified units to be completed within the 5 year period, i.e. from 2010/11 to 2014/15. The figure shown for the years 2015/16 onwards are simply the annualised provision figure, as not units can be identified for completion so far into the future at this point.

Please see the 5 year assessment of land supply on the Council's website (link as previously), for more details.

The trajectory continues to predict a meeting, and significant over-provision, of the target within the East of England Plan.

Obviously the 5 year assessment of land supply, and so the Housing Trajectory, will be updated regularly as more information becomes available.

5.2.1.5 Additional dwellings on Previously Developed Land

Core Output Indicator H3 New and converted dwellings (gross) - on previously developed land

In 2008/09, 172 of the 181 total (gross) dwellings completed in Epping Forest District were built on Previously Developed Land. This equates to 95.03% of the total.

Since the last AMR, this Council has decided to report net additional homes rather than percentage on previously developed land NI154 replacing BV106). However, the 95.03% achieved still performs very well against the former target of 90.00%, and against the Government's regional target of 60.00%. within Policy SS2 (Overall Spatial Strategy) of the East of England Plan.

5.2.1.6 Additional Gypsy and Traveller pitches

Core Output Indicator H4 Net additional pitches (Gypsy and Traveller)

In 2008/09, a total of 10 net additional Gypsy and Traveller pitches were completed. Of this 10, 6 were given permanent permission, and 4 were given temporary permission (3 years).

No additional pitches for Travelling Showpeople were completed.

Please see section 4.0 for more information this Council's Gypsies and Travellers DPD.

5.2.1.7 Additional affordable housing units (gross)

Core Output Indicator H5 Gross affordable housing completions

During this monitoring period 31 (gross) affordable units were completed. This is 17.13% of the gross number of completions for the year. Of these 31 units, 20 were for social rent, and 11 were 'intermediate' homes.

This was a significant improvement on last year's total figure of 14 affordable units. Within the next few monitoring years, as is visible within the Housing Trajectory, several larger sites of over 15 total units are expected to progress to completion, all of which will provide a proportion of affordable housing, it is therefore clear that affordable housing completions within the next few years will increase.

5.2.1.8 Housing Quality – Building for Life

Core Output Indicator H6 Housing Quality – Building for Life Assessments

This information is not currently collected locally, and is not considered by Development Control officers. It is hoped that it can be incorporated into future AMRs.

5.2.2 LOCAL INDICATORS (Not part of the CORE set)

The following indicator is now no longer part of the 'core' set, but has been reported on locally.

5.2.2.1 Housing Density

Local Indicator HOU1

Percentage of new dwellings (gross) completed at densities of:

- (i) less than 30 dwellings per hectare
- (ii) between 30 and 50 dwellings per hectare
- (iii) above 50 dwellings per hectare

The following table shows the density breakdown of new dwellings (gross) completed within the monitoring year:

Density achieved	Number of units	Percentage of completions
(i) less than 30 dwellings per hectare	32	17.68%
(ii) between 30 and 50 dwellings per hectare	12	6.63%
(iii) more than 50 dwellings per hectare	137	75.69%
Total	181	100.00%

Thus over 82% of all dwellings completed within 2008/09 achieved a density within, or in excess of, the 'national indicative minimum' of 30 dwellings per hectare (net), set out in PPS3.

5.2.3 Policy Analysis

The provision of affordable housing within the district is a priority for the Council, as demonstrated in the action HN1 within the 'Homes and Neighbourhoods' chapter of our Council Plan. In recognition of the relatively low number of affordable dwellings that have been completed in recent years, and the increasing level of need for such dwellings, the Council adopted new policies on the provision of affordable housing within the Local Plan Alterations (2006), which seek higher percentages to be provided on suitable sites. The definition of a suitable site was amended to take better account of the smaller sites that have been coming forward for development in recent years.

Clearly the lower completion rates currently being experienced due to the recession reduce the amount of affordable housing that can be produced, and indeed will be produced in the next few years. However, many more affordable units have been completed in comparison to last year, and it is hoped that this will continue.

As mentioned before, the level of housing to be provided at lands around Harlow is yet to be determined through the LDF process, and so the level of affordable housing to be provided through these sites cannot be known. This is however, expected to be a significant figure.

5.3 Transport

5.3.1 Car Parking Standards

Local Indicator TRA1

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 the monitoring year 2008/09 of this measure on all development.

Standards within Essex County Council's 'Vehicle Parking Standards' 2001 were adopted by this Council as Supplementary Planning Guidance in 2002. Updated Vehicle Parking Standards were issued by Essex County Council in September 2009, however, these have not yet been formally adopted by this Council.

Policy T14 (Parking) within the East of England Plan suggests that '*The standards in PPG13 should be treated as maximums, but local authorities may adopt more rigorous standards to reinforce the effects of other measures particularly in regional transport nodes and key centres for development and change*'. This authority intends to implement more rigorous parking standards through its LDF at the appropriate time.

5.3.2 Public Transport Accessibility

Local Indicator TRA2

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

- (i) a GP;
- (ii) a hospital;
- (iii) a primary school;
- (iv) a secondary school;
- (v) areas of employment; and
- (vi) a major retail centre

Over 90% of residential development (of the 181 total gross dwellings completed this monitoring year) is within 30 minutes public transport of a GP's surgery, a primary school, and a major retail centre. Also, over 80% is within 30 minutes public transport of a secondary school and an employment centre.

However, a significantly lower proportion is within 30 minutes public transport of a hospital; only 31.49%. This is partly because a significant proportion of this year's completions were on two large sites in Loughton, both within 39 minutes of the nearest hospital by public transport.

Amount of new residential development (all sites) within 30 minutes public transport time of:

GP Surgery	Hospital	Primary School	Secondary School	Employment	Retail Centre	Total Gross
175	57	178	160	158	169	181
96.69%	31.49%	98.34%	88.40%	87.29%	93.37%	100.00%

If only sites of more than 10 dwellings are considered (74 gross dwellings), then all are within 30 minutes public transport of a GP's surgery, primary school, secondary school, an employment area and a major retail centre.

However, none of these 74 are within 30 minutes of a hospital. These 74 units are on the two Loughton sites mentioned above, both within 39 minutes of the nearest hospital by public transport.

Amount of new residential development (sites of 10 or more units) within 30 minutes public transport time of:

GP Surgery	Hospital	Primary School	Secondary School	Employment	Retail Centre	Total Gross
74	0	74	74	74	74	74
100.00%	0.00%	100.00%	100.00%	100.00%	100.00%	100.00%

We do not currently have a firm target for this measure. The Local Plan Alterations adopted in July 2006 seek to reduce the travelling distances between new residential development and key services by ensuring that all new developments are sustainable in terms of the availability of public transport.

If further development is required in the Green Belt in the future, which is likely given the East of England Plan's requirement for housing in extensions to the south, west and east of Harlow, this may affect the Council's performance against this indicator.

5.4 Local Services

5.4.1 Retail, Office and Leisure Development

Local Indicator ROL1

Amount of completed retail, office and leisure development over 1,000m²

Developments of retail, office and leisure uses are currently monitored if they are above 1,000m².

Only one such development of this size was completed in the 2008/09 monitoring year. This was the 'Demolition of existing brick workshop and redevelopment of site with construction of 9 no. new business units and associated parking', at 90 Brooker Road, Waltham Abbey. The completed floorspace was just over 1944m².

Local Indicator ROL2

Amount of completed retail, office and leisure development over 1,000m² within town centres

There were no retail, office or leisure developments of this size completed in the 2008/09 monitoring year within town centres, as the above development falls outside Waltham Abbey Town Centre.

5.4.2 Open Spaces

Local Indicator OPS1

Amount of eligible open spaces managed to Green Flag Award standard

The award is open to any freely accessible public open space that has a site-specific management plan.

There are a number of areas in the district that are eligible to be considered for the Green Flag Award. Currently, both the Abbey Gardens (Waltham Abbey) site and the Gunpowder Park (Waltham Abbey) hold Green Flag Awards, which were duly assessed and renewed in May 2009. Abbey Gardens also holds a Green Heritage Site award – it is only one of 31 sites in England and Wales that have been awarded Green Heritage Site accreditation.

The Audit of Open Space, Sports and Recreation Facilities, as required by PPG17 is currently being undertaken. All the district's parishes have been completely surveyed, with extra sites identified by Parish and Town Councils also having been surveyed and included. The audit is currently being finalised, and will be published in 2010. This PPG17 audit will form an important part of the LDF evidence base.

5.5 Minerals and Waste

Minerals and waste matters are not within the remit of the District Council, and are dealt with by Essex County Council. Details of these areas will be contained within the AMR of Essex County Council.

5.6 Flood Protection and Water Quality

Core Output Indicator E1 Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

No planning permissions have been granted contrary to Environment Agency advice within the monitoring period.

Policies within the Local Plan Alterations (2006) seek even further flood protection than the current Environment Agency requirements.

Policy WAT4 (Flood Risk Management) of the East of England Plan further sets out good practice in flood protection.

This Council's Strategic Flood Risk Assessment is currently in production.

5.7 Biodiversity

Core Output Indicator E2 Change in areas of biodiversity importance

There are a number of internationally, nationally, regionally and locally important sites within the district, which are listed below.

No changes have occurred within the monitoring period..

Sites of biodiversity importance

Designation	Area
Special Area of Conservation (SAC)	- Epping Forest (part)
Special Protection Area (SPA)	- Lea Valley (including Amwell Quarry, Rye Meads, Turnford and Cheshunt Pits and Walthamstow Reservoirs) however, only Turnford and Cheshunt Pits fall partly within this district
Ramsar Sites	- Lea Valley (including Amwell Quarry, Rye Meads, Turnford and Cheshunt Pits and Walthamstow Reservoirs) however, only Turnford and Cheshunt Pits fall partly within this district

Designation	Area
Site of Special Scientific Interest (SSSI)	<ul style="list-style-type: none"> - Epping Forest (including Wintry Wood, Epping; Garnon Bushes, Coopersale; Yardley Hill, Sewardstonebury; and Lord's Bushes, Buckhurst Hill) - Hainault Forest (partly within the district) - Royal Gunpowder Factory Woodlands, Waltham Abbey - Roding Valley Meadows, between Chigwell and Loughton - Cornmill Stream and Old River Lea, Waltham Abbey - Hunsdon Mead, Roydon (partly within the district) - River Lee Diversion (a very small part of the Chingford reservoirs SSSI)
Local Wildlife Sites (formerly County Wildlife Sites)	<ul style="list-style-type: none"> - There are approximately 180 of these sites around the district, identified by the Essex Wildlife Trust through a Phase 1 Habitat Survey.
Local Nature Reserves	<ul style="list-style-type: none"> - Roding Valley Meadows, Chigwell - Linder's Field, Buckhurst Hill - Roughtalley's Wood, North Weald Bassett - Chigwell Row Wood, Chigwell - Church Lane Flood Meadow, North Weald Bassett - Nazeing Triangle, Nazeing - Home Mead, England's Lane, Loughton - Thornwood Flood Meadow, North Weald - Weald Common Flood Meadows, North Weald

5.7.1 Special Areas of Conservation (SACs)

Special Areas of Conservation (SACs) are protected sites which have been designated under the EC Habitats Directive. They include natural and semi-natural habitats and other sites containing species of community importance. Member states are required to take measures to maintain and/or restore such habitats and species at or to safe levels for conservation.

The only SAC within Epping Forest District is the main area of Epping Forest, which was designated as a SAC on 1st April 2005 (Measure 8(ii)). This area has a size of 1604.95 hectares.

Policy NC1 of the Adopted Local Plan, which was saved in September 2007, seeks to provide protection to areas designated as SACs. Policy HC5 (also saved) furthermore protects the 'historic nature and wildlife value of Epping Forest', in accordance with the requirements of the City of London as owners and Conservators of the Forest.

The Habitats Directive requires that an 'Appropriate Assessment' accompanies all land use plans that may have an impact on a site designated under the Natura 2000 scheme. All SACs, SPAs and RAMSAR sites in Epping Forest District need to be considered in this way in future.

No changes to the extent of the SAC have been made in this monitoring year.

5.7.2 Special Protection Areas (SPAs)

Special Protection Areas (SPAs) are protected sites classified in accordance with the EC directive on the conservation of wild birds (also known as the Birds Directive), which came into force in April 1979. Sites are classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species.

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

The Government is required to take appropriate steps to avoid any significant pollution or deterioration of identified habitats, or any other similarly significant disturbance to the birds, except where there is an 'overriding' public interest. Parts of the Lea Valley were designated as a SPA in September 2000, a formal recognition of its outstanding importance for waterfowl. The Lea Valley SPA includes Turnford and Cheshunt Pits which fall partly within this District.

The Natura 2000 Assessment for the Lea Valley identifies that the area is under pressure from water quality issues, human recreational activity and over-extraction of surface water. Future development for the 2012 London Olympics will necessarily increase this pressure.

Policy NC1 of the Adopted Local Plan (1998), as mentioned above, seeks to protect SSSIs, SPAs and SACs within the district. Policies RST23 and RST24 provide more specific protection and guidance regarding areas within the Lee Valley Regional Park. Policy GB10 also seeks to protect Green Belt land within the Lee Valley Regional Park from inappropriate development. Furthermore, policy CP2 of the Local Plan Alterations (2006) seeks to protect the quality of the rural and built environment, and to enhance and preserve biodiversity, in accordance with policy NC1 and with the regional policy statement PPS9.

No changes to the extent of SPA sites have been made in this monitoring year.

5.7.3 Ramsar Sites

The Lee Valley RAMSAR site falls partly within Epping Forest District, and extends 447.87 hectares. Only the Turnford and Cheshunt Pits fall partly within this district.

Ramsar sites are wetlands of international importance created following the adoption of an intergovernmental treaty in 1971 in the Iranian city of Ramsar, now known as the 'Convention on Wetlands'. Ramsar sites were first designated in the UK in 1976, primarily due to their importance for waterbirds. This has led to many of the sites also being designated as SPAs, and as such attention is now also focused on other wetland features.

Both policies NC1 (of the Adopted Local Plan 1998) and CP2 (of the Local Plan Alterations 2006) seek to protect these sites.

No changes to the extent of Ramsar sites have been made in this monitoring year.

5.7.4 Sites of Special Scientific Interest (SSSIs)

Sites of Special Scientific Interest (SSSI) represent the best sites for wildlife and geology within Great Britain. They are designated by Natural England as a result of their flora, fauna or geological or physiographical (i.e. landform) features. Natural England also provides a statement about the management of the land, and work with owners and land managers to conserve these important sites.

The Council has made a commitment to protect these areas from damage or destruction caused by inappropriate development, and as such policies NC1 (within the Adopted Local Plan 1998) and CP2 (within the Local Plan Alterations of the 2006) are relevant.

No changes to the extent of SSSI sites have been made in this monitoring year.

5.7.5 Local Wildlife Sites

The condition of the Local Wildlife Sites (formerly County Wildlife Sites) in the district has been identified as a local indicator.

No changes were made to the extent of local wildlife sites within the monitoring period.

However, a full survey of the Local Wildlife Sites in the district was completed in December 2009. Many new local wildlife sites have been identified, however, the information has only just been received and so it is not possible to give further details here. This data will form an important part of the LDF evidence base.

The Council is performing well against National Indicator NI197 Biodiversity (Local Wildlife Sites), with an additional 20 (adding to the original 6) sites under positive conservation management, of the total of 174. This status will last until March 2011, when it will need to be re-assessed.

Local Plan policies NC2, NC3 and NC4 all seek to protect Local Wildlife Sites (referred to as County Wildlife Sites in the policies) when proposals for development and changes of use are put forward.

5.7.6 Local Nature Reserves

There are currently nine designated Local Nature Reserves in Epping Forest District, covering an area of 90.37 hectares. The largest is the Roding Valley Meadows LNR, with the smallest being the Nazeing Triangle LNR.

Countrycare (Epping Forest District Council's Countryside Management Service), have previously applied to Natural England to have a site in Norton Heath (owned by Epping Forest District Council) designated as a Local Nature Reserve. Natural England refused this request in the past as it felt that the site should be better managed, and that canopy clearing work should be completed. Work is ongoing on this site in connection with the LNR application, with Countrycare hoping that the site will receive LNR status in future.

Countrycare are also pursuing designation of Apes Grove Wood in Lambourne, in conjunction with Essex County Council.

Countryside's veteran tree hunt is still ongoing, with 2,523 veteran trees recorded so far. Of these, 17 are 'ancient trees'.

5.8 Renewable Energy

5.8.1 Permitted Schemes

Core Output Indicator E3 Renewable energy generation

This indicator measures renewable energy generation by installed capacity and type.

Renewable energy schemes could involve wind turbines, solar panels, combined heat pumps, ground source heat pumps and biomass plants.

No schemes involving renewable energy were completed within the monitoring period.

However, four applications for renewable energy schemes were granted within the monitoring period – their details are also shown below:

Address	Proposal	Status
The Rosaries, Harlow Common, Harlow, Essex, CM17 9ND	EPF/1025/08 - Detached garage block suitable for single parking space and <u>Eco-Friendly Biomass Boiler</u> including demolition of existing single bay garage. (Revised application)	Granted 09/07/2008
Chigwell School, High Road, Chigwell, Essex, IG7 6QF	EPF/0993/08 - Replace two existing temporary classrooms with four permanent classrooms for the Junior school, relocation of one temporary classroom and addition of <u>solar panel</u> to south west elevation of new classroom block (Amended application).	Granted 21/07/2008
42 Church Lane, Loughton, Essex, IG10 1PD	EPF/1554/08 - Installation of <u>4 no. solar panels</u> on roof. (Revised application)	Granted 10/11/2008
Workshop adjacent to The Black Bull, Dunmow Road, Fyfield, Ongar, Essex, CM5 0NN	EPF/2010/08 - Erection of <u>six solar panels</u> on roof at rear and siting of new oil storage tank.	Granted 01/12/2008

5.8.2 Policy Analysis

The Local Plan Alterations (2006) contain policies that seek a contribution towards the energy demands of new development in the form of integrated renewable energy equipment. In particular, policies CP4 and CP5 set out the Council's approach to energy conservation and sustainable building practices. These policies contain advice and suggestions, but they do not contain specific targets for the amount of energy to be generated via renewable sources. Specific targets will of course be approached through the LDF process.

Until such newer policies are in place, it remains quite difficult for Development Control planners within this Council to request that renewable energy schemes be incorporated within prospective developments. However, planners continue to encourage such considerations, and it is hoped that the number of such schemes will rise accordingly. The Environmental Co-ordinator based in Planning will also be able to assist with advice on such schemes.

5.9 Gypsies and Travellers

In addition to Core Indicator H4 above, this Council is required to provide information about the provision made within the district for Gypsies and Travellers.

5.9.1 Number of Sites

Gypsy and Traveller Sites – this table shows the number of caravans

Date of Count	Authorised Sites		Unauthorised Sites		Total
	Permanent	Transit	Permanent	Transit	
July 2007	117	0*	39	0*	156
January 2008	110		41		151
July 2008	151		13		164
January 2009	147		17		164
July 2009	127		18		145

* There are no such sites within Essex

The above information has been obtained from the six monthly returns made to CLG. Full details of the sites are not currently available. The count for July 2009 is included, even though it is beyond the monitoring year, for illustrative purposes.

5.9.2 Planning Permissions

As detailed above under Core Indicator H4, in 2008/09, a total of 10 net additional Gypsy and Traveller pitches were completed. Of this 10, 6 were given permanent permission, and 4 were given temporary permission (3 years).

Furthermore, an appeal against an application for use of land as a private gypsy caravan site which was refused within the monitoring period, was allowed with conditions in December 2009. This was at Hallmead Nursery.

5.9.3 Assessment of Gypsy and Traveller Needs

The East of England Regional Assembly's (EERA) 'Single Issue Review on Planning for Gypsy and Traveller Accommodation' has now been completed; the final policy document was published in July 2009. The target figure of new pitches for Gypsies

and Travellers for Epping Forest District varied through different stages of the document, but the final policy stipulated an allocation of a minimum of 34 new pitches by 2011.

A Gypsy and Traveller Accommodation Assessment (GTAA) for the whole of Essex was published by Fordham Research in November 2009. This GTAA suggested a reduced target of 32 new pitches in the period 2008-2013.

GO East issued this Council with a Direction in September 2007, to include a separate Development Plan Document (DPD) on Gypsy and Traveller accommodation issues. The 2006 version was amended to include the Gypsy and traveller DPD, and re-submitted to GO East in November 2007. The Issues and Options stage of consultation took place from November 2008 to February 2009. Local response to the consultation was significant, with over 10,500 people involved in making comments. Analysing the responses and deciding how to progress with the DPD has been a lengthy process, and so it was not possible to meet the Direction deadline, that a draft DPD be submitted to Examination in Public in September 2009.

Officers are currently negotiating with GO-East on a revised timetable for submission. The Council has also sought legal advice on the situation, as recommended by GO East.

5.9.4 Policy Analysis

Policy H10A of the Local Plan Alterations (saved by GO East in June 2009) sets out the Council's current approach to applications for Gypsy and Traveller caravan sites. The policy has so far proved successful in resisting applications for Gypsy and Traveller accommodation in unsuitable locations, however it has been recognised (paragraph 9.69a of the Local Plan Alterations) that this policy will need to be reviewed in light of a full assessment of need.

New policy is being pursued through the Provision for Gypsies and Travellers DPD. The Options consultation has already created wide public interest, and it is hoped that wide debate over issues and the suitability of potential sites will inform a robust and clear DPD as a result.

6.0 Local Indicators

The following Local Indicators have been identified as being of particular prominence in this district. These particular policy areas have previously been identified as being under some stress, and as such the policies governing them were reviewed through the Local Plan Alterations. The adoption of these Alterations in July 2006 was intended to have a positive impact on the Council's performance in these areas, and to enable them to be more closely monitored. The following information sets out the issues that have been experienced and the action that is planned to remedy these problems.

6.1 Town Centres

The Council undertakes retail surveys of town centres and shopping parades every six months in order to inform the implementation of the town centre policies in the Local Plan. At present, surveys are carried out every 6 months. The six main centres are:

- Queens Road, Buckhurst Hill
- High Street, Epping
- High Road, Loughton
- The Broadway, Loughton Broadway
- High Street, Ongar
- Sewardstone Road / Highbridge Street / Market Place, Waltham Abbey

Policy T4 in the Local Plan Alterations (2006) specifies that the area designated 'key frontage' within one of the main centres must consist of a minimum of 70% retail use, with a limit of 30% for non-retail uses (measured by length of the shop frontage). A retail use is classified as the standard A1 use class. It also specifies that no more than two adjacent non-retail uses should be allowed to exist within the key retail frontage, regardless of shop frontage length.

Unfortunately, the most recent surveys show that of the six main centres, five have already breached the 30% non-retail limit within their key frontage. The results can be seen in the table below.

Percentage of non-retail use within key frontage of main town centres

Town Centre	2008	2009	Change since the last AMR
Queens Road, Buckhurst Hill	36.2%	36.2%	No change
High Street, Epping	31.9%	32.5%	Worse
High Road, Loughton	35.5%	31.7%	Better
The Broadway, Loughton Broadway	25.9%	25.9%	No change
High Street, Ongar	44.2%	46.5%	Worse
Sewardstone Road / Highbridge Street / Market Place, Waltham Abbey	30.57%	30.6%	Slightly worse

Within the 30% non-retail limit	Over the 30% non-retail limit – policy breach
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As can be seen from the figures above, the surveys show that five out of six of the main town centres have already breached the policy limit within their key frontage areas. Policy TC4 is clearly either not strong enough, or is not being applied adequately.

Factors which could also have contributed to the drop in retail within the town centres were set out in the 2007 AMR. It was hoped that work towards the new LDF documents would incorporate some measures to help combat this problem, but due to there delays as outlined earlier most of this Council's LDF documents are not progressing yet.

6.2 Horticultural glasshouses

There has been a long history of horticultural glasshouse development in the Lea Valley area. The development of these glasshouses is considered appropriate in the Green Belt, but to prevent the spread of glasshouses throughout the district the Council has long taken the approach that this development should be contained within particular areas of the Lea Valley.

Policies E13A (New and Replacement Glasshouses) and E13B (Protection of Glasshouse Areas) within the Local Plan Alterations seek to protect and provide glasshouse areas within appropriate areas of the district.

The policy of containment has been successful in preventing the spread of glasshouses beyond these designated areas, as the table below demonstrates:

Glasshouse development

Monitoring Year	Total area of glasshouse development permitted (ha)	Total area of glasshouse development permitted in designated areas (ha)	Glasshouse development permitted in designated areas (%)
2000/01	13.41	9.30	69.35%
2001/02	5.00	4.30	86.00%
2002/03	22.59	22.59	100.00%
2003/04	11.40	11.40	100.00%
2004/05	23.97	23.85	99.50%
2005/06	2.93	1.72	58.78%
2006/07	9.53	7.68	80.53%
2007/08	1.93	1.92	99.53%
2008/09	3.53	3.37	95.48%
Total	94.29	86.13	91.35%

As can be seen from the above figures, the vast majority of glasshouse development is still within the designated areas. Only one small site in Roydon, and two small sites in the Ongar area, were outside the designated glasshouse areas.

6.3 Locally Listed Buildings

Through the Local Plan Alterations, policy HC13A was adopted, which seeks to protect unlisted 'buildings of local architectural or historic importance', to encourage their maintenance and ensure that they 'receive special consideration in the exercise of the Development Control process'.

The Local List was finalised in July 2006 and contains approximately 300 entries. Further additions will be made as appropriate when new properties are identified as being worthy on inclusion. A full review of the List will be undertaken every five years.

No locally listed buildings were demolished during the monitoring period, nor were any new ones designated.

In September 2009, since the end of the monitoring period, retrospective consent was given to demolish and re-build part of Dryad's Hall, in Loughton, which is locally listed. This consent was given as the building had become unsafe during restoration, and so had to be re-built for safety. However it is felt that this was sensitively done, and the building remains on the Local List.

7.0 Future Actions

This AMR has highlighted a number of areas where future action is required.

7.1 Monitoring requirements

As previously mentioned (section 4) several Evidence Base documents are currently being worked on. These will inform future AMRs significantly.

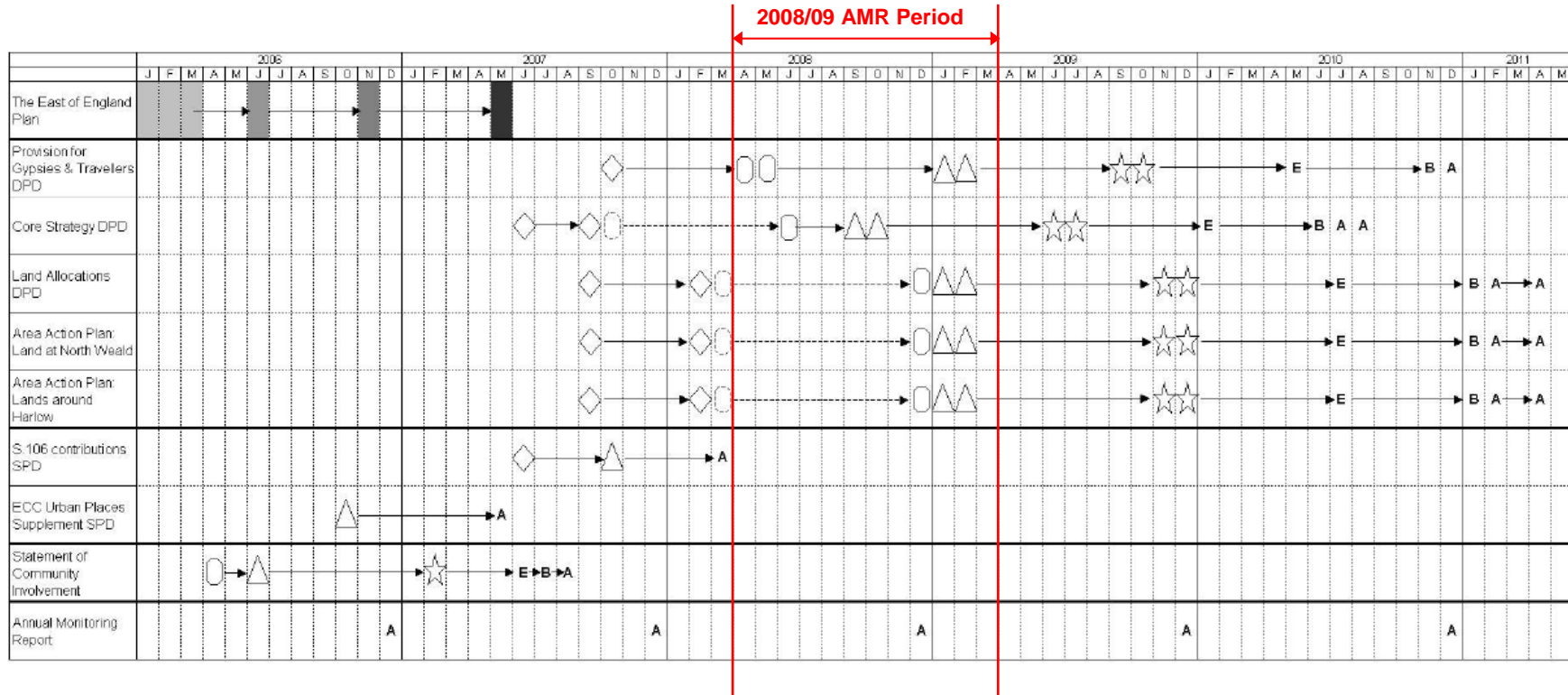
The Information & Technical Officer plans to increase the range and detail of monitoring within the AMR by next year.

7.2 Future review of the Local Development Scheme

Delays to and update of the Local Development Scheme, and delays to the Local Development Documents therein, have already been discussed in sections 4.0 to 4.1.1 above.

Clearly the timetable for documents within the current LDS necessitate an early update, which will be undertaken as soon as is possible, pending discussions with GO East about the timetable for the Gypsy and Traveller DPD.

Appendix 1: Extract from the Local Development Scheme (October 2006 – Amended as per Direction October 2007)



East of England Plan

- Examination in Public
- Publication of Panel Report
- Government's Proposed Changes
- Final Publication

Local Development Framework

- Evidence gathering and preparation work
- Continuous Issues & Options Consultations with Specific Consultees
- Issues & Options Consultation with General Consultees
- Preferred Options or Draft
- Submission

- E** Examination Period
- B** Receipt of Binding Report
- A - A** Adoption period

All of the above dates are subject to further review following the final publication of the East of England Plan. The Plan is anticipated to be approved in Spring 2007, and a revised LDS will follow.

Appendix 2: Details of housing completions 2008/09

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Dwellings gained 08/09	Dwellings lost 08/09	Net dwellings gained 08/09
EPF/0026/04	75 Tycehurst Hill, Loughton, Essex, IG10 1BZ	Demolition of existing bungalow and erection of replacement detached house (revised application)	PDL	House	0.100	1	1	0
EPF/0099/04	Land to rear of 1 Central Stores, Roding Road, Loughton, Essex, IG10 3EN (Now known as 122 Roding Road)	Construction of a detached two storey dwelling house	PDL	House	0.027	1	0	1
EPF/0199/06	The Yard, 16 Sheering Lower Road, Sheering, Harlow, CM21 9LF (Now known as 16A Sheering Lower Road)	Demolition of existing dwelling and erection of replacement dwelling and associated landscaping (Revised application)	PDL	Bungalow	0.057	1	1	0
EPF/0289/07	66 Tycehurst Hill, Loughton, IG10 1DA	Erection of a new dwelling. (Revised scheme)	PDL	House	0.091	1	1	0
EPF/0300/00	Telephone Exchange, 2 Crows Road, Epping, CM16 5DA (Now known as Alexander Court)	Eight flats in a two storey block plus rooms in the roof	PDL	Flat	0.112	8	0	8
EPF/0344/04	2 New Forest Lane, Chigwell, IG7 5QN	Demolition of existing house and construction of new house with basement.	PDL	House	0.165	1	1	0
EPF/0389/07	Monkhams Farm Barns, Holyfield Road, Waltham Abbey, EN9 2EP	Renewal of planning consent EPF/2019/01 for the conversion of existing barns and stables to form 3 no. dwellings, conversion of stables to car port/garage.	Greenfield	House	0.628	3	0	3
EPF/0396/06	Rear garden of 2 Hillcroft, Loughton, IG10 2PS (Now known as Willow Cottage, 2A Hillcroft)	Reserved Matters application for the erection of one bedroom bungalow.	PDL	Bungalow	0.011	1	0	1

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Dwellings gained 08/09	Dwellings lost 08/09	Net dwellings gained 08/09
EPF/0413/07	St Leonards Barn, St Leonards Road, Nazeing, EN9 2HG	Conversion of existing outbuildings to dwelling.	Greenfield	House	0.068	1	0	1
EPF/0422/06	Bridge Barn, Masons Bridge Farm, Epping CM16 7PG (Now known as The Laurels)	Alteration and conversion of garage/wood store to living accommodation.	PDL	House	0.114	1	0	1
EPF/0425/03	Bournebridge Garden Centre, Oak Hill Road, Stapleford Abbots, RM4 1JH (Now known as 1 to 8 Kensington Park)	Change of use of land from Garden Centre to residential and the erection of six detached houses and garages. (Revised application) * Section 106 Agreement Signed 21/10/04 * (Bournebridge Garden Centre)	PDL	House	0.874	2	0	2
EPF/0459/07	Workshop adjacent to The Bays, The Street, High Ongar, CM5 9NH (Now known as Overdales)	Demolition of existing building and erection of new dwelling. (Revised application)	PDL	House	0.021	1	0	1
EPF/0478/07	Victory Orchard/Victoria Lodge, Waples Mill Road, Abbess Beauchamp And Berners Roding, Ongar, CM5 0TE	Demolition of existing buildings including the removal of hardstanding and erection of new single family dwelling. (Revised application)	PDL	House	0.301	1	0	1
EPF/0490/06	23 Connaught Avenue, Loughton, IG10 4DS	Demolition of existing dwelling and construction of replacement dwelling. (Revised application)	PDL	House	0.058	1	1	0
EPF/0564/07	Land adjacent to Oakley Court, Hillyfields, Loughton, IG10 2PY (Now known as 1 to 4 Blake House, 39 Oakley Court)	Construction of 4 no. two bedroom flats with parking. (Revised application)	PDL	Flat	0.084	4	0	4
EPF/0602/06	72 Alderton Hill, Loughton, IG10 3JB	Demolition of existing bungalow and erection of new house.	PDL	House	0.066	1	1	0

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Dwellings gained 08/09	Dwellings lost 08/09	Net dwellings gained 08/09
EPF/0631/02	Mother Hubbard, Valley Hill, Loughton, IG10 3AU	Redevelopment of the site involving demolition of the public house and erection of 36 residential flats and associated parking (Revised application.)	PDL	Flat	0.300	36	0	36
EPF/0716/06	Adjacent to 4 Cascade Road, Buckhurst Hill, IG9 6DX	Erection of new two bedroomed detached house	PDL	House	0.027	1	0	1
EPF/0737/07	Land adjacent to 1 Coopers Close, Chigwell, IG7 6EX. (Now known as 33 Coopers Close).	Erection of a three bedroom detached house (Revised application)	PDL	House	0.022	1	0	1
EPF/0738/05	195B The Broadway, Loughton, IG10 3TE	Erection of new end of terrace dwelling house with associated car parking.	PDL	House	0.063	1	0	1
EPF/0744/03	Rear of 42 to 52 Coopersale Common, Epping, CM16 7QU	Erection of new dwelling on existing builders yard	PDL	House	0.031	1	0	1
EPF/0856/05	(Former site of) Trevelyan, Eldon Road, Roydon, Harlow, EN11 0BH	Erection of two detached houses with detached garages. (Revised application)	PDL	House	0.089	2	0	2
EPF/0862/06	Land adjacent to 28 Hillyfields, Loughton, IG10 2JS (Now known as 1 to 3 Raphael Drive, 30 Hillyfields)	Erection of 3 no. one bedroom residential bungalows. (Resubmitted application)	PDL	Bungalow	0.056	3	0	3
EPF/0864/06	Elmbridge House, Potash Road, Matching, Harlow, CM17 0RN	Demolition of existing dwelling, garage and outbuildings and erection of replacement dwelling. (Revised application)	PDL	House	0.221	1	1	0
EPF/0873/05	Great Wilmores, Workers Road, High Laver, Ongar, CM5 0DZ (Now known as North Wilmore Barn and South Wilmore Barn)	Conversion of existing barns to two live/work units.	Greenfield	House	0.364	2	0	2

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Dwellings gained 08/09	Dwellings lost 08/09	Net dwellings gained 08/09
EPF/0888/07	Land adjoining 1 Hansells Mead, Roydon, Harlow, CM19 5HY	Erection of two storey three bedroom detached house.	PDL	House	0.029	1	0	1
EPF/0921/06	The Rosaries, Harlow Common, North Weald, CM17 9ND	Removal of existing and construction of replacement dwelling.	PDL	House	0.168	1	1	0
EPF/1018/07	Oak Hall, Epping New Road, Buckhurst Hill, IG9 5UA	Replacement dwelling and swimming pool room. (Revised application)	PDL	House	1.481	1	1	0
EPF/1114/05	Woodhill Farm, Pick Hill, Waltham Abbey, EN9 3LE	Demolition of existing dwelling and erection of replacement two storey house and garage.	PDL	House	0.154	1	1	0
EPF/1268/06	184 to 186 High Road, Loughton, IG10 1DN	Conversion of first/second floor offices into three, one bedroom flats and six, two bedroom flats, including an additional floor.	PDL	Flat	0.070	9	0	9
EPF/1270/07	2 Fairfield Road, Epping, CM16 6SU. (Now known as 2A, 2B and 2C Fairfield Road).	Demolition of existing dwelling and adjacent redundant hall and erection of four terraced cottages. (Revised application)	PDL	House	0.061	4	1	3
EPF/1303/06	Warlies Home Farm Cottage, Fernhall Lane, Waltham Abbey, EN9 3TJ	Demolition of two flats and construction of a pair of semi-detached dwellings in the exact image of previously approved conversion and extension. (EPF/1591/05)	PDL	House	0.035	2	2	0
EPF/1485/07	83 Queen's Road, Buckhurst Hill, IG9 5BW	Redevelopment to provide residential development of five, two bedroom flats. (Revised application)	PDL	Flat	0.074	5	1	4
EPF/1526/04	Shaws Bungalow, Nupers Hatch, Stapleford Abbots, Romford, RM4 1JR (Now Known As Fyrns Cottage)	Demolition of existing dwelling and erection of replacement detached dwelling with basement and detached garage	PDL	House	0.118	1	1	0
EPF/1602/06	Rear of 42 to 48 Hornbeam Road, Buckhurst Hill, IG9 6JT	Erection of 4 no. residential units (flats) with associated parking. (Revised application)	PDL	Flat	0.051	4	0	4

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Dwellings gained 08/09	Dwellings lost 08/09	Net dwellings gained 08/09
EPF/1628/01	194 to 196 Queens Road, Buckhurst Hill, IG9 5AX	Demolition of warehouse and garage and erection of detached three bedroom house (revised application).	PDL	House	0.112	1	0	1
EPF/1657/06	Theydon Towers, Theydon Road, Epping, CM16 4EF	Amendment to EPF/920/06 for the conversion of main house to 4 no. flats and works to separate existing buildings within the site, comprising of infill extension to 'house 1' and refurbishment of 'house 2', to provide a total of 6 units. in respect of removal of canopy to west (rear) elevation and replacement with new balcony for Flat 3, new pitched roof to master bedroom/study of flat 2.	PDL	Flat	0.064	4	1	3
EPF/1787/06	Land adjacent to 22 Cloverley Road, Ongar, CM5 9BY	Erection of single detached dwelling for residential use	PDL	House	0.017	1	0	1
EPF/1792/06	1 and 2 Brook Road, Epping, CM16 7BS	Demolition of existing two detached houses and erection of a terrace of 7 no. 2/3 bedroom homes. (Revised application)	PDL	House	0.121	7	2	5
EPF/1922/06	15 Highland Road, Nazeing, Waltham Abbey, EN9 2PS	Erection of 2 no. five bedroom detached dwellings with associated access	PDL	House	0.065	2	0	2
EPF/1961/06	Land adjacent to 1 to 9 Oakfields, Lower Alderton Hall Lane, Loughton, IG10 3HB	Erection of 6 no. residential units (flats) with associated parking. (Revised application)	PDL	Flat	0.068	6	0	6
EPF/1991/05	Laughters Farm, Faggoters Lane, High Laver, Harlow, CM17 0NU	Change of use of the existing farm buildings into two dwellings	Greenfield	House	0.505	2	0	2
EPF/1997/07	Land rear of 134 High Street, Ongar, Essex, CM5 9JH	Change of use of offices to two, one bedroom flats (Amendment to planning approval EPF/2088/03)	PDL	Flat	0.028	2	0	2

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Dwellings gained 08/09	Dwellings lost 08/09	Net dwellings gained 08/09
EPF/2100/06	Epping Forest College, Border's Lane, Loughton, IG10 3SA (Now known as College Close)	Reserved matters application for 268 no. residential dwellings and associated infrastructure.	PDL	Flat	4.220	38	0	38
EPF/2188/05	Marcris House, Coopersale Lane, Theydon Bois, CM16 7NS	Conversion and extension of stables into residential accommodation	Greenfield	House	0.321	1	0	1
EPF/2208/04	Willows, Manor Road, Lambourne, RM4 1NB	Demolition of existing dwelling and garage; erection of new detached dwelling with attached garage (amended application).	PDL	House	0.104	1	1	0
EPF/2324/07	27 Hoe Lane, Nazeing, EN9 2RQ	Alteration and conversion of a single dwelling unit into two dwelling units and erection of two garages.	PDL	House	0.032	2	1	1
EPF/2382/04	Ashlyns Farm Cottage, Ashlyns Lane, Bobbingworth, Ongar, Essex, CM5 0ND	Replacement dwelling	PDL	House	0.071	1	1	0
EPF/2398/04	109 Lindsey Street, Epping, CM16 6RE	Demolition of existing residential property and erection of 3 no. three bedroom cottages (revised application)	PDL	House	0.058	3	1	2
EPF/2400/04	The High House, Epping Road, Epping Upland, CM16 6PE	Change of use of adjacent outbuilding to a single dwelling house	PDL	House	0.068	1	0	1
EPF/2503/07	Woodview, Oak Hill Road, Stapleford Abbots, Romford, RM4 1JL	Replacement dwelling	PDL	House	0.109	1	1	0
EPF/2655/07	7 The Croft, Loughton, IG10 2PP	Two storey and single storey rear extensions and new porch and conversion of single dwelling into two dwellings	PDL	House	0.025	2	1	1

TOTALS

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