

**Local Development Framework  
Annual Monitoring Report**

December 2010



*Epping Forest District Council*  
[www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk)

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## 1.0 Introduction

In 2004, The Planning and Compulsory Purchase Act replaced the old Local Plan system with 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 1<sup>st</sup> April 2009 to the 31<sup>st</sup> March 2010, i.e. the 2009/10 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 the Department for Communities and Local Government (CLG).

## 1.1 Status of the East of England Plan

The Regional Spatial Strategy for the East of England is the East of England Plan (EEP), published in May 2008.

The Secretary of State for Communities and Local Government, the Rt Hon. Eric Pickles MP, sought to revoke all Regional Spatial Strategies on the 6 July 2010, by making an announcement in Parliament under section 79(6) of the Local Democracy Economic Development & Construction Act 2009. However, in August 2010, CALA Homes applied for a judicial review of this revocation. The judgment was issued on 10 November 2010, and found in favour of CALA Homes. A letter dated 10 November 2010 from the Chief Planner at CLG confirms that all Regional Strategies are now re-established. This letter also makes clear that it is still the intention of the coalition government to remove RSSs from the development plan framework. Amendments to primary legislation are now required to achieve this, and the *Decentralisation & Localism Bill* is intended to commence its passage through Parliament shortly to deliver this.

Although it is stressed that the Secretary of State expects that the intention to formally remove RSSs should be considered a material consideration in determining planning applications, the East of England Plan is still technically in effect until such time as the change is made through legislation. A further challenge on the weight which should be attributed to this intention was then launched by CALA Homes. On the 29 November 2010 the court has placed a temporary block on the government's claim that its plans to abolish Regional Strategies must be regarded as a material consideration in planning decisions.

Therefore, this AMR measures performance against the housing, and other, targets set for the district within the East of England Plan published 2008.

## 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 have been affected by the credit crunch in recent years. A graph of average prices in recent years is shown at Appendix 1. Unemployment has risen a little in recent years, most probably as a result of the recession. A graph showing Job Seekers Allowance (JSA) claimants in recent years is shown at Appendix 2. More detailed information on the separate wards of the district are available in the Ward profiles:

[http://www.eppingforestdc.gov.uk/Council\\_Services/planning/forward\\_planning/LDF/Ward\\_Profiles.asp](http://www.eppingforestdc.gov.uk/Council_Services/planning/forward_planning/LDF/Ward_Profiles.asp)

**Table 1 - Epping Forest District - Key Statistics**

Area	339 km <sup>2</sup> (33,899 hectares or 131 square miles)		
Green Belt coverage	94%		
<b>Population</b>	<b>Epping Forest</b>	<b>East of England</b>	<b>England &amp; Wales</b>
Population as of 2001 Census	120,896	5,388,140	52,041,916
Population estimate at Mid-2009*	124,000	5,766,600	54,809,100
<b>Housing</b>	<b>Epping Forest</b>	<b>East of England</b>	<b>England &amp; Wales</b>
Average household size	2.37 people	2.36 people	2.36 people
Average house price Jan-Mar 2010 **	£327,220	£232,992	£233,980
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%
<b>Car Ownership &amp; Commuting</b>	<b>Epping Forest</b>	<b>East of England</b>	<b>England &amp; Wales</b>
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%
<b>Socio-Cultural Measures</b>	<b>Epping Forest</b>	<b>East of England</b>	<b>England &amp; Wales</b>
Indices of Multiple Deprivation Ranking (out of 354) ***	229	n/a	n/a
Average % claiming JSA Apr-Jun 2010****	3.0%	3.0%	3.7% (all GB)

Unless otherwise stated all information is sourced from the 2001 Census

\* Mid-2009 Population Estimates - Office for National Statistics, 2010

\*\* Mean house prices, quarterly, by district – CLG (2010 Q1 figures used) \*\*\* Indices of Multiple Deprivation - CLG, 2007

\*\*\*\* Average total JSA claimants Apr-Jun 2010 (as a proportion of resident working age people) - NOMIS, Aug 2010



### 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, 2008 and 2009 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', or LSOAs which are subsections of electoral wards.

The indicators used rank each LSOA 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 (IDAOPI).

The resulting Indices of Deprivation for each LSOA 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 LSOAs in England, with the LSOA at number 32,482 (which happens to be an area in Wokingham) being the least deprived, and the LSOA at number 1 (which is an area in Liverpool) being the most deprived.

Within Epping Forest District, the most deprived LSOA is an area within the south of Loughton Alderton which is ranked 5988<sup>th</sup> nationally. The least deprived LSOA in the district is Theydon Bois Village which is ranked 31907<sup>th</sup> 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](http://www.communities.gov.uk).

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

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


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

Table 2 - Indices of Deprivation and Multiple Deprivation (2007)

LSOA	Ward	Location of LSOA 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	<b>30229</b>	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	<b>31561</b>	<b>31407</b>	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	<b>31159</b>	29700	27533	23452	20607	19511	22978	28434	31457
E01021756	Epping Hemnall	E	25700	24994	28305	28234	22508	6747	21416	21982	25480	27930
E01021757	Epping Hemnall	N	29062	26316	29734	29224	27520	22116	23584	12932	21326	26937

LSOA	Ward	Location of LSOA 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
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	<b>3073</b>	9716	14546	6324	5852	8040	15655	<b>3190</b>	10388
E01021765	Grange Hill	NE	20198	19059	22495	26791	24253	10421	<b>5702</b>	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	<b>5988</b>	4984	<b>6845</b>	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
E01021775	Loughton Broadway	E	10613	8255	10906	15255	7953	12038	6357	24765	8461	13296

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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
E01021793	Lower Nazeing	S	28773	26277	27401	29207	16838	23750	23291	26929	23625	28386

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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	<b>24427</b>	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	<b>101</b>	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	<b>31907</b>	30782	29459	30783	28700	<b>24962</b>	24105	<b>29195</b>	28715	<b>31931</b>
E01021806	Waltham Abbey High Beach	n/a	13505	19868	16631	25567	15323	1351	9136	<b>8961</b>	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 8 of this document, the Index of Multiple Deprivation Ranking for Epping Forest District in 2007 was 229 (out of 354). This is slightly lower 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 LSOAs for each topic in 2004 versus the newer statistics from 2007 is as follows.

**Table 3 - Most and least deprived LSOAs, by topic, 2004 vs. 2007**

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
<b>Least deprived</b>	<b>2007</b>	Theydon Bois	Chipping Ongar	Chigwell Village	Chigwell Village	Buckhurst Hill West	Theydon Bois	Moreton & Fyfield	Theydon Bois	Loughton Forest	Theydon Bois
	<b>2004</b>	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
<b>Most deprived</b>	<b>2007</b>	Loughton Alderton	Grange Hill	Loughton Alderton	Waltham Abbey Paternoster	Waltham Abbey Paternoster	Passingford	Grange Hill	Waltham Abbey High Beach	Grange Hill	Waltham Abbey Paternoster
	<b>2004</b>	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 LSOAs 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 Lower Super Output Area (and thus the Ward), meaning that less nearby local shops and services are available to inhabitants than in more urban areas.

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 Lower 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 (or can be adapted to 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 progress 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 East of England Plan (EEP). The 2006 version was amended to include a Gypsy and Traveller DPD, required by a Government Direction served in 2007 (subsequently revoked in 2010), and re-submitted to GO East in November 2007.

Appendix 3 contains an extract of the current (2006 amended for the direction) LDS, which indicates the 2009/10 AMR monitoring period. The milestones within this period, and Council's performance against them, are set out in more detail below.

Clearly there have been significant delays to the timetable of the existing LDS. However, uncertainties over the Direction to produce the Gypsy and Traveller DPD (which was finally revoked in 2010), and over the status of the East of England Plan, in the wake of the change in Government in 2010, have meant that a revised LDS could not be issued. The Forward Planning team intends to revise the LDS very shortly.

**Table 4 – Performance against LDS milestones**

<b>Original LDS milestones programmed for the 2009/10 AMR Monitoring Period</b>	<b>Performance</b>	<b>Further Action Necessary</b>
Provision for Gypsies & Travellers DPD <ul style="list-style-type: none"> <li>• Submission Sept-Oct 09</li> </ul>	The Direction to produce a separate Gypsy and Traveller DPD was formally revoked by the Coalition Government in July 2010. Full Council agreed in July 2010 to cease further work on the DPD with immediate effect. Provision for Gypsies and Travellers will now be made through planning applications, assessed against existing policy, until such time as new policies are created in the future Core Planning Strategy.	None – document will not go ahead
Core Planning Strategy DPD <ul style="list-style-type: none"> <li>• Submission Jun-Jul 09</li> <li>• Examination in Public Jan 10</li> </ul>	Delays outlined above have meant that formal consultation stages on the Core Planning Strategy have not been reached yet. However, as outlined in para 4.1 below, significant Community Visioning/pre-Issues and Options consultation for the Core Planning Strategy is now underway. This will help to kick start and feed into the Core Planning Strategy process.	Work is in progress at present, the formal Issues & Options stage is now planned for Summer 2011



<b>Original LDS milestones programmed for the 2009/10 AMR Monitoring Period</b>	<b>Performance</b>	<b>Further Action Necessary</b>
Land Allocations DPD <ul style="list-style-type: none"> <li>• Submission Nov-Dec 10</li> </ul>	Delays outlined above have meant that formal consultation stages on the Core Planning Strategy, and on subsequent land allocations, have not been reached yet.	Work on this DPD will be undertaken once the broader spatial decisions on development have been made through the Core Planning Strategy.
Area Action Plan – Land at North Weald <ul style="list-style-type: none"> <li>• Submission Nov-Dec 10</li> </ul>	This AAP was originally required as significant growth had been planned for North Weald Airfield within a previous iteration of the East of England Plan. Even though the revocation of the EEP has now been the subject of a successful legal challenge, this AAP will not go ahead, as significant growth in North Weald does not appear in the final published version of the EEP.	None – document will not go ahead
Area Action Plan – Lands around Harlow <ul style="list-style-type: none"> <li>• Submission Nov-Dec 10</li> </ul>	This AAP may still be required as significant growth is been planned in and around Harlow (particularly to the North) within the published East of England Plan. Work has not commenced on the document, as there have been delays due to questions over the status of the EEP following the Secretary of State's revocation, and delays to talks between the relevant three local authorities.	Work on this document will only commence once Members and senior management from the three authorities have met and agreed the way forward on this issue.

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. The subsequent change in Government, revocation of Regional Spatial Strategies, and successful legal challenge to the revocation, have all complicated the situation.

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 Planning 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 Planning 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.

The Secretary of State issued this Council with a Direction in September 2007, to include a separate Development Plan Document (DPD) on Gypsy and Traveller accommodation issues. The Issues and Options stage of consultation took place from November 2008 to February 2009. Following the formation of the new Coalition Government earlier in 2010, the new Minister for Decentralisation Greg Clark MP confirmed the cancellation of the Direction, on the 6 July 2010. The Council meeting of 27th July agreed to cease further work on the DPD with immediate effect.

Future provision for Gypsies and Travellers will be made through the planning application process, at first through existing, saved Local Plan policy, and in the coming years, through the emerging Local Development Framework.

#### 4.1 Beyond the current monitoring period

In November 2010, outside the 2009/10 monitoring period, the Forward Planning team began Community Visioning exercises, designed to gather ideas and opinions on local issues before the commencement of the Core Planning Strategy Issues and Options scheduled for Summer 2011. This Community Visioning consultation (8<sup>th</sup> November 2010 – 7<sup>th</sup> January 2011) involved separate public and stakeholder workshops, in various locations around the district, a consultation leaflet being delivered to each household, consultation postcards being given out at several tube stations, significant interactive features on the EFDC website, Facebook and Ideascale sites, and a photography competition, to encourage local people to express issues and ideas which they feel are important. At the time of writing, this consultation is still underway.

#### 4.2 Other LDF documents

As detailed above, almost all of the LDF documents have been substantially delayed.

However, work has been progressing on several Evidence Base documents since the last Annual Monitoring Report, which will form a strong foundation for future work.

Those completed are as follows:

**Table 5 – Completed Evidence Base documents**

Document	Completed in
Strategic Housing Market Assessment (SHMA)	January 2010
Landscape Character Assessment (Landscape Sensitivity Analysis to follow this work)	January 2010
Sustainability Appraisal Scoping Report (relating to the 'scope' of a Sustainability Appraisal of the future Core Planning Strategy. Consultation on the draft document was undertaken in May-July 2010, outside the current monitoring period)	May 2010*
Town Centres Study	May 2010*
Local Wildlife Sites Review (also known as Habitats Assessment)	May 2010*
Strategic Housing Market Assessment (SHMA) Viability Testing	August 2010*
Employment Land Review	September 2010*

\* Completed outside of the 2009/10 monitoring year

The following Evidence Base documents are currently in progress:

**Table 6 – Continuing Evidence Base documents**

<b>Document</b>	<b>Status</b>
PPG17 Audit of Open Space	Work is progressing internally, and reaching the final stages. The second phase, assessment of the sites identified, will follow.
Strategic Flood Risk Assessment Level 1 (area-wide)	Work is progressing internally, completion is anticipated in December 2010. Work on Level 2 (site-specific) will follow.
Settlement Edge Landscape Sensitivity Study	Work is progressing, completion is anticipated in February 2011.
Rye Meads Water Cycle Study	Work is progressing, completion is anticipated in February 2011.
Strategic Housing Land Availability Assessment	Internal preparation work is ongoing, completion is anticipated in May 2011. The Call for Sites exercise is still open and will inform the SHLAA.

## 5.0 Core Output Indicators

The RSS and LDF Core Output Indicators (Update 2, July 2008) are shown in grey boxes in the following section, organised by policy area. The Forward Planning team has also identified some Local Indicators.

### 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.

The recently completed Employment Land Review provides evidence on this matter which will contribute to the preparation of new policies on employment land provision, see para 5.1.2.

#### 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 only 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.

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 2009/10 permission was given for a net loss of 0.206ha of employment use floorspace (classes B1 - Business, B2 – General Industrial & B8 – Storage or distribution). The breakdown of this area is detailed in the following table, showing gross gains, losses, and resultant net loss.

**Table 7 - Total amount of additional employment floorspace approved by type**

Use Class (Mix)	Gross Gain (ha)	Lost (ha)	Net Gain (ha)
B1a*	0.037	0.076	-0.039
B1b*	0.000	0.000	0.000
B1c*	0.113	0.042	0.071
B2	0.000	0.053	-0.053
B8	0.253	0.538	-0.285
B1 (split unknown)	0.186	0.105	0.081
B1/B8 (split unknown)	0.025	0.000	0.025
B1a*/ B8 (split unknown)	0.000	0.006	-0.006
<b>Total</b>	<b>0.614</b>	<b>0.820</b>	<b>-0.206</b>

*\*B1a = Offices, B1b = Research & Development, B1c = Light Industry*

#### 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**

As mentioned in paragraph 5.2.1.5, in June 2010, the Coalition Government republished Planning Policy Statement (PPS) 3: Housing, amending the definition of Previously Developed Land (PDL).

However, as this did not happen until after the end of the monitoring period (31<sup>st</sup> March 2010) the 'old' definition of PDL has been used.

In 2009/10 permission for a total of 0.614ha gross employment floorspace was given. Of this, 0.366ha gross was on previously developed land, i.e. 59.58% of all gross floorspace permitted within the monitoring period.

The 0.248ha gross (40.42%) which was on Greenfield land, was on only two sites, both of which were developed for B8 use.

#### 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. Please see para 5.1.2

(policy analysis) for more information on recently completed Evidence Base documents involving employment land.

#### 5.1.1.4 Total amount of floorspace permitted for 'town centre uses'

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

So far, Government only requires data for A1, A2 and D2 uses to be collected, however, the Forward Planning has also collected data for A3, A4, A5 and D1 uses, as shown below.

Data is also presented in two ways; the 'total' gains and losses permitted for town centre uses, and then the subset, those permitted gains and losses 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 2009/10 breakdown is as follows\*:

**Table 8 - Total amount of floorspace permitted for town centre uses**

<b>Use Class</b>	<b>Gross Gain (ha)</b>	<b>Lost (ha)</b>	<b>Net Gain (ha) – total for this use class</b>
A1	0.358	0.043	0.316
A2	0.017	0.220	-0.203
A3	0.111	0.001	0.110
A4	0.007	0.000	0.007
A5	0.023	0.000	0.023
<b>'A' Subtotal</b>	<b>0.516</b>	<b>0.264</b>	<b>0.252</b>
D1	0.308	0.055	0.253
D2	0.098	0.001	0.097
<b>'D' Subtotal</b>	<b>0.406</b>	<b>0.056</b>	<b>0.350</b>
<b>TOTAL</b>	<b>0.922</b>	<b>0.320</b>	<b>0.602</b>

\* NB Figures may not total correctly, as site areas of each development were given at an accuracy of 0.00001ha. Data above is rounded to the nearest 0.001ha for ease of reference.

### Floorspace permitted for town centre uses, in 'Town Centre Areas'

The 2009/10 breakdown is as follows\*:

**Table 9 - Floorspace permitted for town centre uses, in town centre areas**

Use Class	Gross Gain (ha)	Lost (ha)	Net Gain (ha)	% of <u>total</u> Net Gain (for this use class, see Table 8)
A1	0.179	0.042	0.137	43.34%
A2	0.000	0.097	-0.097	n/a – is a net loss
A3	0.097	0.000	0.097	88.43%
A4	0.005	0.000	0.005	78.68%
A5	0.023	0.000	0.023	100.00%
<b>'A' Subtotal</b>	<b>0.304</b>	<b>0.139</b>	<b>0.165</b>	<b>n/a</b>
D1	0.018	0.009	0.009	3.37%
D2	0.000	0.000	0.000	n/a – net gain is 0
<b>'D2' Subtotal</b>	<b>0.018</b>	<b>0.009</b>	<b>0.009</b>	<b>n/a</b>
<b>TOTAL</b>	<b>0.322</b>	<b>0.148</b>	<b>0.174</b>	<b>n/a</b>

\* NB Figures and percentages may not total correctly, as site areas of each development were given at an accuracy of 0.00001ha. Data above is rounded to the nearest 0.001ha for ease of reference.

#### 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.

New policies will be formed through the 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. Two Evidence Base documents which relate to employment land have been published since the last AMR: the Employment Land Review (available at:

[http://www.eppingforestdc.gov.uk/Council\\_Services/planning/forward\\_planning/LDF/Employment\\_Land\\_Review.asp](http://www.eppingforestdc.gov.uk/Council_Services/planning/forward_planning/LDF/Employment_Land_Review.asp)) and the Town Centres Study (available at:

[http://www.eppingforestdc.gov.uk/Council\\_Services/planning/forward\\_planning/LDF/Town\\_Centres\\_Study.asp](http://www.eppingforestdc.gov.uk/Council_Services/planning/forward_planning/LDF/Town_Centres_Study.asp)).

The key findings for EFDC in the Employment Land Review were:

- Employment in Epping Forest District is dominated by three sectors: distribution, hotels and restaurants (25.5%); banking and finance (23.9%) and public services (20.7%). Growth in employment has been strong in the construction industry (5.4% per annum) and the transport and communications sectors (7.4% pa).

- Business structure is dominated (90.7% of businesses) by micro businesses of 1 – 10 employees. Micro businesses, and small businesses (11 - 49 employees) combined make up a total of 60.4% of employment.
- The employment forecast identifies a net growth of 1,000 jobs in Epping Forest District to 2031. Sectoral forecasts indicate that future demand for new floorspace would be for B1 premises, and that the requirement would be for an additional 43,700m<sup>2</sup>, this is equivalent to 5.83 hectares of employment land by 2031. The Aktins (consultants who prepared the report) forecasts take an optimistic view of employment growth. When the East of England Forecasting Model data is considered there is requirement for 32,000m<sup>2</sup> or 4.31ha of land. This is a 27% difference in the amount of floorspace between the two forecasts.
- The local business survey identifies that there is a high level of satisfaction with current business premises, with only 2% of businesses responding that current premises are unsuitable. Some 42% of local businesses are looking to expand. Medium and large businesses had the highest proportion of businesses wanting to expand, particularly those located in Epping, Ongar and North Weald.
- Combining the business survey data with the ABI (Annual Business Inquiry) data about the number of B-class businesses in the District, it is estimated that in Epping Forest District existing businesses would require an additional 45,125m<sup>2</sup> over the next 5 years.
- The survey of existing sites includes 42 sites in Epping Forest District, and found that half were located in a typically rural environment, whilst the other half were within the urban area. The majority (67%) of sites within the District are of 'average' quality. Overall only 3% of sites were considered to be 'poor'.
- Vacant, and 'opportunity' (unoccupied land with vacant/obsolete buildings) land together provide a theoretical capacity of around 46,000m<sup>2</sup> in Epping Forest District. Although this would contribute to meeting needs it is insufficient to meet all identified future needs on current sites.

The key findings of the Town Centres Study were as follows:

- The smaller centres in the District may, in future, be susceptible to the national trend towards more spending in larger, higher order centres, and over the internet.
- There are reasonably high levels of expenditure 'leakage' from the district for both comparison and convenience goods and there is an opportunity to 'claw back' some of this expenditure to the District
- There is modest overtrading of the existing foodstores (i.e. in excess of a benchmark turnover)
- The 'hierarchy' of the 6 town centres should be revisited through the LDF, to better reflect their differing sizes and functions
- In terms of future development for the centres in the District, capacity is identified for comparison retailing (non-food items such as clothing, furniture and electrical goods), convenience retailing (everyday items such as food, newspapers and drinks), and food and drink leisure uses (including bars, restaurants and entertainment venues such as cinemas, bingo halls and bowling alleys). In line with



national policy new retail capacity would need to be located in the existing six centres. Obviously any decisions on allocations would need to be made through the LDF.

- The capacity identified comprises the following figures. These are based on an increased market share scenario, i.e. seeking to increase the share of the market that the six centres have for all retail spending by residents of the District:
  - A1 comparison retail: 13,700m<sup>2</sup> up to 2016, 21,600m<sup>2</sup> up to 2021
  - A1 convenience retail (superstores or supermarkets): 3,700m<sup>2</sup> up to 2016, 4,900m<sup>2</sup> up to 2021
  - A1 convenience retail (small foodstores or deep discounters): 3,600m<sup>2</sup> up to 2016, 4,800m<sup>2</sup> up to 2021

These findings will be used to feed into the future Core Planning Strategy and other LDF documents.

## 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 housing target for the 2009/10 monitoring year is drawn from the 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 possible that some of the 16,000 homes proposed for areas within and around Harlow might 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. However, this now depends on Members' decisions as to co-ordinated working with Harlow and East Herts Councils, following the attempted revocation, and subsequent successful legal challenge, relating to the EEP.

#### 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).

**Table 10 - Additional dwellings completed in previous monitoring years**

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
<b>Total</b>	<b>1,784</b>

### 5.2.1.3 Additional dwellings (net) in the monitoring year

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

In 2009/10 there were 209 (gross) dwellings completed. This includes some conversions. 33 dwellings were lost during the monitoring year, thus the net total of new dwellings completed is 176. Full details of the dwellings completed in this monitoring period are contained in Appendix 4.

The 2009/10 figure is an improvement on last year's figure, although it is clear that the recession is still having an effect on housebuilding.

These 176 dwellings bring the total number of dwellings completed since the start of the Plan period to 1,960, as detailed below:

**Table 11 – Current cumulative total of net additional dwellings**

<b>Monitoring Year</b>	<b>Net number of dwellings completed</b>
2001/02	237
2002/03	271
2003/04	208
2004/05	240
2005/06	286
2006/07	277
2007/08	108
2008/09	157
2009/10	176
<b>Total</b>	<b>1,960</b>

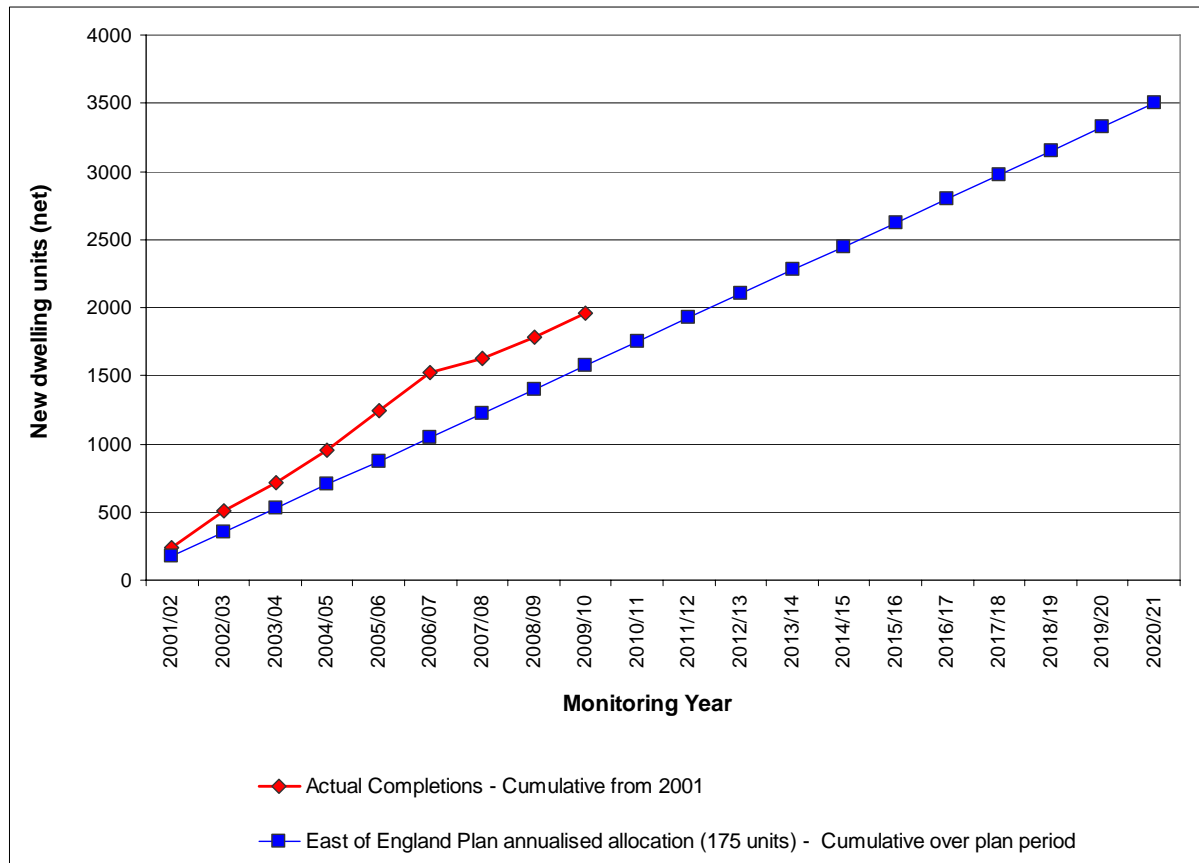
**Chart 1 – Actual Completions compared to EEP targets**

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.

#### 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 (2011/12-2015/16), available on the Council's website at:

[http://www.eppingforestdc.gov.uk/Library/files/planning/Local\\_Development\\_Framework/Evidence\\_Base/5\\_year\\_assessments/5%20year%20assessment%202011-16%20complete.pdf](http://www.eppingforestdc.gov.uk/Library/files/planning/Local_Development_Framework/Evidence_Base/5_year_assessments/5%20year%20assessment%202011-16%20complete.pdf).

As mentioned before, it is recognised that this Council may 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 indicative figure at this point is the 3,000 units suggested within the Panel Report, completed during the Examination in Public of the EEP. Policy HA1 of the EEP required the three local planning authorities and other

partners to consider the scale and distribution of future growth at Harlow. A report 'Generating and Appraising Spatial Options for the Harlow Area' (Scott Wilson, January 2010) has now been completed. This study provides a further source of information to be used in determining the most appropriate distribution of growth. This, and other evidence, will be used by all three authorities in preparing their Local Development Frameworks.

Once a considered figure has been determined through the LDF process, this target will also form part of a further trajectory, for the Harlow area.

Table 12 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. Chart 2, below, shows the predictions of when these identified units are likely to be completed

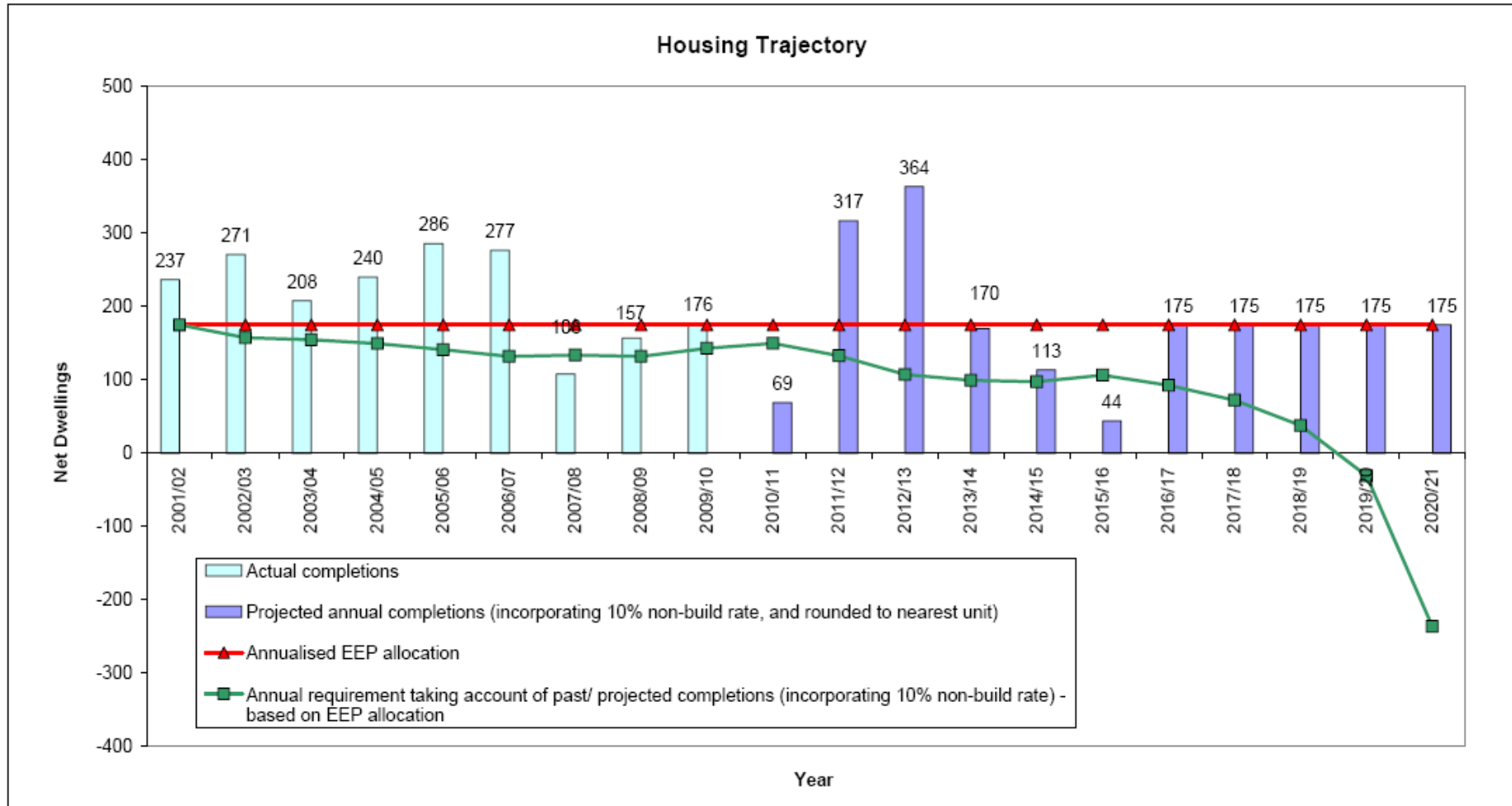
**Table 12 – progress against East of England Plan housing target**

<b>Category</b>	<b>Net dwelling units</b>
<b>EEP Housing target</b>	<b>3,500</b>
Minus - net dwelling units built from 2001/02-2009/10	1,960
Minus – PP* granted, not yet commenced, 10 gross units or more	374.4
Minus - PP granted, not yet commenced, less than 10 gross units	181.8
Minus - PP granted, commenced but not completed, 10 gross units or more	286.2
Minus - PP granted, commenced but not completed, less than 10 gross units	81
Minus - Informally identified - adopted development brief	84.6
<b>Remaining dwellings to provide</b>	<b>532</b>

\*PP = *planning permission*

Please note, the above figures are to the nearest 0.1 unit, as a 10% non-build rate was applied (as explained in the 5 year assessment of land supply).

Chart 2 – Housing trajectory



As central government require 5 year assessments of land supply to begin from the start of the next financial year, the 77 units predicted to be completed within the remainder of 2010/11 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 2011/12 to 2015/16. The figure shown for the years 2016/17 onwards are simply the annualised provision figure, as no 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. This 5 year assessment actually identifies a supply of 144.00% of the land supply required by the East of England Plan, for the 5 year period in question.

#### 5.2.1.5 Additional dwellings on Previously Developed Land

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

In June 2010, the Coalition Government republished Planning Policy Statement (PPS) 3: Housing. One of the amendments made was to alter the status of residential gardens from previously developed land (PDL) to 'Greenfield'.

However, as this did not happen until after the end of the monitoring period (31<sup>st</sup> March 2010) the 'old' definition of PDL has been used.

In 2009/10, 202 of the 209 total (gross) dwellings completed in Epping Forest District were built on PDL. This equates to 96.65% of the gross total.

The 96.65% achieved performs very well 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 2009/10, a total of 9 net additional Gypsy and Traveller pitches were granted planning permission. All 9 were given permanent permission. Please see para 5.9.1.2 for more details.

No additional pitches for Travelling Showpeople were granted permission (no applications for such pitches was submitted).

Please see section 4.0 for more information this Council's former Direction regarding a draft Gypsy and Traveller Development Plan Document. See section 5.9 for more data on Gypsy and Traveller provision.

### 5.2.1.7 Additional affordable housing units (gross)

#### Core Output Indicator H5 Gross affordable housing completions

During this monitoring period 66 (gross) affordable units were completed. This is 31.58% of the gross number of completions for the year. Of these 66 units, 58 were for social rent, and 8 were for shared ownership.

This was a significant improvement on last year's total figure of 31 affordable units.

### 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 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:

**Table 13 – Density of housing units completed**

Density achieved	Number of units	Percentage of completions
(i) less than 30 dwellings per hectare	92	44.02%
(ii) between 30 and 50 dwellings per hectare	21	10.05%
(iii) more than 50 dwellings per hectare	96	45.93%
<b>Total</b>	<b>209</b>	<b>100.00%</b>

As noted in paragraph 5.2.1.5, in June 2010, the Coalition Government republished Planning Policy Statement (PPS) 3: Housing. Another of the amendments made was to delete the national indicative minimum housing density of 30 dwellings per



hectare. However, this did not happen until after the end of the monitoring period (31<sup>st</sup> March 2010).

It is noted that over 55% of all dwellings completed within 2009/10 achieved a density within, or in excess of, the national indicative minimum density.

### 5.2.2.2 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 the 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.

The proportion of gross affordable housing units provided within the monitoring year (31.58%) was significantly higher than last year (17.13%), which is encouraging, however it is still not nearly enough to address the Council's housing waiting list, which, as at March 2010, stood at just over 5,000 households.

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.

A Strategic Housing Market Assessment (SHMA) was completed in 2010 by consultants for a group of several local authorities including this Council (available at: [http://www.eppingforestdc.gov.uk/Council\\_Services/planning/forward\\_planning/LDF/Strategic\\_Housing\\_Market\\_Assessment.asp](http://www.eppingforestdc.gov.uk/Council_Services/planning/forward_planning/LDF/Strategic_Housing_Market_Assessment.asp)). A SHMA cannot provide definitive estimates of housing need, demand and market conditions. However, it can provide valuable insights into how housing markets operate, both now and in the future.

Some of the key findings of the SHMA were:

- The key factors that characterise the SHMA area:
  - Its proximity to London;
  - Its house prices;
  - The diversity of the area that appeals to both residents and migrant households.
- Between 2001 and 2006, the population of the area rose by 8.5% and the 2001 Census states that 5.5% of households in the SHMA area are overcrowded. It is estimated that around 7,100 households in Epping Forest are considered to be 'unsuitably housed'. This term is used to encompass households:
  - that are homeless or have insecure tenure;
  - that are 'mismatched' to the dwelling they live in;
  - living in dwellings that lack amenities or are in a poor condition; and
  - with social needs that can only be resolved through a move.

A report testing the viability of the SHMA policy suggestions was also published in 2010, and is available at:

[http://www.eppingforestdc.gov.uk/Council\\_Services/planning/forward\\_planning/LDF/Strategic\\_Housing\\_Market\\_Assessment\\_-\\_Viability.asp](http://www.eppingforestdc.gov.uk/Council_Services/planning/forward_planning/LDF/Strategic_Housing_Market_Assessment_-_Viability.asp)

The SHMA Viability report considered the achievability/viability of various percentages of affordable housing, within six different 'value areas' within Epping Forest District – based on postcodes. The main key findings, for 'strategic development sites' (i.e. large scale housing development) was that it should be possible to achieve an overall developer contribution of 35% affordable housing in four of the six value areas (CM16, RM4, IG10 & IG7). In the CM5/EN9 value area 35% affordable housing is likely to be achievable if a lower Section 106 contribution is applied. Finally, in the lowest value area (CM17) a significantly lower proportion of affordable housing can be delivered; 15%.

The report recommends that the general threshold for the provision of affordable housing should remain at 15 units. In considering smaller sites, it is recommended that the lowest threshold at which affordable housing should be sought is five units. This differs from the current policy position, in which the threshold is variable according to site location and land type. It is considered that a single approach to the treatment of small sites will be clearer, and easier to implement than the current approach. For general development sites the report recommends that the current policy requirement of 40% affordable housing should remain. On smaller sites a more flexible approach may be required, to take into account the variation in viability found by the assessment.

Decisions on these policy suggestions will be made through the Core Planning Strategy and other LDF documents.

## 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 of this measure was possible in the monitoring year 2009/10.

Essex County Council: Revised Vehicle Parking Standards (2009) were adopted by this Council as non-statutory planning guidance within the monitoring year, on the 16<sup>th</sup> of February 2010.

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'*.

The Essex Parking Standards adopted are technically contrary to current national policy, as they have minimum standards rather than maximum. For this reason, it is intended that, for the next Annual Monitoring Report, data analysis will be undertaken, to discover whether this is operating effectively in the area.

### 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 (with and Accident & Emergency department);
- (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 209 total gross dwellings completed this monitoring year) is within 30 minutes public transport of a primary school, a secondary school, a GP's surgery and a major retail centre. Also, over 85% is within 30 minutes public transport of an employment centre.

However, only a very small proportion is within 30 minutes public transport of a hospital with an A&E department; 10.05%. This is partly because a significant proportion (93 gross units) of this year's completions were on two large sites: the St Margaret's Hospital site in Epping; and Epping Forest College in Loughton. These sites are within 36 and 43 minutes of the nearest hospital by public transport, respectively.

**Table 14 - Accessibility of new residential development (all sites)**

	<b>GP Surgery</b>	<b>Hospital (A&amp;E)</b>	<b>Primary School</b>	<b>Secondary School</b>	<b>Employment</b>	<b>Retail Centre</b>	<b>Total gross units</b>
<b>Figure</b>	205	21	205	197	182	203	209
<b>%</b>	98.09%	10.05%	98.09%	94.26%	87.08%	97.13%	100.00%

If only sites of more than 10 dwellings are considered (114 gross dwellings), then 100% are within 30 minutes public transport of a GP's surgery, primary school, secondary school, and a major retail centre. 91.23% are within 30 minutes public transport of an employment area

However, only 9.65% of these 114 are within 30 minutes of a hospital. Most of the remaining 90.35% are on the two sites mentioned above.

**Table 15 - Accessibility of new residential development (sites of 10+ gross units)**

	<b>GP Surgery</b>	<b>Hospital (A&amp;E)</b>	<b>Primary School</b>	<b>Secondary School</b>	<b>Employment</b>	<b>Retail Centre</b>	<b>Total gross units</b>
<b>Figure</b>	114	11	114	114	104	114	114
<b>%</b>	100.00%	9.65%	100.00%	100.00%	91.23%	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.

## 5.4 Local Services

### 5.4.1 Retail, Office and Leisure Development

#### Local Indicator ROL1

Amount of completed retail, office and leisure development over 1,000m<sup>2</sup> (0.1ha)

Two such developments of this size were completed in the 2009/10 monitoring year.

The first was the 'Conversion and change of use of the Power House and Water Tower into office accommodation' (Planning reference EPF/0501/07, Building Control reference AI/1416/07) on a site forming part of Area A6, at the Royal Gunpowder Mills site in Powdermill Lane, Waltham Abbey. This development, comprising a total of 1,881.8m<sup>2</sup> of office space (Use Class B1), was completed in September 2009. At the time of writing, both the Power House and the Water Tower are occupied.

The second was the 'Demolition of existing buildings and erection of new 'Lidl' foodstore and construction of five start-up industrial units' (Planning reference EPF/0501/07, Building Control reference AI/1416/07) at 1 Cartersfield Road, Waltham Abbey. This application comprised 1,643m<sup>2</sup> retail (A1), and 1,129m<sup>2</sup> light industrial (B1c). The Lidl store was completed, and opened, in February 2010. The business units, now named 'Abbey Point', are still under construction at the time of writing. Therefore only 1,643m<sup>2</sup> of this development was completed within the monitoring year.

This equates to a total of 3,524.8m<sup>2</sup> (0.35ha) completed within 2009/10.

#### Local Indicator ROL2

Amount of completed retail, office and leisure development over 1,000m<sup>2</sup> (0.1ha) within town centres

There were no retail, office or leisure developments of this size completed in the 2009/10 monitoring year within town centres, as both of the above developments fall 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, Abbey Gardens (Waltham Abbey), Gunpowder Park (Waltham Abbey), Epping Forest (East London & Essex), and Epping Forest Burial Park (North Weald)

hold Green Flag Awards, which are reviewed each year. Abbey Gardens and Epping Forest also hold a Green Heritage Site award.

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. This first audit stage will now be followed by the assessment stage. 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**

Only one application was granted contrary to Environment Agency (EA) advice within the monitoring period. This was EPF/0679/09, for the 'retention of an existing chalet' on Roydon Lodge Chalet Estate. The EA objection was towards one part of the Flood Risk Assessment submitted; that it failed to model the flood risk from some culverts nearby.

However, data provided by a company working on behalf of the applicant suggested that in fact the risk of flooding to the site was actually lower than its EA designation (Flood Zone 2). A chalet had been in place on the site for some 50 years, and the officer felt that the evidence provided by the EA was not sufficient to justify refusal of planning permission. Furthermore, the EFDC Land Drainage team did not have any objection to the scheme. As there were no other grounds for refusal, the application was granted.

This Council's Strategic Flood Risk Assessment is currently in production. It is anticipated that Level 1 (the area-wide study) will be completed shortly; the Level 2 (site-specific study) will follow if necessary.

## 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, other than the addition of a large number of local wildlife sites (see para 5.7.5).

**Table 16 - Sites of biodiversity importance**

<b>Designation</b>	<b>Area</b>
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
Site of Special Scientific Interest (SSSI)	- 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)	- Following a review completed in 2009, there are now 222 of these sites around the district (representing an addition of roughly 40), identified by the Essex Wildlife Trust through the Local Wildlife Sites Review.
Local Nature Reserves	- 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 1<sup>st</sup> 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. 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 Planning Policy Statement 9.

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.

A full review of the Local Wildlife Sites in the district was completed in 2009 by Essex Wildlife Trust (report available at: [http://www.eppingforestdc.gov.uk/Council\\_Services/planning/forward\\_planning/LDF/Local\\_Wildlife\\_Sites\\_Review.asp](http://www.eppingforestdc.gov.uk/Council_Services/planning/forward_planning/LDF/Local_Wildlife_Sites_Review.asp)). There are now 222 of these sites around the district (representing an net addition of roughly 40, comprising the declassification of a small number of sites, and the addition of a significant number of new sites). This data will form an important part of the LDF evidence base.

The Countrycare team (the Council's Countryside Management Service) is performing well against National Indicator NI197 Biodiversity (Local Wildlife Sites), with an additional 46 sites being brought into positive conservation management during 2009/10, bringing the total to 52. Since the end of the monitoring period, a further 14 have been brought into positive conservation management. The team's target is to have 73 sites in this category by the end of March 2011.

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. They are:

- Chigwell Row Wood
- Church Lane Flood Meadow
- Home Mead
- Linder's Field
- Nazeing Triangle
- Roding Valley Meadows
- Roughtalley's Wood
- Thornwood Flood Meadow
- Weald Common Flood Meadows

The largest is the Roding Valley Meadows LNR, with the smallest being the Nazeing Triangle LNR.

Countrycare 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 on the LNR application is ongoing. Countrycare are also discussing the possible designation of Apes Grove Wood and Great Wood in Lambourne, in conjunction with Essex County Council. Countrycare's veteran tree hunt is still ongoing, with 2,606 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, eight applications incorporating renewable energy schemes were granted within the monitoring period – their details are also shown below:

**Table 17 - Renewable energy schemes permitted in 2009/10**

Application ref.	Address	Proposal	Capacity	Date granted
EPF/0146/10	104 Palmerston Road Buckhurst Hill, IG9 5LG	First floor rear extension and pitched roof over existing two storey rear projection, with 2x solar collector panels installed on rear roof slope.	not given	23/03/2010
EPF/0262/09	Witney Green Farm, Willingale Road, Fyfield, CM5 0PY	Solar panel Installation to the rear East & West facing roof of the existing dwelling.	not given	28/04/2009

Application ref.	Address	Proposal	Capacity	Date granted
EPF/0561/09	45 Staples Road, Loughton, IG10 1HR	Demolish existing extension and construct new single storey rear extension with solar panels and sedum roof.	not given	03/06/2009
EPF/0832/09	Saint James United Reformed Church, Palmerston Road Buckhurst Hill, IG9 5NG	Installation of a total of 120 no. solar photovoltaic panels on south facing pitched roof and on frames on flat roofs.	17340 kWh	26/06/2009
EPF/1601/10	29 Paternoster Close, Waltham Abbey, EN9 3JU	Certificate of lawful development for proposed solar roof panels.	not given	28/09/2010
EPF/2262/09	30 Forest Avenue, Chigwell, IG7 5BP	Single storey rear extension and part one, part two storey side extension, including installation of solar panels on roof.	not given	19/01/2010
EPF/2294/09	12 Paley Gardens, Loughton, IG10 2AN	Certificate of lawful development for a proposed installation of solar panels on roof.	not given	23/12/2009
EPF/2357/09	Tesco Stores Ltd, Sewardstone Road, Waltham Abbey, EN9 1JH	Installation of a combined heat and power (CHP) unit within service yard at rear of store to provide a sustainable method of powering the store	431 kW	29/01/2010

## 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.

East of England Plan policy ENG1 (Carbon Dioxide Emissions and Energy Performance) requires that '*new development of more than 10 dwellings or 1000m<sup>2</sup> of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable of low-carbon sources, unless it is not feasible or viable*'. Until newer local 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. Furthermore, it is difficult to judge what is 'not feasible or viable' without expert knowledge of the technologies involved. 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.

The Council's corporate Climate Change Strategy will help to provide more information on renewable energy and sustainable construction issues, as the policy forming process begins:

[http://www.eppingforestdc.gov.uk/Library/files/Environmental\\_Health/EFDC\\_Climate%20Change%20Strategy%20Final.pdf](http://www.eppingforestdc.gov.uk/Library/files/Environmental_Health/EFDC_Climate%20Change%20Strategy%20Final.pdf)

## 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

There is an important distinction between the number of caravans present at any one time (para 5.9.1.1), and the number of pitches which are permitted (para 5.9.1.2)

The East of England Plan target, of an extra 34 pitches by 2011 (starting from 2008), is based on the number of pitches permitted, not the number of caravans actually present.

#### 5.9.1.1 Caravan Count (actual caravans present)

The Council is required to complete a caravan count of all caravans actually present in the district every 6 months. This data is then collated by the Department for Communities and Local Government.

Please note that this is not the same as the figure of pitches which are actually permitted – see para 5.9.1.2.

Data from the last 5 caravan counts is shown below, the most recent having been conducted in July 2010.

**Table 18 - Gypsy and Traveller Caravan Count July 08 to July 10**

	Jul 08	Jan 09	Jul 09	Jan 10	Jul 10
<b>Authorised permanent - public</b>	17	17	16	16	16
<b>Authorised permanent - private</b>	83	76	77	76	83
<b>Authorised temporary</b>	21	29	24	26	27
<b>Authorised transit*</b>	0	0	0	0	0
<b>Unauthorised - tolerated</b>	7	6	5	4	6
<b>Unauthorised - NOT tolerated</b>	34	34	30	14	13

\* *There are no such sites within Essex*

### 5.9.1.2 Additional permissions for Gypsy and Traveller pitches

Table 19 shows the permanent additional pitches which have been approved since the start of 2008, up until the time of writing (Dec 10).. Those highlighted were permitted within the monitoring year 2009/10.

**Table 19 - Additional permissions for Gypsy and Traveller pitches since 2008**

Site Name/ Address	Application Number(s)	Decision	Decision Date	Additional pitches
Greenleaver, Hoe Lane, Nazeing.	EPF/1914/06	Granted	21/02/2008	4
Tomary, Sedge Green, Roydon	EPF/0372/08	Granted	05/06/2008	6
Hoe Lane, Nazeing.	CLD/EPF/0783/09	Granted	04/08/2009	1
The Dales, Perry Hill, Nazeing	EPF/1331/09	Granted	14/09/2009	1
Plot 3A, Moores Estate, Harlow Road, Roydon	EPF/1585/09	Granted	02/12/2009	1
Hosanna Lodge, Sedge Green, Roydon	EPF/1414/09	Granted	21/01/2010	1
Greenleaver, Hoe Lane, Nazeing.	EPF/2254/09	Granted	03/02/2010	5
Springfield, Tylers Cross Nursery, Broadley Common, Roydon.	EPF/1892/09 & EPF/1893/09	Granted	15/06/2010	2
Mamelons Farmyard, Waltham Road, Long Green, Nazeing	EPF/1131/10	Granted	27/07/2010	4
Carrisbrook, Kiln Road, North Weald Bassett.	EPF/1123/10	Granted	02/09/2010	1
Holmsfield (nee Leaside) Nursery, Meadgate Road, Nazeing.	EPF/0849/10	Granted on appeal	29/11/2010	8
<b>Total additional pitches permitted since start of 2008</b>				<b>34</b>

The East of England Plan target, of an extra 34 pitches by 2011 (starting from 2008), is based on the number of pitches permitted, not the number of caravans actually present.

As shown by the Table 19, the number of permanent, authorised pitches has steadily increased over the last few years, and the 34 additional pitch target was reached in November 2010.

### **5.9.2 Planning Permissions**

As detailed above under Core Indicator H4, in 2009/10, a total of 9 net additional Gypsy and Traveller pitches were granted planning permission, all on fairly small sites. All 9 were given permanent permission.

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. 4 pitches were granted on a temporary basis. These are not shown in Table 19, as being temporary, they do not count towards the EEP target.

No additional pitches for Travelling Showpeople were granted permission (no applications for such pitches was submitted).

Please see section 4.0 for more information this Council's Gypsy and Traveller Development Plan Document.

### **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' 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.

The Secretary of State issued this Council with a Direction in September 2007, to include a separate Development Plan Document (DPD) on Gypsy and Traveller accommodation issues. 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.

Following the formation of the new Coalition Government earlier in 2010, the new Minister for Decentralisation Greg Clark MP confirmed the cancellation of the Direction, on the 6 July 2010. The Council meeting of 27th July agreed to cease further work on the DPD with immediate effect.

Future provision for Gypsies and Travellers will be made through the planning application process, at first through existing, saved Local Plan policy, and in the coming years, through the emerging Local Development Framework. As can be seen

from the table and graph under 5.9.1, the Council is making good progress against the East of England Plan target.

#### **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.

## 6.0 Local Indicators

The following Local Indicators have been identified as being of particular prominence in this district, either through Council evidence of an issue, or enquiries by local Councillors and Parish/Town Councils. The adoption of the Local Plan Alterations in July 2006 was intended to have a positive impact on the Council's performance, and to enable such issues to be more closely monitored. The following information sets out the issues that have been experienced and any action that is planned.

### 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. 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.

**Table 20 - Percentage of non-retail use within key frontage of main town centres**

Town Centre	2009	2010	Change since the last AMR
Queens Road, Buckhurst Hill (July 2010)	36.2%	38.9%	Worse
High Street, Epping (August 2010)	32.5%	32.5%	No change
High Road, Loughton (June 2010)	31.7%	32.6%	Worse
The Broadway, Loughton Broadway (July 2010)	25.9%	15.9%	Better
High Street, Ongar (July 2010)	46.5%	47.2%	Worse
Sewardstone Road / Highbridge Street / Market Place, Waltham Abbey (August 2010)	30.6%	32.2%	Worse

<b>Within the 30% non-retail limit</b>	<b>Over the 30% non-retail limit – policy breach</b>
--	--

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 may not be strong enough, may not be applied adequately, or may simply no longer be relevant.

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 delays as outlined earlier, most of this Council's LDF documents are not yet in place. However, in the current community visioning consultation, which will feed into the future Issues & Options consultation on the Core Planning Strategy, one of the answer options for the question 'what planning issues do you think most need to be addressed in your local area?', was 'right balance of shops and restaurants'. Once the consultation responses have been analysed, it will be interesting to see whether local people have identified this as a problem.

## 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:

**Table 21 - 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%
2009/10	1.38	1.38	100.00%
<b>Total</b>	<b>95.68</b>	<b>87.52</b>	<b>91.47%</b>

\* NB Figures and percentages may not total correctly, as site areas of each development were given at an accuracy of 0.00001ha. Data above is rounded to the nearest 0.001ha for ease of reference.

As can be seen from the above figures, all glasshouse development permitted within the monitoring year was within the designated areas.

### **6.3 Locally Listed Buildings**

Through the Local Plan Alterations, policy HC13A was adopted, which seeks to protect un-(nationally)listed '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 of inclusion.

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

In September 2009, 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.

### **6.4 Bungalows**

In the last few years, the issue of the loss of bungalows (particularly in the Theydon Bois area) has been raised by Theydon Bois Parish Council, and by some District Councillors.

The text accompanying Local Plan Alterations policy H4A (Dwelling Mix), states that 'the Council intends to monitor the number of this type of application in the future...'. Regular, detailed monitoring of this issue has not been possible in recent years, due to the pressure of other work items, such as the former consultation on provision for Gypsies and Travellers. However, data has been provided on several occasions, to individual Development Control Officers, on request.

It has now been possible to bring this monitoring up to date and produce a detailed analysis of the position. The analysis is in two parts: 1) permissions (showing planning permissions given involving the loss or gain of bungalows) and 2) completions (showing the developments actually carried out involving the loss or gain of bungalows). These are shown separately as, clearly, not all planning permissions are carried out. The data is for the entire district.

The data given is for the period 1/4/05 to 11/10/10 (i.e. roughly five and a half financial years). Data is given by settlement, in order to identify whether there is an issue in different areas.

**Table 22 – Bungalow completions 1/4/05 to 11/10/10**

	Gain of bungalows	Loss of bungalows	Settlement net gain
Buckhurst Hill	1	0	1
Chigwell	1	2	-1
Epping	0	2	-2
Fyfield	1	0	1
Loughton	4	7	-3
Matching	0	1	-1
Nazeing	1	1	0
North Weald	0	1	-1
Ongar	1	1	0
Roydon	3	3	0
Sheering	1	0	1
Stapleford Abbots	0	1	-1
<b>Theydon Bois</b>	<b>0</b>	<b>3</b>	<b>-3</b>
Waltham Abbey	9	1	8
Willingale	0	1	-1
<b>TOTALS</b>	<b>22</b>	<b>24</b>	<b>-2</b>

**Table 23 – Bungalow permissions 1/4/05 to 11/10/10**

	Gain of bungalows	Loss of bungalows	Settlement net gain
Bobbingworth	2	2	0
Buckhurst Hill	4	3	1
Chigwell	1	14	-13
Epping	2	5	-3
Fyfield	0	0	0
High Ongar	1	2	-1
Lambourne	0	4	-4
Loughton	5	18	-13
Matching	0	1	-1
Moreton	0	2	-2
Nazeing	5	4	1
North Weald	1	1	0
Ongar	0	1	-1
Roydon	2	3	-1
Sheering	1	1	0
Stanford Rivers	2	1	1
Stapleford Abbots	3	7	-4
<b>Theydon Bois</b>	<b>5</b>	<b>10</b>	<b>-5</b>
Waltham Abbey	8	4	4
Willingale	0	1	-1
<b>TOTALS</b>	<b>42</b>	<b>84</b>	<b>-42</b>

As can be seen from the data above, in a period of (more than) the last five years, an actual loss of only 2 net bungalows has taken place, although permission for the loss of 42 net bungalows has been given.

The data shows that permission has been given for relatively more losses of bungalows in the areas of Chigwell, Loughton, and to a lesser extent, Theydon Bois. However, the actual losses through completions are much lower; it appears that many such permissions granted are never carried out.

To place the completion data in context, Table 24 shows all gains and losses through completions for the same period:

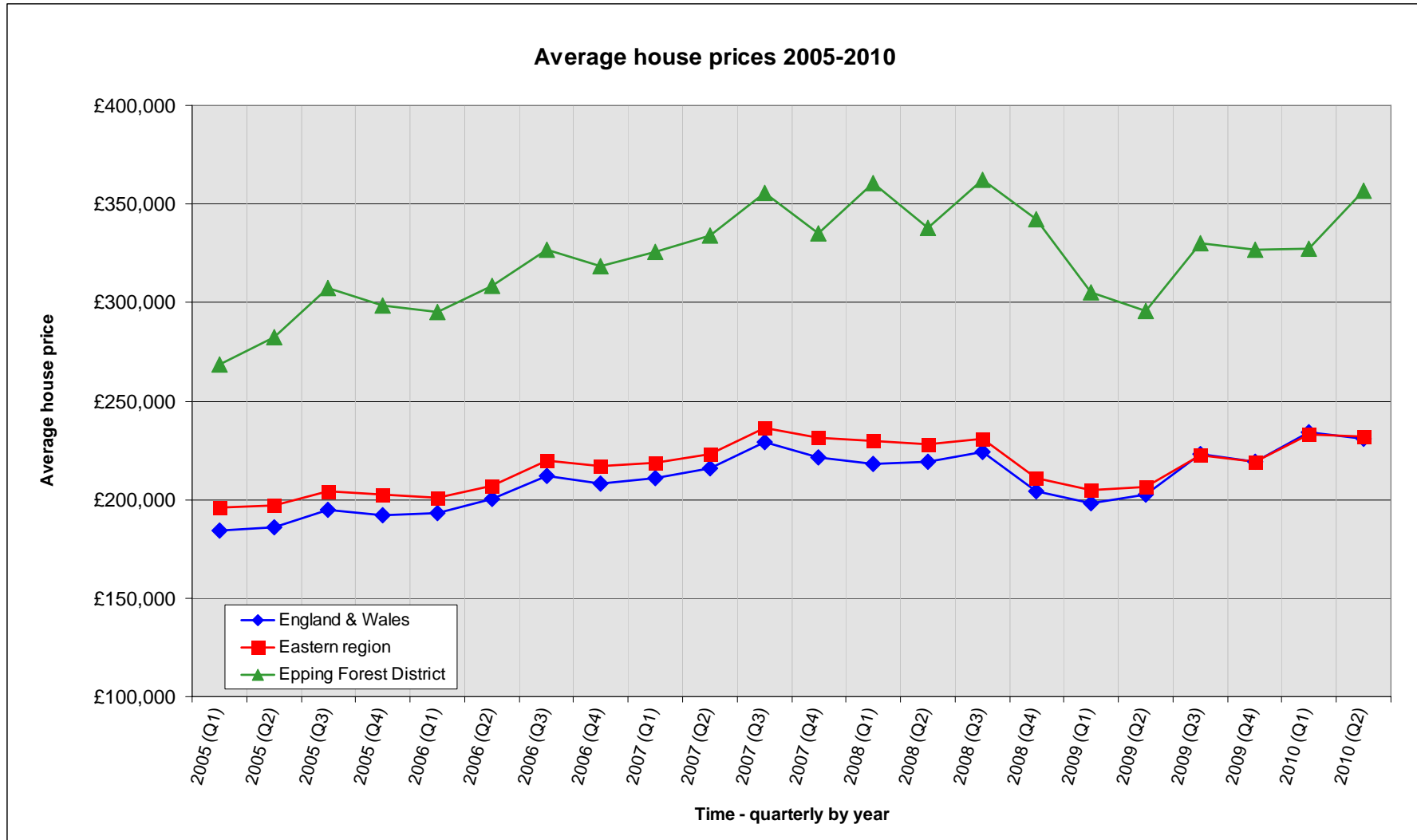
**Table 24 – All housing completions by type 1/4/05 to 11/10/10**

	<b>Net bungalows completed</b>	<b>All net housing completed (including bungalows)</b>
<b>Gain</b>	22	1,291
<b>Loss</b>	24	145
<b>Net gain</b>	<b>-2</b>	<b>1,146</b>

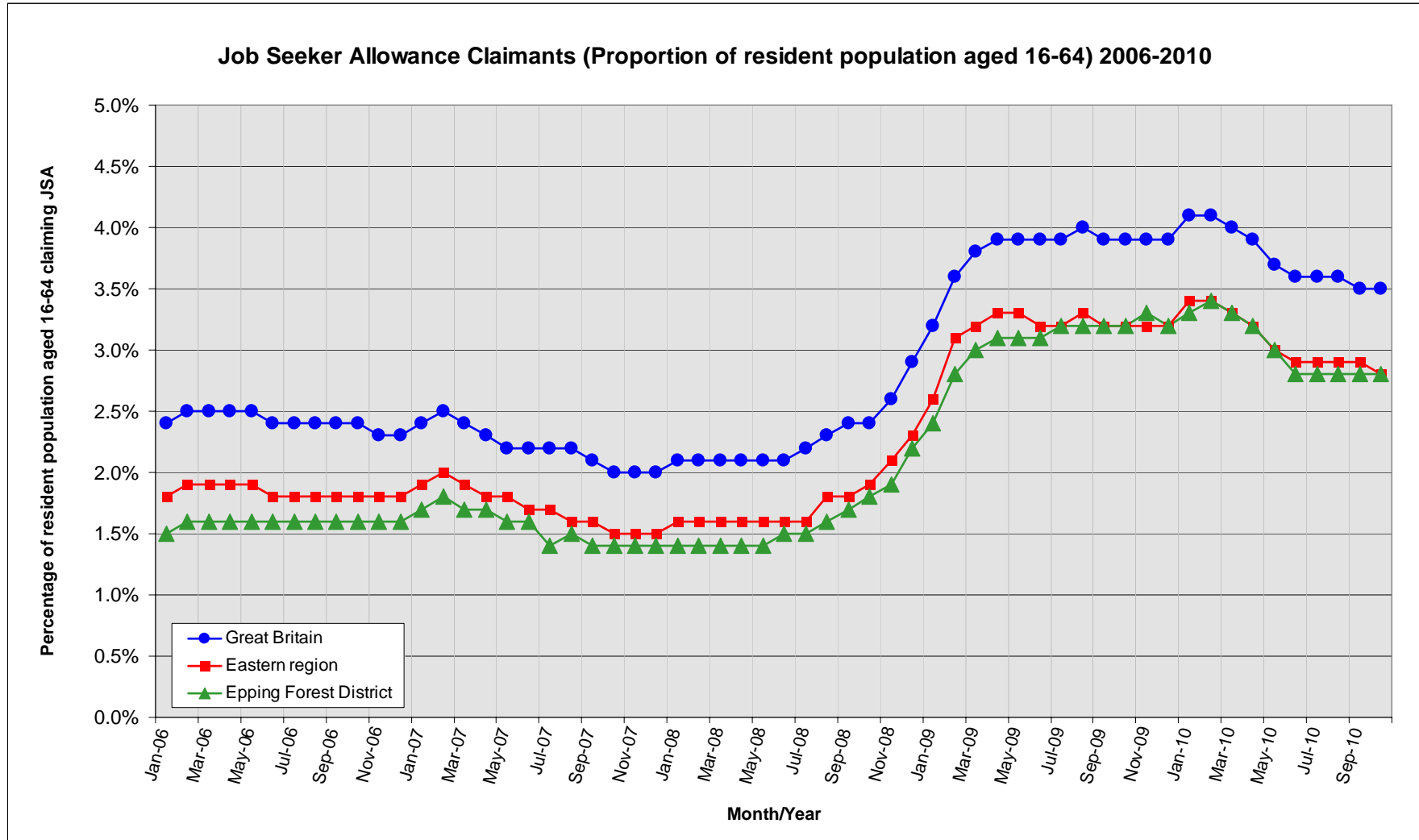
It is not felt that the loss of bungalows is a significant problem, on the basis of this data, but the situation will continue to be monitored through the Annual Monitoring Report.

# Appendices

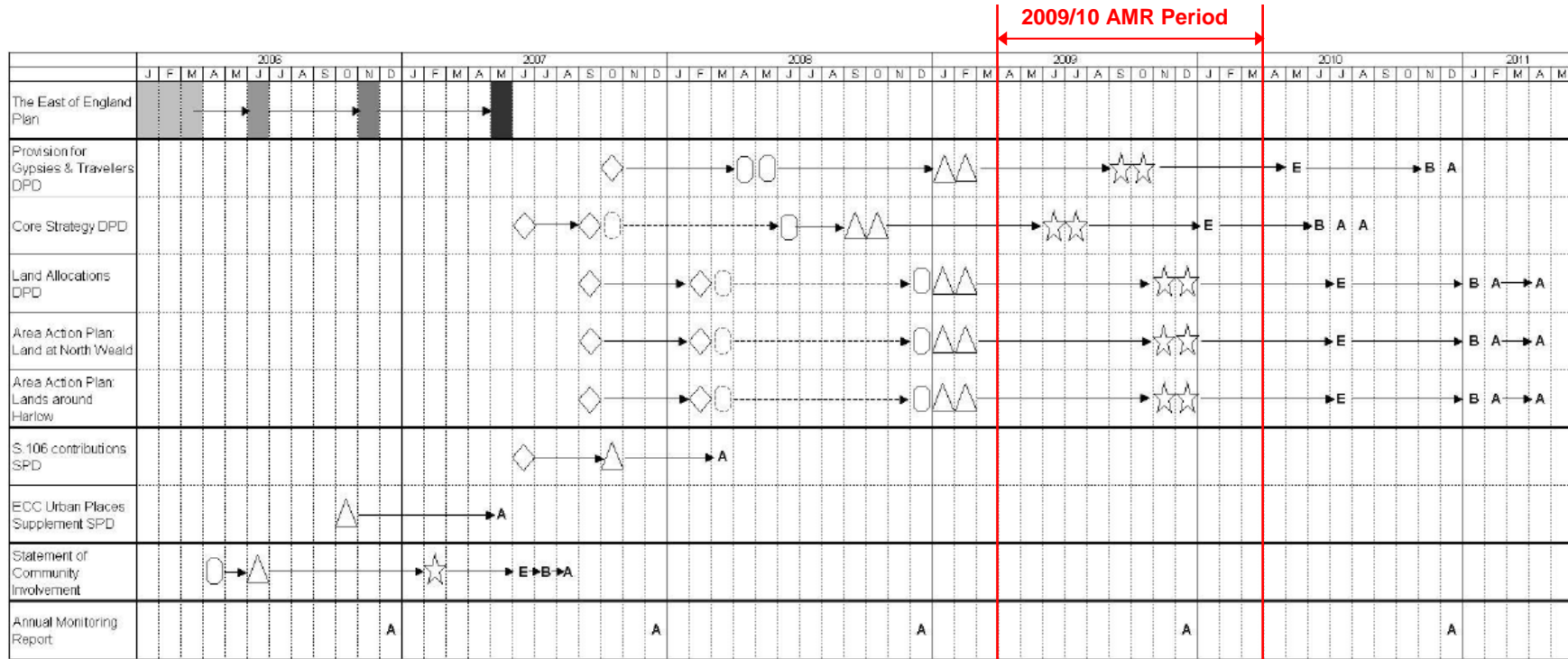
Appendix 1: House price fluctuations 2005-2010



### Appendix 2: Job Seekers Allowance Claimants 2006-2010



**Appendix 3: 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

- C Examination Period
- B Receipt of Binding Report
- A - A Adoption period



#### Appendix 4: Details of housing completions 2009/10

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 09/10	Dwellings lost 09/10	Net dwellings gained 09/10
EPF/2208/05 & EPF/0264/09	The Coach House, Wyldwoods Woodgreen Road, Waltham Abbey, Essex, EN9 3SB	Demolition of existing 'Coach House' and erection of new dwelling in same footprint & Re-building of Coach House. (Amendment to planning approval EPF/2208/05)	PDL	House	0.827	1	0	1
EPF/0882/03, EPF/0283/04, EPF/0825/04	Clements, Pensons Lane, Greensted Green, Ongar, Essex, CM5 9LF	Demolition of existing dwelling and erection of a replacement dwelling.	PDL	House	0.790	1	1	0
EPF/1024/07	Olivers, Daws Hill, Waltham Abbey, E4 7QU	Demolition of existing residence and erection of a five bedroom detached house including rooms within roof and detached garage. (Revised application)	PDL	House	0.539	1	1	0
EPF/1009/08	27 Piercing Hill, Theydon Bois, CM16 7JW	Demolition of existing house and erection of new house with detached garage. (Amended application)	PDL	House	0.389	1	1	0
EPF/1708/07	Monkhams Farm Barns, Holyfield Road, Waltham Abbey, EN9 2EP	Amendment to planning approval EPF/389/07 for the 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	Houses	0.626	3	0	3
EPF/0817/06	Suttons Manor, London Road, Stapleford Tawney, Essex, RM4 1BF	Refurbishment and conversion back to residential use, 10 flats.	PDL	Flats	1.944	10	0	10

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 09/10	Dwellings lost 09/10	Net dwellings gained 09/10
EPF/0814/06	Land adjacent to 36 Blackacre Road, Theydon Bois, Essex CM16 7LU	Erection of detached, 2 storey dwelling with integral garage	PDL	House	0.164	1	0	1
EPF/1277/06	The Roffey Barn, Harlow Tye Road, Matching, CM17 0PE	Conversion of barn to dwelling. (Revised application)	Greenfield	House	0.158	1	0	1
EPF/1665/07	45 Sparelease Hill, Loughton, Essex, IG10 1BS	Demolition of existing detached house and construction of new dwelling.(Revised application)	PDL	House	0.133	1	1	0
EPF/0007/07	Oak Lodge, Epping New Road, Buckhurst Hill, Essex, IG9 5UA	Demolition of existing dwelling and construction of a replacement dwelling.	PDL	House	0.116	1	1	0
EPF/0425/03	Bournebridge Garden Centre, Oak Hill Road, Stapleford Abbots, RM4 1JH (Now known as Kensington Park)	Change of use of land from Garden Centre to residential and the erection of six detached houses and garages. (Revised application)	PDL	Houses	0.874	5	0	5
EPF/2310/07	Land to rear of Lynfield (now known as Bassetts Lodge), Harlow Road, Roydon, Essex, CM19 5HH	Erection of 4 bedroom bungalow.	PDL	Bungalow	0.106	1	0	1
EPF/0361/05	Crownlands Barn, Chelmsford, Road, High Ongar, Essex, CM5 9NN	Conversion of barn to dwelling.	Greenfield	House	0.103	1	0	1
EPF/0772/06	Goodymead, Loughton Lane, Theydon Bois, Epping, CM16 7JZ	Demolish existing bungalow and erection of new two storey property with new vehicular access. (Revised application)	PDL	House	0.100	1	1	0

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 09/10	Dwellings lost 09/10	Net dwellings gained 09/10
EPF/0401/06	Land adjacent to 64 Morgan Crescent, Theydon Bois, , CM16 7DX (Now known as 2A Woodland Way)	Outline application for the erection of dwelling (revised application).	PDL	House	0.092	1	0	1
EPF/1215/07	Love Apple Farm, 156 Crooked Mile, Waltham Abbey, Essex EN9 2ES	Erection of a replacement dwelling	PDL	House	0.091	1	1	0
EPF/0328/09	Tadgells, Carters Green, Matching, Essex, CM17 0NX	Conversion and change of use of barn to form dwelling.	Greenfield	House	0.088	1	0	1
EPF/0701/08	11 Woodfield Terrace, High Road, Thornwood Common, Epping, CM16 6LL	Proposed division of property to provide additional 1 bed cottage.	PDL	Houses	0.165	2	1	1
EPF/1727/07	Spindrift, Bournebridge Lane, Stapleford Abbotts, Essex, RM4 1LT	Demolition of existing and erection of replacement bungalow. (Revised application)	PDL	Bungalow	0.082	1	1	0
EPF/1679/07	22 St John's Road, Loughton, Essex, IG10 1RZ	Demolition of existing house and erection of new dwelling.	PDL	House	0.077	1	1	0
EPF/1561/07	Theydon Lodge, Coppice Row, Theydon Bois, Epping, CM16 7DL	Erection of detached house and garages (revised application).	PDL	House	0.076	1	0	1
EPF/1500/05	Greys Farm, Green Glade, Theydon Bois, Essex	Erection of agricultural workers dwelling.	PDL	House	0.066	1	0	1
EPF/2509/07	111 Monkswood Avenue, Waltham Abbey, EN9 1LJ	Erection of a detached dwelling with garage and access and revised access to no. 111 Monkswood Avenue. (Amended application)	PDL	House	0.060	1	0	1

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 09/10	Dwellings lost 09/10	Net dwellings gained 09/10
EPF/0869/06	Chestnuts, Nursery Road, Loughton, IG10 4EF	Replacement house. (Amended proposal to EPF/1359/05)	PDL	House	0.060	1	1	0
EPF/1820/07	12 Brook Rise, Chigwell, IG7 6AP	Demolition of existing dwelling with proposed new build. Proposed plans as per approved planning application EPF/0591/06	PDL	House	0.050	1	1	0
EPF/1015/06	Adjacent to 3 Brook Rise, Chigwell, Essex, IG7 6AP	Erection of 2 no. four bedroom houses and 2 no. double garages. (Revised application)	PDL	House	0.097	2	0	2
EPF/2216/08	Land adjacent to 18 Palmers Hill, Epping, CM16 6SQ (Now known as 20 Palmers Hill)	Additional attached dwelling to end of terrace and erection of detached garage to rear of site.	PDL	House	0.046	1	0	1
EPF/1342/06	Kintor, Blythe Road, Roydon, EN11 0BB	Reserved matters application for the demolition of existing dwelling and erection of 2 no. two storey detached houses. (Revised application)	PDL	House	0.091	1	1	0
EPF/1350/08	St Margaret's Hospital, The Plain, Epping, Essex, CM16 6TL (Now known as Kings Wood Park, Boleyn Row, Aragon Mews, Seymour Chase, King Henrys Walk)	Reserved matters application for 132 dwellings, siting, design and external appearance in compliance with condition 2 of EPF/2297/04.	PDL	Houses	5.649	41	0	41
EPF/1900/07	Spains Hall (The Lodge) Spains Hall Road, Willingale Ongar, Essex, CM5 0QE	Demolition of existing lodge and erection of new agricultural workers dwelling.	PDL	Bungalow	0.042	1	1	0

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 09/10	Dwellings lost 09/10	Net dwellings gained 09/10
EPF/0174/05 (allowed appeal)	57A Morgan Crescent, Theydon Bois, Essex, CM16 7DU	Demolition of existing detached dwelling and erection of 1 no. detached house and 1 no. pair of semi-detached houses (revised application).	PDL	Houses	0.117	3	1	2
EPF/0744/09	5 Centre Drive, Epping, Essex, CM16 4JH	Proposed new attached dwelling.	PDL	House	0.036	1	0	1
EPF/2689/07	Land adjacent to 11 Drayton Avenue, Loughton, Essex, IG10 3DF (Now known as 15 Drayton Avenue)	Erection of a first floor rear extension and a new attached dwelling to side garden (revised application).	PDL	House	0.036	1	0	1
EPF/0219/09	6 Priory Road, Loughton, Essex, IG10 1AF	Demolition of existing and rebuild of new extended semi-detached bungalow with front, side and rear dormer windows.	PDL	House	0.032	1	1	0
EPF/2057/02	Land adjacent to 14 Pound Close, Nazeing, Waltham Abbey, EN9 2HR. (Now known as 14A Pound Close)	Erection of one detached house.	PDL	House	0.030	1	0	1
EPF/2632/07	23 Hemnall Street, Epping, Essex, CM16 4LU	Demolition of existing bungalow and erection of 2 new dwellings. (Revised application)	PDL	Houses	0.059	2	1	1
EPF/0310/06	76a Palmerston Road, Buckhurst Hill, Essex, IG9 5LG	Erection of new attached dwelling. (Re-submission)	PDL	House	0.028	1	0	1
EPF/2628/07	Colemans Farm, Toot Hill Road, Ongar, CM5 9QN (Now known as Dairy Cottage)	Conversion and adaptation to form two bedroom dwelling with garden, boundary fencing, parking and landscaping	Greenfield	Bungalow	0.027	1	0	1

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 09/10	Dwellings lost 09/10	Net dwellings gained 09/10
EPF/1469/08	90A and 90B Hemnall Street, Epping, CM16 4LY (Now known as 1-3 Chapel View)	Demolition of two dwellings and erection of three detached dwellings.	PDL	Houses	0.081	3	2	1
EPF/1301/03	32 Pecks Hill, Nazeing, EN9 2NY (Now known as 32A Pecks Hill)	Demolition of existing buildings and erection of three detached dwellings.	PDL	Houses	0.067	3	1	2
EPF/1380/07	2A The Uplands, Loughton, IG10 1NH	Demolition of existing bungalow and erection of a replacement building containing three apartments. (Revision to planning approval EPF/636/07)	PDL	Flats	0.061	3	1	2
EPF/1280/05	94-96 High Road, North Weald, Epping, CM16 6BY	Erection of 6 no. flats with associated car parking. (Revised application)	PDL	Flats	0.120	6	2	4
EPF/1346/06	Land adjacent to 6 Whitehills Road, Loughton, IG10 1TS (Now known as 6A Whitehills Road)	Erection of two storey end of terrace house.	PDL	House	0.016	1	0	1
EPF/1730/08	19 New Farm Drive, Lambourne, Essex, RM4 1BS	Demolition of existing building and erection of 4 no. 2 bed flats and 1 no. 1 bed flat including 8 no car parking spaces. (Revised application)	PDL	Flats	0.079	5	1	4
EPF/2100/06	Epping Forest College, Border's Lane, Loughton, IG10 3SA (Now known as College Close, The Square, The Roding, College Place, Abbess Terrace and Leaden Close)	Reserved matters application for 268 no. residential dwellings and associated infrastructure.	PDL	Flats / Houses	4.220	52	0	52

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 09/10	Dwellings lost 09/10	Net dwellings gained 09/10
EPF/2167/07	1 Birch Close, Buckhurst Hill, IG9 6HR	Proposed conversion of existing dwelling into 2 no. 3 bedroom dwellings including two storey side & first floor rear extensions.	PDL	Houses	0.043	2	1	1
EPF/2188/07	162-164 High Street, Ongar, CM5 9JJ	Conversion of outbuilding into two storey residential dwelling.	PDL	House	0.009	1	0	1
EPF/1050/05	46-48 Albert Road, Buckhurst Hill, IG9 6BH	Demolition of existing residential buildings and redevelop with 2 x three storey residential blocks with a total of 11 no. units. (Revised application)	PDL	Flats	0.100	11	2	9
EPF/2673/07, EPF/1592/08, EPF/1828/08	32 Edward Court, Waltham Abbey, Essex, EN9 3HZ	Demolition of bungalow and erection of one detached and two semi detached houses. (Revised application)	PDL	Houses	0.025	3	1	2
EPF/1738/05	Site of former garage block, corner of Westbury Road and Lane, Buckhurst Hill, Essex, IG9	Erection of 6 no. one bedroom flats and car parking for five cars. (Revised application)	PDL	Flats	0.049	6	0	6
EPF/1910/04	Land at The Triangle Garage, Smart's Lane, Loughton, IG10 4BU (Now known as The Triangle)	Demolition of existing garage and erection of 4 no. 2 bed flats together with 1 no. A1 unit.	PDL	Flats	0.030	4	0	4
EPF/0685/06	Rear of Abbeyrose House, 179-181 High Street, Ongar, CM5 9JG (Now known as 1-4 Abbeyrose Court)	Demolition of part of existing building and replace with new structure from first floor and above to provide 4 no. new apartments.	PDL	Flats	0.015	4	0	4

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 09/10	Dwellings lost 09/10	Net dwellings gained 09/10
EPF/1227/05	1-7A Station Road, Epping, CM16 4HA (Now known as Flacks Mews)	Demolition of buildings and provision of vehicular access from adjoining site, erection of 7 no. residential units and 4 no. commercial (A1,A2) units and parking for seven cars. (Revised application)	PDL	Flat	0.010	7	5	2

**TOTALS**

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