

Annual Monitoring Report

For the financial year 2012/13



Epping Forest District Council

www.eppingforestdc.gov.uk

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1.0 Introduction

The Planning and Compulsory Purchase Act 2004 requires that each local authority prepares an Annual Monitoring Report (AMR) at least once a year. 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. Each AMR covers the preceding financial year. This report therefore covers the period from 1st April 2012 to the 31st March 2013, i.e. the 2012/13 financial year. In some areas information that has been from 2013 to 2014 has also been included.

Through the [Localism Act 2011](#) and the [National Planning Policy Framework](#) (published March 2012) government has signalled a move back towards a Local Plan system. However, the forthcoming Local Plan will still need to be supported by a wide range of evidence.

The Council has used the Core Indicator set identified by the Department for Communities and Local Government (CLG), supplemented by a few local indicators. Once the new Local Plan is adopted it will be possible to add further local indicators to monitor the new policies within it.

1.1 Status of the East of England Plan

The Regional Spatial Strategy was the East of England Plan (EEP), published in May 2008. It was revoked on the 3rd January 2013 (within the monitoring year). The ministerial statement can be found here: http://www.parliament.uk/documents/commons-vote-office/December_2012/11-12-12/5-DCLG-EastOfEngland.pdf

However, the EEP was still in force during most of the monitoring period (2012/13) so it is reasonable to measure performance against it within this AMR, whilst acknowledging that future decisions on Objectively Assessed Housing Need and new Local Plan targets will supersede this.

2.0 Epping Forest District – Key Information

Epping Forest District is located on the north eastern edge of London It covers 33,899 hectares, and comprises 24 parishes. Most people live in the suburban areas of Loughton, Buckhurst Hill, Chigwell, Epping, Ongar and Waltham Abbey. The rest live in more rural areas, including the large villages of Roydon, Nazeing, North Weald and Theydon Bois. Some 92.4% of the district falls within the Green Belt It also contains many areas of natural significance such as the part of Epping Forest which is designated a Special Area of Conservation, (SAC) and part of a Special Protection Area/Ramsar site within the Lee Valley Regional Park for the protection of birds. A significant proportion of the population commutes out of the district for work, mainly to London. Full details of how many residents work outside the district have not, at the time of writing, been released from the 2011 Census. However, recently published data show that the average distance travelled to work by a resident is 14.69km.

The presence of the Central Line from London to Epping 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.

Table 1 - Epping Forest District - Key Statistics

All data below is from the 2011 Census unless otherwise stated:

Physical characteristics	Epping Forest only		
Area	339 km2 (33,899 hectares or 131 square miles)		
Green Belt coverage	92.4%		
Population	Epping Forest	East of England	England & Wales
Population as of 2011 Census*	124,659	5,846,965	56,075,912
Population density (persons per hectare)	3.7	3.1	3.7
Housing	Epping Forest	East of England	England & Wales
Total number of households**	51,991	2,423,035	23,366,044
Total number of dwellings	54,409	2,531,907	24,359,880
Average household size	2.4 people	2.4 people	2.4 people
Percentage of households in a Council or Housing Association property	15.0%	15.7%	17.6%
Percentage of detached properties	23.3%	29.4%	22.6%
Percentage of semi-detached properties	31.6%	30.4%	30.7%
Percentage of terraced properties	22.8%	22.8%	24.7%
Percentage of flats/maisonettes/apartments	20.9%	16.7%	21.6%
Economic activity***	Epping Forest	East of England	England & Wales
Economically active: Employed or self-employed	66.1%	64.8%	62%
Economically active: Unemployed	3.6%	3.8%	4.4%
Economically active: Full time study	2.3%	3%	3.4%
Economically inactive	28.0%	28.4%	30.1%
Vehicle Ownership & Commuting	Epping Forest	East of England	England & Wales
Households with no car/van	15.3%	18.5%	25.8%
Households with one car/ van	42.2%	42.9%	42.2%
Households with two or more cars/ vans	30.3%	29.6%	24.6%
Percentage who travel to work by public transport****	22.0%	10.9%	14.5%
Percentage who travel to work by car/van/motorbike****	61.4%	66.3%	63.1%
Percentage who travel to work by bicycle or foot****	6.5%	12.9%	12.8%
Socio-Cultural Measures	Epping Forest	East of England	England & Wales
Indices of Multiple Deprivation Ranking (out of 326)*****	209	n/a	n/a

* Usual resident population

** Person or persons living together in a group

*** Percentages may not total 100% due to rounding

**** This information is from the 2011 Census.

***** This is from the 2010 Indices of Multiple Deprivation. An updated set of indices has not, at the time of writing, been published by Government. Within the ranking of 1 to 326, 1 indicates the most deprived local authority area, and 326 the least deprived

3.0 Local Plan

3.1 New Local Plan timetable

The most recent [Local Development Scheme \(LDS\)](#) for Epping Forest District was issued in July 2013.

The key milestones, and progress against them, are shown below.

Table 2 – Key Local Plan timetable milestones

Local Plan milestone	Scheduled for.....	Progress
Evidence gathering & background work	October 2011 – September 2012	Progressed as planned
Issues & Options consultation	October 2011- September 2012	Consultation on the issues & options 'Community Choices' took place between 30th July 2012 & 15th October 2012.
Draft plan preparation and sustainability appraisal	October 2012 – May 2014	Currently in progress
Consultation on draft plan (14 weeks)	May – September 2014	n/a
Preparation of Submission Plan and Sustainability appraisal	October 2014 – March 2015	n/a
Pre-submission publication and representations on soundness (6 weeks) Regulation 19	April – May 2015	n/a
Submission to Planning Inspectorate for Examination Regulation 22	October 2015	n/a
Examination in public Regulation 24	Early 2016	Subject to discussion with the Planning Inspectorate and timetabling – likely to be early 2016.
Receipt of report Regulation 25	April 2016	n/a
Expected Adoption & Publication (including proposals map) Regulation 26	June 2016	n/a

3.2 Evidence Base documents

Work has been progressing on several Evidence Base documents since the last Annual Monitoring Report, which will inform the future Local Plan.

Completed evidence base documents, and notes on the likely completion dates of further documents, can be found on the Forward Planning website at:

<http://www.eppingforestdc.gov.uk/index.php/home/file-store/category/105-evidence-base>

Those completed are as follows:

Table 3 – Completed Evidence Base documents

Document	Completed in
Landscape Character Assessment	January 2010
Strategic Housing Market Assessment (SHMA)	January 2010
Ward Profiles/District Profile (data profiles)	January 2010
Local Wildlife Sites Review (also known as Habitats Assessment)	March 2010
Strategic Housing Market Assessment (SHMA) Viability Testing	April 2010
Town Centres Study	April 2010
Strategic Environmental Assessment/Sustainability Appraisal Scoping Report (relating to the 'scope' of a Sustainability Appraisal of the future Local Plan).	November 2010
Harlow Area Appraisal of Planning Transport and Infrastructure Options	June 2010
Employment Land Review	September 2010
Strategic Flood Risk Assessment Level 1 (area-wide)	December 2010
PPG17 Audit of Open Space	August 2011
Lee Valley White Water Centre – Economic Development Study	October 2011
Call for Sites (closed at the same time as the SHLAA methodology consultation)	November 2011
Essex Planning Officers' Association Population Projections project	Phases 1&2 published in March 2012. Phase 3 completed in July 2012. Phase 4 completed March 2013. Phase 5 completed March 2014

Document	Completed in
Settlement Edge Landscape Sensitivity Study	May 2012
Strategic Land Availability Assessment	May 2012
Open Space, Sport & Recreation Assessment	June 2012
The Lea Valley Glasshouse Industry: Planning for the Future	June 2012
Elderly Housing Provision analysis	March 2013
Carbon Reduction study	April 2013
Edge Analytics Population & Household forecasts for Epping Forest District alone	December 2013

The following Evidence Base documents are currently in progress at the time of publication in 2014:

Table 4 – Evidence Base documents in progress

Document	Status
St John's Road Area Development Brief	Currently in progress by consultants
Harlow Stansted Gateway Transport Model	In production at higher more strategic level than EFDC
Strategic Housing Market Assessment Update	An update was completed in 2013. Initial work on a further update is currently being discussed.
Strategic Land Availability Assessment	Update currently in progress by consultants
Strategic Flood Risk Assessment Level 2 (area-wide)	Currently in progress by consultants
Rye Meads Water Cycle Study	Will need to be reviewed in due course.
Local Plan Viability Study incorporating Community Infrastructure Levy	Currently in progress by consultants
Essex Gypsy and Traveller and Travelling Show People Accommodation Assessment	Currently in progress by consultants

3.3 Local Plan events that took place within the monitoring period

No formal stages of consultation were run within the monitoring period; however, formal reporting of the results of the Issues & Options consultation went to Cabinet in June 2013. [Further details of the consultation results are available on the Council's website here](#) (see item 9).

The results from this consultation will feed into the next stage of consultation on the Local Plan; the 'Draft Plan' or 'Preferred Options', in 2014.

3.4 Duty to Co-operate

(This information includes some activities carried out in the 2013-14 monitoring year).

The Localism Act requires Local Planning Authorities to have meaningful co-operation on cross boundary strategic issues with neighbouring authorities and other bodies during the preparation of a Local Plan. The adequacy of the level of co-operation undertaken on these issues will be tested by the Inspector at Examination in Public.

Key issues have been identified with all neighbouring authorities, and a number of other relevant bodies, and where appropriate are being progressed as set out below. A workshop for senior members and officers on the Duty to Co-operate and what it means in practice, jointly arranged by the Council and Harlow Council and facilitated by the Planning Advisory Service, was held with invitees from Herts and Essex County Councils, East Herts, Broxbourne, Uttlesford, Epping Forest, Brentwood and Harlow Councils. Mechanisms for ongoing strategic discussions at both officer and member level are emerging, in the light of a growing understanding of the Duty and the publication of the National Planning Practice Guidance, and the issues emerging from evidence. For example, the enlarged SHMA working group referred to below is currently chaired by the Council's Chief Executive, and its terms of reference are being reviewed to reflect a wider role.

3.4.1 Housing

The Council has discussed housing issues with a number of neighbouring authorities. This is one of the key areas where joint understanding and co-operation are required. A Strategic Housing Market Assessment (SHMA) working group was set up involving officers of Epping Forest, Broxbourne, Uttlesford, East Herts, Harlow and Brentwood. A SHMA document was produced which assessed housing need across the area covered by the working group. Subsequent updates to the original document have taken place. Broxbourne and Brentwood Councils chose not to be included within the update work although they continue to participate in working group meetings. More recently this group has widened its coverage and remit to include the London Boroughs of Waltham Forest, Redbridge and Enfield as well as the original SHMA partners and Chelmsford City Council. The implications of London's housing needs for west Essex/East Herts have been discussed. The Greater London Authority has also been invited to these meetings.

Edge Analytics have been commissioned to undertake detailed work on population projections on behalf of all Essex authorities. This data will feed into the Strategic Housing Market Assessments to be used by each local authority as the basis for the identification of their objectively assessed housing needs.

Specific discussions have also taken place with East Herts and Harlow Councils regarding the housing need of Harlow, and how this links to the town's regeneration, as

this has been identified as a particularly significant issue for Epping Forest District. Further meetings between the three authorities will be required on an ongoing basis as the respective Local Plans are progressed.

3.4.2 Employment

There have been some discussions with neighbouring authorities regarding employment issues and travel to work patterns. In addition the Council forms part of a Food Task Force Group to look at the future of food growing industries in the local area including glasshouses. The Task Force comprises a number of local authorities and relevant organisations such as the Lee Valley Regional Park Authority and local food growing companies.

The Council is reviewing its economic evidence and has invited comments from members of the SHMA working group on the brief for this work.

3.4.3 Transport

The Council is working closely with Essex County Council, through the West Essex/East Herts Planning Policy Group, in order to understand the transport implications of housing growth in the District. In particular, the funding and delivery of a new Junction 7a on the M11 is a key strategic issue and involves collaboration between EFDC, Harlow and East Herts as well as Hertfordshire and Essex County Councils. Initial meetings have also been held with Transport for London regarding the impact of growth in Essex on the Central Line of London Underground.

3.4.4 Other Infrastructure

A number of meetings have also been held with infrastructure and service providers in order to identify issues and potential barriers to growth. These include the three water companies that serve the District (Thames, Anglian and Affinity), the NHS and the Education team at Essex County Council. Again, more detailed discussions will be needed with these organisations as well as a number of others as the preferred growth strategy for the District emerges. Any information gained on infrastructure requirements, including projected costing's, will feed into the Infrastructure Delivery Plan (IDP) which forms a key part of the Local Plan evidence base, into identification of strategic sites for development, and into considerations around plan viability and deliverability.

3.4.5 Environment, Green Infrastructure and Heritage

Initial meetings have been held with the City of London Corporation and Natural England to establish issues around the impact of growth on the Forest. Further discussions will need to be held once the Council's preferred growth strategy is clearer. In addition, a meeting was held with the Lee Valley Regional Park Authority in order to establish key strategic issues, most notably the emerging approach to the glasshouse industry (see Employment above).

The Environment Agency have had an involvement in the preparation of the Strategic Flood Risk Assessment while English Heritage have been contacted regarding the content of emerging policies on issues relating to the built environment.

A methodology for undertaking a comprehensive Green Belt review of the District will also be circulated to neighbouring authorities for comment.

3.4.6 Co-operation on Strategic Development Sites

The council has continued to participate in a joint approach with East Herts and Harlow to strategic development sites around Harlow, and particularly those on the west and east of the town. This has included joint meetings with those proposing development, as appropriate.

3.4.7 Gypsy, Romany and Travellers

A Gypsy and Traveller Accommodation Needs Assessment is currently being undertaken for the whole of Essex. When complete the study will identify the level of need for pitches and yards within each Borough and District. Close collaboration will be required with neighbouring and nearby authorities on this issue to ensure that the needs of the GRT community across the wider area are met.

3.5 Neighbourhood Planning

During 2013, the Council received two applications for the designation of neighbourhood areas with the intention of preparing Neighbourhood Development Plans. These are detailed below:

3.5.1 Moreton, Bobbingworth and the Lavers Parish Council

An application for an area designation covering the Parish of Moreton, Bobbingworth and the Lavers was received in February 2013. The neighbourhood area was formally designated in July. A draft Neighbourhood Plan has since been prepared and a six week consultation is being undertaken by the Parish Council ahead of submission of the Plan to the District Council. A further six week notification period will then be held before the Plan is subject to independent Examination.

3.5.2 Chigwell

An application for an area designation covering the Parish of Chigwell was received in November 2013. A six week consultation on the proposed neighbourhood area concluded on 10th February 2014 and they are now preparing The Neighbourhood Plan.

4.0 Core Output Indicators

The Governmental Core Output Indicators (Update 2, July 2008) are shown in grey boxes in the following section, organised by policy area.

4.1 Business Development

Targets for business development for most of 2012/13 were provided by the East of England Plan (published May 2008, revoked January 2013).

Policy E1: Job Growth set '*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 was 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 was given in this figure, i.e. no specific allocation was given for each authority, and therefore the final number of new jobs to be provided in this district alone effectively was to be determined by the Local Plan process.

The Employment Land Review provides evidence on this matter which will contribute to the preparation of new policies on employment land provision.

4.1.1 CLG Core Output Indicators

4.1.1.1 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 inspection at various dates) is 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 2012/13 permission was given for a net gain of 0.7365ha 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 6 - Total additional employment floorspace approved by type

Use Class (Mix)	Gross Gain (ha)	Lost (ha)	Net Gain (ha)
B1 (<i>sub-category unknown</i>)	0.2704	0.2127	0.0577
B1a: Offices	0.0711	0.1497	-0.0786
B1b: Research & Development	0.0000	0.0000	0.0000
B1c: Light Industry	0.0999	0.4184	-0.3185
B2	0.0373	0.3191	-0.2818
B8	1.5765	0.1692	1.4073
B1/B8 mixed use	0.0245	0.0786	-0.0541
B1/B2/B8 mixed use	0.0044	0.0000	0.0044
Total	2.0841	1.3476	0.7365

4.1.1.2 Additional floorspace on previously developed land by type

Core Output Indicator BD2
Total amount of additional employment floorspace (gross) on previously developed land - by type

In 2012/13 permission for a total of 2.0841ha gross employment floorspace was given. Of this, 1.965ha gross was on previously developed land, i.e. 94.29% of all gross floorspace permitted within the monitoring period.

The 0.119ha gross (5.71%) which was on Greenfield land, comprised 4 planning permissions: two were for changes of use of horticultural buildings to business, and two for change of use of agricultural land.

4.1.1.3 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 Local Plan documents making site allocations for employment land have not been published yet.

4.1.1.4 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, 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 2012/13 breakdown is as follows*:

Table 7 - Total amount of floorspace permitted for town centre uses

Use Class	Gross Gain (ha)	Lost (ha)	Net Gain (ha) – total for this use class
A1	2.2872	0.1406	2.1466
A2	0.1020	0.0627	0.0393
A3	0.1970	0.0063	0.1907
A4	0.0083	0.0655	-0.0572
A5	0.0218	0.0000	0.0218
A1/ A3 mixed use	0.0399	0.0000	0.0399
'A' Subtotal	2.656	0.275	2.3810
D1	0.4790	0.1024	0.3766
D2	0.2174	0.0149	0.2025
D1/D2 mixed use	0.1355	0.0000	0.1355
'D' Subtotal	0.832	0.117	0.7146
TOTAL	3.488	0.392	3.0955

* 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 2012/13 breakdown is as follows*:

Table 8 - 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 9)
A1	0.015	0.129	-0.115	n/a is net loss
A2	0.102	0.058	0.044	111.20%
A3	0.021	0.000	0.021	10.91%
A4	0.000	0.045	-0.045	79.05%
A5	0.022	0.000	0.022	100.00%
A1/ A3 mixed use	0.040	0.000	0.040	100.00%
'A' Subtotal	0.199	0.233	-0.034	n/a
D1	0.055	0.000	0.0548	14.54%
D2	0.032	0.000	0.0319	15.76%
D1/D2 mixed use	0.136	0.000	0.1355	100.00%
'D2' Subtotal	0.222	0.000	0.222	n/a
TOTAL	0.421	0.233	0.188	n/a

* 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.

4.1.2 Policy Analysis

Policy E4A of the Local Plan Alterations seeks to protect employment land. 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.

Over the monitoring period, permission for a net overall gain) of floorspace was given for 'B' uses, comprising B1 (offices/light industry), B2 (general industrial) and B8 (storage/distribution). Over the entire district a net gain of floorspace in 'A' uses was permitted. However, when looking solely at areas within town centres (as defined by the Local Plan Alterations 2006), a net loss of 'A' town centre uses have been permitted. Permission for a net gain in 'D'- type floorspace was given (uses including non-residential institutions, assembly and leisure).

New policies will be formed through the Council's Local Plan in the next few years, to ensure that sufficient provision is made for employment and town centre uses, and to steer it towards the most appropriate and sustainable areas available. Two Evidence Base documents which will inform such new policies are:

- o the Employment Land Review
- o the Town Centres Study

The Council is currently considering whether further evidence base documents on this topic should be commissioned.

It should be noted that current and proposed changes to the General Permitted Development Order mean that some changes of use involving A, B and D uses will no

longer require planning permission, or may only require a prior notification procedure. This may mean that monitoring such changes of use will be more difficult in future, and also that new Local Plan policies may have to take a different approach on changes of use in town centres and elsewhere.

4.2 Housing

4.2.1 CLG Core Output Indicators

4.2.2.1 Housing targets for Plan period

Core Output Indicator H1 Plan period and housing targets

The housing target for the 2012/13 monitoring year is drawn from the latest adopted target, the former East of England Plan which was in force for most of the monitoring period (EEP – see paragraph 1.1 for commentary on its status). 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.

The former East of England Plan had directed that some of the 16,000+ homes proposed for areas within and around Harlow might fall within the Epping Forest District boundary, to the south, west and east. 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, whether this will go ahead now depends on Members' decisions as to co-ordinated working with Harlow and East Herts Councils, given the revocation of the Plan.

4.2.1.2 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 former East of England Plan Period (2001).

Table 9 - 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
2009/10	176
2010/11	368
2011/12	288
Total	2,616

4.2.1.3 Additional dwellings (net) in the monitoring year

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

In 2012/13 there were 106 (gross) dwellings completed. This includes some conversions. 17 dwellings were lost during the monitoring year, thus the net total of new dwellings completed is 89. Full details of the dwellings completed in this monitoring period are contained in Appendix 1.

The 2012/13 figure is lower than last year's figure, possibly due to the current financial climate, and the fact that many of the larger permissions given in the last 10 years have totally or mostly built out.

These 89 dwellings bring the total number of dwellings completed since the start of the Plan period to 2,705, as detailed below:

Table 10 – Total of net additional dwellings

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
2009/10	176
2010/11	368
2011/12	288
2012/13	89
Total	2,705

Chart 1 – Actual Completions compared to EEP targets

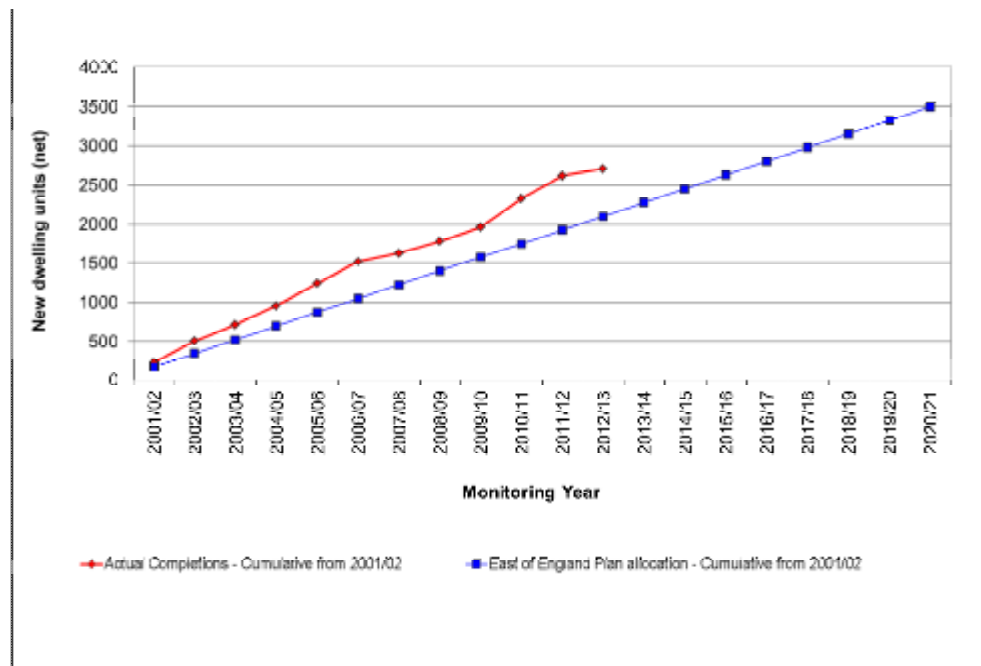


Chart 1 shows the Council's performance so far against the target for housing completions in the former EEP. As mentioned above, the total EEP period of 2001-2021 carried a target of 3,500 net new dwellings, which equated to an annualised target of 175.

4.2.1.4 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 (2014/15-2018/19).

It is recognised that this Council may plan for some additional homes on lands within the district, on the edges of Harlow. There was no figure given within the former East of England Plan for potential extensions into Epping Forest District; the only indicative figure was 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 on 'Generating and Appraising Spatial Options for the Harlow Area' (Scott Wilson) was commissioned by Epping Forest, East Herts and Harlow Councils, and completed in 2010. This study provides a further source of information to be used in determining the most appropriate distribution of growth. This, and other newer evidence, will be used by all three authorities in preparing their Local Plans.

Table 11 sets out the progress made towards fulfilling the former 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.

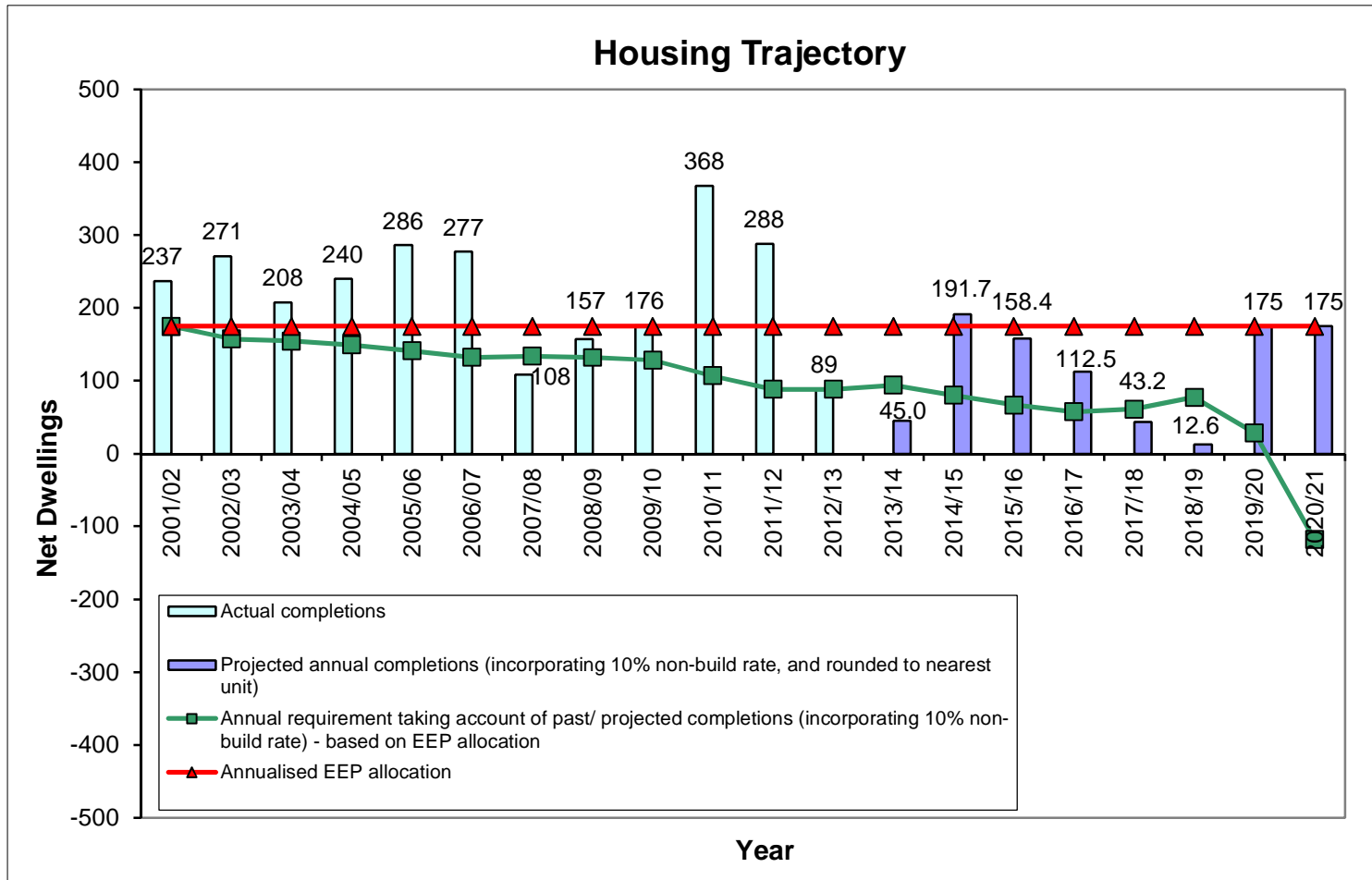
Table 11 – progress against East of England Plan housing target

Category	Net dwelling units
EEP Housing target	3,500
Minus - net dwelling units built from 2001/02-2012/13	2,705
Minus – PP* granted, not yet commenced, 10 gross units or more	99
Minus - PP granted, not yet commenced, less than 10 gross units	138.6
Minus - PP granted, commenced but not completed, 10 gross units or more	92.7
Minus - PP granted, commenced but not completed, less than 10 gross units	103.5
Minus - Informally identified - adopted development brief	84.6
Remaining dwellings to provide	276.6

*PP = planning permission

Please note the above figures are to the nearest unit. 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 45 units which were predicted to be completed within the remainder of 2013/14 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 2014/15 to 2018/19. The figure shown for the years 2019/20 onwards are simply the annualised provision figure, as no units can be identified for completion so far into the future at this point. This will be easier once housing sites are allocated in the forthcoming Local Plan. Please see the 5 year assessment of land supply on the Council's website.

The trajectory continues to predict a slight over-provision of the target within the former East of England Plan. This 5 year assessment actually identifies a supply of 104.33% of the land supply required by the East of England Plan, for the 5 year period in question.

The above trajectory measures performance against the former East of England Plan as it was still in force during most of the monitoring period (2012/13). However it is recognised that the EEP is now revoked, and that future decisions on Objectively Assessed Housing Need and a new Local Plan target will supersede this in the next AMR.

4.2.1.5 Additional dwellings on Previously Developed Land

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

In 2012/13, 85 of the 106 total (gross) dwellings completed in Epping Forest District were built on PDL. This equates to 80.19% of the gross total.

(Please note this indicator uses the definition of 'Greenfield' as including residential gardens).

4.2.1.6 Additional Gypsy and Traveller pitches

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

Table 12 below details the additional Gypsy and Traveller pitches or caravans which were granted planning permission during the monitoring period.

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

Table 12 – Gypsy and Traveller provision granted within 2012/13

Application Number	Address	Description	What was permitted?	Decision	Decision Date
EPF/0559/12	Rosewood, Tylers Cross Nursery, Broadley Common, Roydon	Retention of 2 pitches (one mobile home and one towing caravan on each pitch) at the rear of Rosewood for residential use by Gypsy/Travellers..	4 caravans 2 pitches	Granted	24/05/2012
EPF/0633/12	Peartree Corner (aka land opposite Oakwood), Tylers Cross Nursery, Broadley Common, Roydon	Two single units, one already on site, one proposed, 4 towing caravans.	5 caravans 2 pitches	Granted	25/05/2012
ENF/0366/08	Auburnville, Carthagen Estate, Nazeing	Caravan placed on the land 14/8/08	2 caravans 1 pitch	Granted	03/10/2012

4.2.1.7 Additional affordable housing units (gross)

Core Output Indicator H5 Gross affordable housing completions

During this monitoring period no affordable units were completed. This is very unusual, and may be because a significant number of affordable units were completed in 2011/12, and also in 2013/14.

4.2.1.8 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.

4.3 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.

4.4 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

There were no planning applications granted in 2012/13 contrary to Environment Agency advice regarding flood risk.

4.5 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. (see para 4.5.4).

Table 13 - Sites of biodiversity importance

Designation	Area
Special Area of Conservation (SAC)	- Epping Forest (part)
Special Protection Area (SPA)	- Lea Valley (including Amwell Quarry, Rye Meads, Turnford and Cheshunt Pits and Walthamstow Reservoirs) however, only Turnford and Cheshunt Pits fall partly within this district
Ramsar Sites	- Lea Valley (including Amwell Quarry, Rye Meads, Turnford and Cheshunt Pits and Walthamstow Reservoirs) however, only Turnford and Cheshunt Pits fall partly within this district
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) Note: Local Wildlife Sites have not yet been formally designated. However these will all be shown in the new Local Plan.	- Following a review completed in 2009, there are 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.

Designation	Area
Local Nature Reserves	<ul style="list-style-type: none"> - Roding Valley Meadows, Chigwell - Linder's Field, Buckhurst Hill - Roughtalley's Wood, North Weald Bassett - Chigwell Row Wood, Chigwell - Church Lane Flood Meadow, North Weald Bassett - Nazeing Triangle, Nazeing - Home Mead, England's Lane, Loughton - Thornwood Flood Meadow, North Weald - Weald Common Flood Meadows, North Weald

4.5.1 Special Areas of Conservation (SACs)

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

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

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

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

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

4.5.2 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 has necessarily increased 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.

4.5.3 Ramsar Sites

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 water-birds. 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.

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.

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.

4.5.4 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.

4.5.5 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/index.php/out-and-about/countryside/local-wildlife-sites>). There are now 222 of these sites around the district (representing a 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 Council's Evidence Base.

The Countryside team (the Council's Countryside Management Service) performed well against National Indicator NI197 Biodiversity (Local Wildlife Sites), by achieving their target to have 73 Local Wildlife Sites in positive conservation management 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.

4.5.6 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. Countryside 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 has welcomed this proposal, but there remain legal issues to be addressed. Countryside's Favourite Tree project and veteran tree hunt, are still ongoing with 3,755 trees recorded so far. Of these, 17 are 'ancient trees'.

Roding Valley Meadows was given the Green Flag award. The Reserve, in Loughton, is the largest area of traditional river-valley landscape left in Essex. Bounded by thick hedgerows, the herb-rich meadows, marsh and scrub woodland follow the meanders of the River Roding for a mile-and-a-half. More than 200 species of wildflowers thrive in the meadows. The Green Flag recognises UK green spaces that are well-managed, sustainable, of conservation and heritage value and of high quality. The plant assemblage is so rare that the Reserve was designated a Site of Special Scientific Interest in 1986. The Reserve is owned by the District Council and the Grange Farm Centre Trust and managed by the Essex Wildlife Trust.

4.6 Renewable Energy

4.6.1 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.

Three applications incorporating renewable energy schemes were granted within the monitoring period – their details are shown below in table 14a.

Eighteen schemes involving renewable energy were completed within the monitoring period; the details are shown below in table 14b.

Table 14a - Renewable energy schemes permitted in 2012/13

Application ref.	Address	Proposal	Capacity	Decision	Decision date
EPF/0705/12	69 Princes Road Buckhurst Hill Essex IG9 5DZ	Installation of PV (solar) panels on roof of existing two storey rear extension.	Not stated	Grant Permission	15/06/2012
EPF/0887/12	Spains Hall Spains Hall Road Willingale Ongar Essex CM5 0QE	Change of use of an area of south facing land from agriculture to renewable electricity generation by solar PV panels and installation of the ground mounted panels of the area of field which is outside the curtilage of Spains Hall.	99.84 (kwp)	Grant Permission (With Conditions)	21/08/2012
EPF/1188/12	Elm Cottage Epping Road Epping Upland Epping Essex CM16 6PH	Retention of existing solar panels.	Not stated	Grant Permission (With Conditions)	10/10/2012

Table 14b - Renewable energy schemes completed in 2012/13

Application ref.	Address	Proposal	Capacity	Completion date
NICEIC/00295 6/13	1 LANGFIELD CLOSE NAZEING WALTHAM ABBEY EN9 2QL	Installation/alteration of a generator/solar voltaic system. One or more new circuits.	Not stated	24/04/2012
NICEIC/00296 5/13	194D QUEENS ROAD BUCKHURST HILL IG9 5AX	Installation/alteration of a generator/solar voltaic system.	Not stated	07/04/2012
NICEIC/00199 7/12	9a COLEBROOK GARDENS LOUGHTON IG10 2HS	Installation/alteration of a generator/solar voltaic system.	Not stated	24/04/2012
NICEIC/00213 1/12	BERRYMEADOWS TINKERS LANE ROYDON HARLOW CM19 5LH	Installation/alteration of a generator/solar voltaic system.	Not stated	20/04/2012
NICEIC/00263 2/12	THE WILLOWS SIDNEY ROAD THEYDON BOIS EPPING CM16 7DT	Installation/alteration of a generator/solar voltaic system One or more new circuits.	Not stated	25/06/2012
NICEIC/00460 9/13	10 THRIFTS MEAD THEYDON BOIS EPPING CM16 7NF	Installation/alteration of a generator/solar voltaic system.	Not stated	17/07/2012
NAPIT/002466 /12	7 SHAFTESBURY LOUGHTON ESSEX IG10 1HN	Installed an invertor for microgeneration equipment House Dwelling One or more new circuits House Dwelling Installed a solar collector (solar thermal) House Dwelling Installed a hot water system (solar thermal) House Dwelling Installed photovoltaic.	Not stated	12/07/2012

Application ref.	Address	Proposal	Capacity	Completion date
NICEIC/00275 6/12	18 CORONATION HILL EPPING CM16 5DX	Installation/alteration of a generator/solar voltaic system Replacement consumer unit Upgrade or alteration to means of earthing.	Not stated	01/08/2012
NICEIC/00014 3/13	284 NINE ASHES ROAD NINE ASHES INGATESTONE CM4 0LA	Installation/alteration of a generator/solar voltaic system.	Not stated	28/08/2012
NICEIC/00304 1/12	42 NORTH STREET NAZEING WALTHAM ABBEY EN9 2NN	Installation/alteration of a generator/solar voltaic system.	Not stated	20/09/2012
NICEIC/00093 7/12	4 MATTHEWS VILLAS OLD HOUSE LANE ROYDON HARLOW CM19 5DN	Installation/alteration of a generator/solar voltaic system.	Not stated	06/11/2012
NICEIC/00093 8/12	25A BUTLERS DRIVE LONDON E4 7RL	Installation/alteration of a generator/solar voltaic system.	Not stated	30/10/2012
ELECSA/0054 58/13	GREENACRES TATSFIELD AVENUE NAZEING WALTHAM ABBEY ESSEX EN9 2HH	Installation/alteration of a generator/solar voltaic system One or more new circuits.	Not stated	31/01/2013
ELECSA/0056 98/13	43 STRADBROKE DRIVE CHIGWELL ESSEX IG7 5RA	Installation/alteration of a generator/solar voltaic system One or more new circuits.	Not stated	08/03/2013
NICEIC/00625 7/13	19 THE SQUARE LOUGHTON IG10 3FE	Installation/alteration of a generator/solar voltaic system.	Not stated	14/03/2013

4.6.2 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 Local Plan process.

Former East of England Plan policy ENG1 (Carbon Dioxide Emissions and Energy Performance) requires that *'new development of more than 10 dwellings or 1000m² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or 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 will also be able to assist with advice on such schemes.

The Council now has a Carbon Reduction and Renewables Energy Assessment within the Local Plan Evidence Base, this will help to inform policies within the new Local Plan.

4.7 Gypsies and Travellers Caravan Count

In addition to Core Indicator H4 above, this Council is required to complete a biannual count (January and July) of all traveller caravans actually present in the district on specified days. This information is then collated by the Department for Communities and Local Government, and the results from January 2011 to January 2013 are shown in Table 15. The definitions in para 4.7.1 below should help to explain the differences between this Table and para 4.2.1.6

4.7.1 Definitions of Sites, Pitches and Caravans

A "site" is a development exclusively for Gypsies and Travellers and will include a varying number of "pitches" from one upwards. The largest site in this district has 16 pitches.

A "pitch" is an area which is large enough for one traveller household to occupy and typically contains enough space for one or two caravans and other facilities, but can vary quite significantly in size. One site in this district, for instance, has permission for 8 pitches with a total of 28 caravans.

A "caravan" can refer to a "mobile home" – which is normally permanently on a site and to a touring caravan used by travellers to pursue their lifestyle.

Table 15 – CLG Gypsy and Traveller Caravan Count Jan. 11 to Jan. 13

Count date	Authorised sites (with planning permission)				Unauthorised sites (without planning permission)				Total All Caravans
	<i>Socially Rented</i>	<i>Private Caravans</i>			<i>No. of Caravans on Sites on Gypsies own land</i>		<i>No. of Caravans on Sites on land not owned by Gypsies</i>		
	No. of Caravans	Temporary Planning Permission	Permanent Planning Permission	All Private Caravans	"Tolerated"	"Not tolerated"	"Tolerated"	"Not tolerated"	
Jan 2013	16	23	138	161	0	9	0	0	186
Jul 2012	16	16	129	145	0	6	0	0	167
Jan 2012	16	11	114	125	0	12	0	0	153
Jul 2011	16	7	123	130	7	4	0	0	157
Jan 2011	16	7	131	138	3	9	0	0	166

NB – the above figures relate to the number of caravans actually present on the day of the count.

4.7.2 Assessment of Gypsy and Traveller Needs

The former 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. This target was met. On 3rd January 2013 the East of England Plan was formally revoked, this includes the 'Single Issue Review on Planning for Gypsy and Traveller Accommodation' document.

An Essex-wide Gypsy and Traveller and Travelling Showpeople Accommodation Assessment is currently being prepared by consultants, and this will inform future decisions on need through the Local Plan.

4.7.3 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 proved successful in permitting permanent pitches in appropriate locations in the Green Belt, and resisting applications in unsuitable locations – all current traveller sites are in the Green Belt. Paragraph 9.69a of the Local Plan Alterations recognises that this policy will need to be reviewed in light of an updated assessment of need.

Policy H11A of the Local Plan Alterations deals similarly with provision for Travelling Showpeople.

5.0 Local Indicators

5.1 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 16 - 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%
2010/11	0.92	0.86	93.24%
2011/12	16.95	16.94	99.94%
2012/13	0.66	0.66	99.03%
Total	114.21	105.97	92.75%

** 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, almost all glasshouse development permitted within the monitoring year was within the designated areas.

Work was undertaken by consultants Laurence Gould Partnership Ltd on a Glasshouse Industry Study. They have recognised that 'The glasshouse sector in the Lea Valley makes a significant economic and employment contribution to the area'.

5.2 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 data analysis presented in last year's Annual Monitoring Report has been updated, see tables 17 and 18. 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 31/3/14 (over 9 financial years). Data is given by settlement, in order to identify whether there is an issue in different areas.

Table 17 – Bungalow permissions 1/4/05 to 31/3/14

	Gain of bungalows	Loss of bungalows	Settlement net gain/loss
Abbess, Beauchamp & Berners Roding	0	0	0
Bobbingworth	2	2	0
Buckhurst Hill	4	4	0
Chigwell	2	23	-21
Epping	2	9	-7
Fyfield	0	0	0
High Ongar	1	2	-1
Lambourne	0	3	-3
Loughton	7	21	-14
Matching	0	1	-1
Moreton	1	3	-2
Nazeing	5	11	-6
North Weald	2	2	0
Ongar	0	5	-5
Roydon	3	11	-8
Sheering	1	3	-2
Stanford Rivers	2	2	0
Stapleford Abbots	3	10	-7
Theydon Bois	4	11	-7
Waltham Abbey	8	5	3
Willingale	0	1	-1
TOTALS	47	129	-82

Table 18 – Bungalow completions 1/4/05 to 31/3/14

	Gain of bungalows	Loss of bungalows	Settlement net gain/loss
Abbees, Beauchamp & Berners Roding	1	0	1
Bobbingworth	0	0	0
Buckhurst Hill	1	1	0
Chigwell	2	5	-3
Epping	0	2	-2
Fyfield	1	0	1
High Ongar	0	0	0
Lambourne	0	0	0
Loughton	4	12	-8
Matching	0	1	-1
Moreton	0	0	0
Nazeing	3	5	-2
North Weald	1	1	0
Ongar	5	2	3
Roydon	3	4	-1
Sheering	1	0	1
Stanford Rivers	0	0	0
Stapleford Abbots	0	1	-1
Theydon Bois	4	5	-1
Waltham Abbey	9	1	8
Willingale	0	1	-1
TOTALS	35	41	-6

As can be seen from the data above, in a period of (more than) the last five years, an actual loss of only 5 bungalows in Theydon Bois has taken place, and 4 have been built, meaning a net loss of -1.(i.e. a gain of 1). However, permission for the loss of 7 net bungalows in Theydon Bois has been given over the 9+ year period.

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, Epping, Roydon, Stapleford Abbots & 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 20 shows all housing gains and losses through completions for the same period:

Table 19– All housing completions by type 1/4/05 to 31/3/14

	Bungalow completions	All housing completions (including bungalows)
Gain	35	2,267
Loss	41	234
Net gain	-6	2,033

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.

Appendix 1: Details of housing completions 2012/13

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 12/13	Dwellings lost 12/13	Net dwellings gained 12/13
EPF/0043/10	10 Broadstrood, Loughton, Essex IG10 2S	Demolition of existing bungalow and erection of a two storey five bedroom detached house (Revised application).	PDL	House		1	1	0
EPF/0230/05	10 Parklands Chigwell Essex IG7 6LW	Erection of replacement dwelling (Revised application).	PDL	House		1	1	0
EPF/1082/10	10 St John's Road, Loughton, Essex, IG10 1RZ	Replacement dwelling.	PDL	House		1	1	0
EPF/0456/09	118 Valley Hill, Loughton, Essex, IG10 3AT	Two storey side extension for the construction of 2 no. one bedroom maisonettes and single storey rear extension to existing house (Revised application).	Greenfield	Flat		2	0	2
EPF/2480/11	16 Upper Park, Loughton, Essex, IG10 4EW	Demolition of existing dwelling and replacement with a new dwelling.	PDL	House		1	1	0
EPF/1360/11	17-19 Forest Lane, Chigwell, Essex, IG7 5AF	Redevelopment of the site to form two two-storey detached dwellings, with rooms in the roof, together with provision of garage, car parking and two vehicular accesses.	PDL	House		2	1	1
EPF/0485/08	18 Eleven Acre Rise, Loughton, Essex, IG10 1AN	Demolition of existing house and erection of new detached house of 3-storey and attic, also extra front driveway entrance.	PDL	House		2	1	1

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 12/13	Dwellings lost 12/13	Net dwellings gained 12/13
EPF/2549/07	1 The Saddlery, 1b Buttercross Lane Epping Essex CM16 5AA Batchelors / Fatface 269 High Street Epping Essex CM16 4BP	Creation of two additional residential units at first floor level with new dormer windows to side and rear.	PDL	Flat		3	1	2
EPF/1424/09	32 Downlands, Waltham Abbey, Essex, EN9 1UH"	New two bedroom detached house with associated parking on plot currently forming garden space of existing dwelling.	Greenfield	House		1	0	1
EPF/0230/09	4 Stag Lane, Buckhurst Hill, Essex, IG9 5TD	Erection of two bedroom, end of terrace house.	PDL	House		1	0	1
EPF/2084/09	42 Hoe Lane, Abridge, Essex RM4 1AU	Proposed demolition of existing dwelling and erection of replacement dwelling. (Revised application).	PDL	House		1	0	1
EPF/2212/10	72 Newmans Lane, Loughton, Essex, IG10 1TH	Erection of detached house on land/garden to side of existing house, with car space at front.	Greenfield	House		1	0	1
EPF/0651/11	78 Old Nazeing Road, Nazeing, Waltham Abbey, Essex, EN10 6RL	Demolition of a bungalow and erection of a two storey detached house.	PDL	House		1	1	0
EPF/2163/07	Bury Farm, Bury Road, Sewardstonebury, Chingford, E4 7QL	Erection of replacement dwelling and six stables.	PDL	House		1	1	0

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 12/13	Dwellings lost 12/13	Net dwellings gained 12/13
EPF/1561/10	Cranbrook, St Leonards Road, Nazeing, Essex, EN9 2HN	Demolition of existing bungalow with the erection of a 6 bedroom detached dwelling and additional crossover.	PDL	House		1	1	0
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	House		36	0	36
EPF/0446/10	Former BPI Packing Factory, Brook Road, Buckhurst Hill, IG9 5TU	14 dwellings with associated car parking, access road and landscaping.	PDL	House		4	0	4
EPF/0716/11	Former Coach And Horses Waltham Road Nazeing Waltham Abbey Essex EN9 2EB	Change of use from Public House to a single family home including single storey side extension, alterations, retention of boundary fencing, extension of existing outbuilding to provide residential annexe.	PDL	House		1	0	1
EPF/1521/06	Homecroft, Norwood End, Fyfield, Ongar, Essex, CM5 0RW	Replacement dwelling with basement.	PDL	House		1	1	0

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 12/13	Dwellings lost 12/13	Net dwellings gained 12/13
EPF/0991/11	Now known as Plot 1 151a Willingale Road Plot 2 151b Willingale Road Land adjacent to 151 Willingale Road Loughton Essex IG10 2DE	Erection of two flats.	Greenfield	Flat		2	0	2
EPF/2277/07	Land adjacent to 18 Dunmow Close Loughton Essex IG10 3AS	Erection of three bedroom attached house.	Greenfield	House		1	0	1
EPF/0951/11	Land adjacent to 38 Onslow Gardens, Ongar, Essex, CM5 9BQ	Proposed new two bedroom dwelling.	Greenfield	Bungalow		1	0	1
EPF/2141/11	Land to side of, 78 Honey Lane, Waltham Abbey, Essex, EN9 3BL	Proposed detached unit forming 1 no. one bed flat and 1 no. two bed flat.	Greenfield	Flat		2	0	2
EPF/1376/10	Now known as 1 Roding Court 2 Roding Court 3 Roding Court 4 Roding Court 5 Roding Court 6 Roding Court 7 Roding Court 8 Roding Court 2 Lower Park Road Loughton Essex IG10 4NA	Extension of time limit on EPF/2024/06 (Demolition of existing house and erection of 8 no. flats and parking revised application allowed on appeal).	PDL	Flat		8	1	7

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 12/13	Dwellings lost 12/13	Net dwellings gained 12/13
EPF/2475/11	Now known as The Great Hall Land between Sansegal / Bury Farm Farm End Waltham Abbey Essex E4 7QR	Erection of a new 4 bedroom detached house.	Greenfield	House		1	0	1
EPF/1662/10	Now known as 1a Norman Close 1 Norman Close Waltham Abbey Essex EN9 1PY	Erection of two storey detached house.	Greenfield	House		1	0	1
EPF/0287/08	Now known as 21a Leycroft Close Land adjacent to 21 Leycroft Close Loughton Essex IG10 3EZ	Erection of an attached dwelling (Revised application).	Greenfield	House		1	0	1
EPF/1446/09	Now known as 33 Buxton Road Land rear of 21 and 23 Forest Drive Theydon Bois Epping Essex CM16 7HA	Demolition of existing garages and erection of a two bedroom detached house with conservatory. (Revised application)	PDL	House		1	0	1
EPF/0122/11	Now known as 71 High Road Rear of 69 High Road North Weald Bassett Epping Essex CM16 6HW	Erection of new bungalow. (Amended application to EPF/1537/09)	Greenfield	Bungalow		1	0	1

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 12/13	Dwellings lost 12/13	Net dwellings gained 12/13
EPF/0251/06	Now known as Greenacres, 2b Blackacre Road Land adjacent to 2 Blackacre Road, Theydon Bois CM16 7LU	Construction of chalet bungalow (Reversion of works from Approved Inspector - See RC/0986/12) Erection of detached chalet bungalow. (Resubmitted application)	Greenfield	House		1	0	1
EPF/0105/10	Now known as Hilltop House, 105 Tycehurst Hill Burwood, 103 Tycehurst Hill adjacent to 103 Tycehurst Hill Loughton Essex IG10 1BZ	New build four bedroom house to be constructed within the boundary of 103 Tycehurst Hill. Double garage with roof storage area and covered linkway to be demolished.	Greenfield	House		1	0	1
EPF/2163/11	Now known as Mount View House and The Woodcote En Casa Oak Hill Road Stapleford Abbots Romford Essex RM4 1JL	Demolition of existing chalet bungalow to be replaced with 2 detached homes.	PDL	House		2	1	1
EPF/1331/11	Now known as Oakleigh House Ecclesbourne Riverside Avenue Nazeing Waltham Abbey Essex EN10 6QZ	Demolition of existing two bedroom detached bungalow and erection of new 3 bedroom detached bungalow. (Revised application)	PDL	Bungalow		1	1	0
EPF/2510/07	Now known as: (Plot 1) Oaklands House (Plot 2) Maple House (Plot 3) The Chestnuts Land at Warren Hill Loughton Essex IG10 4RL	Demolition of existing buildings and erection of five detached dwellings and all associated works. Removal of section 52 agreement. (Revised application)	PDL	House		3	0	3

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 12/13	Dwellings lost 12/13	Net dwellings gained 12/13
EPF/2129/10	Now known as: 10b (Plot 1) 10a (Plot2) 10 Stanmore Way Loughton Essex IG10 2SA	Demolition of a two storey house and construction of two new detached houses on the same site.	PDL			2	1	1
EPF/1028/05	Now known as: Field View House 56 Sheering Lower Road Sheering Sawbridgeworth Hertfordshire CM21 9LG (Rear of no 56)	Renewal of planning consent EPF/1207/00 for the demolition of motor repair workshop and associated buildings, and construction of new chalet bungalow.	PDL	House		1	0	1
EPF/1221A/89	Now known as: 4 Connaught Hill Land adjacent to 21 Connaught Avenue Loughton Essex IG10 4DS	Details of two storey, 4 bedroom house and garage and additional garage	Greenfield	House		1	1	0
EPF/0081/09 & EPF/1655/02	Parade Ground Site, North Weald Airfield, North Weald, CM16 6AA	Reserved matters application for the construction of 126 no. two, three and four bedroom apartments and houses with associated roads, parking, ancillary buildings and landscaping.	PDL	House		5	0	5
EPF/2386/07	Rear garden of The Cock Inn Public House The Street Sheering CM22 7LT	Erection of a detached dwelling to be used as a staff house. (Revised application)	PDL	House		1	0	1

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 12/13	Dwellings lost 12/13	Net dwellings gained 12/13
EPF/1206/09	Rear of 18 Stonyshots, Waltham Abbey, Essex, EN9 3DH	Demolition of disused pumping station and erection of a new build detached 3 bed house. (Revised application)	PDL	House		1	0	1
EPF/0356/04	Side of 34 Princesfield Road Waltham Abbey Essex EN9 3PH	Erection of new attached dwelling to side	Greenfield	House		1	0	1
EPF/0978/06	The Barn, Parsonage Farm Church Lane Matching Tye Harlow Essex CM17 0QX	Conversion of barn to annexe dwelling. (Revised application)	Greenfield	House		1	0	1
EPF/0454/11	The Globe, 18 Lindsey Street, Epping, Essex, CM16 6RB	Change of use from Public House to a single family home adding front porch and window/door alterations to rear and side adjacent number 16.	PDL	House		1	0	1
EPF/1172/12	Threeways House Epping Road Bobbingworth Ongar Essex CM5 0BE	Erection of detached house. (Amended application)	Greenfield	House		1	0	1
EPF/2133/08	Tower View Dobbs Weir Road Roydon Essex CM19 5JX	Demolition of existing house and erection of replacement dwelling. (Revised application)	PDL	House		1	1	0
EPF/1434/96	Wintry Wood Small Holding, Thornwood Road, Epping, Essex CM16 6SY	Non material amendment on EPF/1434/96. (Erection of agricultural workers dwelling)	Greenfield	House		1	0	1
TOTALS						106	17	89