

Epping Forest District Council

Authority Monitoring Report

For the Financial Year 2014/15

Epping Forest District Council
www.eppingforestdc.gov.uk



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1.0 INTRODUCTION

The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the requirements of Local Authorities with respect to Authority Monitoring Reports (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. This report covers the period from 1st April 2014 to the 31st March 2015, i.e. the 2014/15 financial year. In some areas information that has come to light since that financial year has also been included and is noted as such

Through the [Localism Act 2011](#) the [National Planning Policy Framework](#) (published March 2012) and the [Planning Practice Guidance](#) government has reinforced an evidence based Local Plan system characterised by cooperation with neighbouring authorities on strategic matters.

In this AMR 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 It was revoked on the 3 January 2013 and therefore no longer applies.

http://www.parliament.uk/documents/commons-vote-office/December_2012/11-12-12/5-DCLG-EastOfEngland.pdf

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/Loughton Broadway, 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 (SPA)/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. 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 km ² (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, & relates to all people aged 16-74 in employment

***** 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 adopted [Local Development Scheme \(LDS\)](#) for Epping Forest District was agreed in June 2015. This LDS will be regularly reviewed in order to reflect changed circumstances in delivering Local Plan milestones.

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 preparation and public consultation including initial sustainability appraisal	July 2012- October 2012	Consultation on the issues & options 'Community Choices' took place between 30th July 2012 & 15th October 2012.
Draft plan (preferred options) preparation and sustainability appraisal	October 2012 – May 2016	Currently in progress
Consultation on draft plan (8 weeks minimum)	– July 2016- September 2016	n/a
Preparation of Submission Plan and Sustainability appraisal	September 2016 – February 2017	n/a
Pre-submission publication and representations on soundness (6 weeks) Regulation 19	April/May 2017	n/a
Submission to Planning Inspectorate for Examination Regulation 22	September/October 2017	n/a
Examination in public Regulation 24	Early 2018	n/a

Local Plan Milestone	Scheduled for.....	Progress
Receipt of report Regulation 25	Subject to discussion with the Planning Inspectorate and timetabling- likely to be mid 2018	n/a
Expected Adoption & Publication (including proposals map) Regulation 26	September 2018	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

Document	Completed in
Harlow Area Appraisal of Planning Transport and Infrastructure Options	June 2010
Employment Land Review	September 2010
Strategic Flood Risk Assessment Level 1	April 2015
Lee Valley White Water Centre – Economic Development Study	October 2011
Essex Planning Officers' Association Population Projections project	Phase 6 completed September 2014.
Settlement Edge Landscape Sensitivity Study	May 2012
Strategic Land Availability Assessment (Tranche 1)	May 2012
Heritage Asset Review	May 2012
Open Space, Sport & Recreation Assessment	June 2012
The Lea Valley Glasshouse Industry: Planning for the Future	June 2012
St John's Road Area Development Brief	September 2012
Carbon Reduction & Renewables Energy Assessment	April 2013
Edge Analytics Population & Household forecasts for Epping Forest District alone	December 2013
North Weald Airfield Masterplan Study	April 2014
Essex Gypsy and Traveller and Travelling Show People Accommodation Assessment	July 2014
<i>Green Belt Review Stage 1</i>	<i>September 2015*</i>
<i>Settlement Hierarchy Technical Paper</i>	<i>September 2015*</i>
<i>Strategic Housing Market Assessment Update</i>	<i>October 2015*</i>
<i>Economic Evidence to support the development of the OAHN for West Essex and East Herts</i>	<i>July 2015*</i>
<i>Economic and employment evidence to support the Local Plan and Economic Development Strategy</i>	<i>September 2015</i>

**Completed within 2015/16 monitoring period.*

The following Evidence Base documents are currently in progress at the time of publication of this AMR in March 2016:

Table 4 – Evidence Base Documents in Progress

Document	Status
Harlow Stansted Gateway Transport Model	In production at strategic level
Strategic Land Availability Assessment	An update is currently in progress by consultants
Historic Environment Characterisation Study	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	Stage 1 completed in July 2015, Stage 2 to be commenced in 2016
Settlement Capacity Analysis	Currently in progress by consultants.
Green Belt Review Stage 2	Currently in progress by consultants.
Infrastructure Delivery Plan	Currently in progress by EFDC officers.

3.3 LOCAL PLAN EVENTS WITHIN THE MONITORING PERIOD

No formal stages of consultation were run within the monitoring period. The last stage of public consultation was the Issues and Options Consultation in 2012, with the formal reporting of the results provided 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 – Preferred approach' in 2016.

3.4 DUTY TO CO-OPERATE

This information references some activities which occurred within the 2015-16 monitoring year.

The Localism Act 2011 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.

Mechanisms for ongoing strategic planning at both officer and Member level are in place. A 'Co-operation for Sustainable Development' Member Board has been formally set up. The Member Board agreed terms of reference in October 2014 with the aim of supporting Local Plan making and delivery for sustainable communities across geographical and administrative boundaries in West Essex, East Hertfordshire and the adjoining London Boroughs. It will do this by identifying and managing spatial planning issues that impact on more than one local planning area. The core constituent administrative areas have been identified as Epping Forest, Harlow and Uttlesford districts, Brentwood Borough, Chelmsford City and Essex County Council, East Herts and Broxbourne districts and Hertfordshire County Council, and the London Boroughs of Waltham Forest, Redbridge, Havering and Enfield with other bodies including the GLA, Conservators of Epping Forest and the Lea Valley Regional Park Authority given observer status. The Board is supported by an officer group. The Chairman of the Board is appointed on a rotating basis – for 2015-2016 it is Chaired by the Planning Portfolio Holder for Epping Forest District Council with officers from the district providing administrative and clerical support to meetings.

3.4.1 Housing

This is one of the key areas where joint understanding and co-operation are required. Several years ago 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 in 2010 which assessed housing need across the area covered by the working group. A subsequent update to the original document took place in 2012. 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 SHMA group evolved into the Co-operation for Sustainable Development Group, as it was a useful forum to discuss and seek to resolve cross-boundary issues.

Within the monitoring period, the four core authorities; Harlow District Council, East Herts District Council, Uttlesford District Council and Epping Forest District Council commissioned consultants to update the 2012 SHMA. The updated SHMA was reported to Cabinet in October 2015 following consideration by the Cooperation for

Sustainable Development Board and forms part of the evidence base. Please see 4.2.1.4 for further information on its contents and impact upon housing need and potential growth figures. The four authorities are currently engaged in joint work to assess the most suitable distribution of development across the housing market area via a commissioned sustainability appraisal. Methodologies for respective green belt reviews have also been shared.

3.4.2 Employment

There have also been discussions with neighbouring authorities regarding employment issues and travel to work patterns across the functional economic area. In late 2014, EFDC, in conjunction with SHMA partners, retained consultants to prepare two Economic Studies – one relating to the overall SHMA area, and another focusing solely on Epping Forest DC. The Studies were completed in October 2015 and indicate the likely levels of need for land to accommodate business premises up to 2031.

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 (including Epping Forest DC, Essex County Council, Broxbourne DC, Harlow, Uttlesford DC and the LB of Enfield) and organisations such as the Lee Valley Regional Park Authority, Lea Valley Food Growers and other relevant groups. The work of this group will be reported to the Coop Board.

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 and improvements to Junction 7 and Junction 8 are key strategic issues which require collaboration between EFDC, Harlow and East Herts as well as Hertfordshire and Essex County Councils and Highways England. Such issues are also frequently discussed at the Co-operation for Sustainable Development group. Initial meetings have 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

Ongoing engagement is being undertaken 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. These will be more fruitful as the preferred growth strategy for the District emerges. Any information gained on infrastructure requirements, including projected costings, will feed into the Infrastructure Delivery Plan (IDP) and the Viability Study which form key parts of the Local Plan evidence base. This will assist the identification of strategic sites for development, and considerations of plan viability and deliverability.

3.4.5 Environment, Green Infrastructure and Heritage

Ongoing engagement is being undertaken with the City of London Corporation and Natural England to establish the impact of potential growth on the Forest. These will continue as the Council's preferred growth strategy is clearer and there is currently work underway to reach a memorandum of understanding with Natural England as to their requirements.

The Environment Agency have been involved in the preparation of the Level 1 Strategic Flood Risk Assessment.

Historic England (previously part of English Heritage) has been engaged on early drafts of relevant policy by providing advice and will continue to be engaged in plan making. This type of engagement is sought with all relevant bodies.

3.4.6 Co-operation on Potential Strategic Development Sites

Specific discussions are in place between the SHMA authorities East Herts, Uttlesford and Harlow District 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 the area. The council has continued to participate in a joint approach with the three other Councils to assess the potential to bring forward strategic development sites around Harlow within the plan period and particularly those on the west and east of the town. This has included joint meetings with those proposing development, as appropriate. However, decisions on the appropriate sites for development will only be made through the full plan making processes of which these discussions are a part.

3.4.7 Gypsy, Romany and Travellers

An updated [Gypsy and Traveller Accommodation Needs Assessment](#) has been prepared for the whole of Essex dated 2015

3.5 NEIGHBOURHOOD PLANNING

Latest information on the progress of Neighbourhood Plans within the District can be found on the Neighbourhood Planning section of [District Council website](#).

3.5.1 Moreton, Bobbingworth and the Lavers

An application for an area designation covering the Parish of Moreton, Bobbingworth and the Lavers was approved at Cabinet on the 29 July 2013. Moreton, Bobbingworth and the Lavers Parish Council consulted residents and other interested stakeholders on their re-submission draft Neighbourhood Plan through a consultation which ran from 14 January - 24 March 2014, followed by a further six week pre-submission consultation which ran from 5 January – 19 March 2015. The draft neighbourhood plan can be viewed on the [Parish Council website](#). The Neighbourhood Plan has been publicised (12 February 2016 - 29 March 2016) prior to independent examination. If the examination is successful it will then be subject to a referendum before it can be formally made and form part of the development plan..

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 was undertaken in February 2014. The Neighbourhood Area was formally designated at Cabinet on the 3 March 2014. Chigwell Parish Council is currently preparing its Neighbourhood Plan.

3.5.3 Theydon Bois

The Neighbourhood Area was formally designated at Cabinet on the 21 July 2014. Theydon Bois Parish Council is currently preparing its Neighbourhood Plan.

3.5.4 Epping

The Neighbourhood Area was formally designated at Cabinet on the 6 October 2014. Epping Town Council is currently preparing its Neighbourhood Plan.

3.5.5 Buckhurst Hill

The Neighbourhood Area was formally designated under delegated powers on the 5 December 2014. Buckhurst Hill Parish Council is currently preparing its Neighbourhood Plan.

3.5.6 North Weald Bassett

North Weald Bassett applied to designate a Neighbourhood Area on the 8 September 2014. Following a recommendation to revise the boundary of the proposed designated

area, a revised Neighbourhood Area was formally designated at Cabinet on the 11 June 2015 for North Weald Bassett.

3.5.7 Loughton

The Neighbourhood Area was formally designated on the 1 June 2015. Loughton Town Council is currently preparing their draft Neighbourhood Plan.

3.5.8 Epping Upland

Epping Upland applied to designate a Neighbourhood Area on the 17 July 2015. Following a recommendation to revise the boundary of the proposed designated area, a revised Neighbourhood Area was formally designated on the 8 October 2015. Epping Upland Parish Council are currently preparing their Neighbourhood Plan.

3.5.9 Waltham Abbey

Waltham Abbey Parish Council applied to designate a Neighbourhood Area on the 23 November 2015, and a consultation on the proposed designated area took place from the 12 January to the 8 February 2016. At the time of writing, a decision is yet to be made on the designated area application.

4.0 CORE OUTPUT INDICATORS

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

4.1 BUSINESS DEVELOPMENT

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.

In 2014/15 permission was given for a net loss of 0.7968 ha 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 5 - Total Additional Employment Floorspace Approved by Type

Use Class (Mix)	Gross Gain (ha)	Lost (ha)	Net Gain (ha)
B1 (Sub-Category Unknown)	0.4284	0.0658	0.3626
B1a: Offices	0.2697	0.2741	-0.0044
B1b: Research & Development	0.0000	0.0693	-0.0693
B1c: Light Industry	0.1060	0.1216	-0.0156
B2	0.3163	0.6434	-0.3271
B8	0.2660	1.0090	-0.7430
B1/B8 Mixed Use	0.0000	0.0000	0.0000
B1/B2/B8 Mixed Use	0.0000	0.0000	0.0000
Total	1.3864	2.1832	-0.7968

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 2014/15 permission for a total of 1.3864ha gross employment floorspace was given. Of this, 1.268ha gross was on previously developed land, i.e. 91.43% of all gross floorspace permitted within the monitoring period.

The 0.119ha gross (8.65%) which was on greenfield land, comprised 3 planning permissions all of which involved a change of use of agricultural land and buildings.

When permission for changes of use from employment uses to other uses are considered, permission was granted for a net loss of 0.7968 ha of employment floor space within the monitoring period.

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 developed. All sites with planning permission have been included within Core Output Indicator BD1, therefore the return for BD3 is zero. The relevant Local Plan documents making new site allocations for employment land have not yet been published .

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 categories in the Use Classes Order England 2015 of A1 (shops), A2 (financial and professional services) and D2 (assembly and leisure) uses to be collected, however, the Planning Policy team has also collected data for A3 (food and drink), A4 (drinking establishments), A5(hot food take aways) and D1 (non residential institutions) 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 the current Local Plan Maps (2006) as 'Town Centres'.

The 2014/15 breakdown of town centre uses is outlined in Table 6 and Table 7. Table 6 outlines the total floorspace permitted for town centre uses irrespective of location, while Table 7 outlines the total floorspace permitted for town centre uses in town centre locations only.

Table 6 - Total amount of Floorspace Permitted for Town Centre Uses

Use Class	Gross Gain (Ha)	Lost (Ha)	Net Gain (Ha)
A1	0.1093	0.0868	0.0225
A2	0.0215	0.0172	0.0043
A3	0.1458	0.0189	0.1269
A4	0.0000	0.0000	0.0000
A5	0.0000	0.0000	0.0000
A1/ A3 mixed use	0.0000	0.0000	0.0000
'A' Subtotal	0.277	0.1229	0.154
D1	0.7484	0.1214	0.6270
D2	0.3286	0.4985	-0.1699
D1/D2 mixed use	0.0000	0.0000	0.0000
'D' Subtotal	1.077	0.620	0.4571
TOTAL	1.354	0.743	0.6108

* 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.

Table 7 - Floorspace Permitted for Town Centre Uses, in Town Centre Areas

Use Class	Gross Gain (ha)	Lost (ha)	Net Gain (ha)	% of total Net Gain (for this use class, see Table 9)
A1	0.014	0.069	-0.055	-244.44%
A2	0.022	0.017	0.004	100.00%
A3	0.040	0.019	0.021	16.78%
A4	0.000	0.000	0.000	0.00%
A5	0.000	0.000	0.000	0.00%
A1/ A3 mixed use	0.000	0.000	0.000	0.00%
'A' Subtotal	0.076	0.1053	-0.029	-19.13%
D1	0.196	0.081	0.1144	18.25%
D2	0.000	0.000	0.0000	0.00%
D1/D2 mixed use	0.000	0.000	0.000	0.00%
'D' Subtotal	0.196	0.081	0.114	25.03%
TOTAL	0.272	0.187	0.085	13.92%

* 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 (2006) 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, there was a net overall loss of floor space 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 (shops, professional and financial services, restaurants and cafes, drinking establishments and hot food take aways). 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, while permission for a net gain in 'D'- type floorspace were given (uses including non-residential institutions, assembly and leisure).

Updated policies will be formed through the Council's new Local Plan , 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. Evidence which will inform such new policies include :

- The Strategic Land Availability Assessment 2012 and updates The Town Centres Study 2010 (Note: Some findings now considered out of date)
- Economic Evidence to support the development of the OAHN for West Essex and East Herts July 2015
- Economic and employment evidence to support the Local Plan and Economic Development Strategy September 2015

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 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 to 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 2014/15 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 230 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, the future configuration of proposed development is dependent upon cross boundary strategic planning with Harlow, Uttlesford and East Herts Councils, given the revocation of the Regional 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 8 - 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
2012/13	89
2013/14	299
Total	3,004

4.2.1.3 Additional Dwellings (Net) in the Monitoring Year

Core Output Indicator H2(b) Net Additional Dwellings – for the Reporting Year

In 2014/15 there were 253 (gross) dwellings completed. This includes some conversions. 23 dwellings were lost during the monitoring year, thus the net total of new dwellings completed is 230. Full details of the dwellings completed in this monitoring period are contained in Appendix 1.

The 2014/15 figure of 230 net housing completions is a marked decrease from the 2013/14 figure of 299. This can be attributed to the fact that a higher proportion of developments with a larger number of plots had been completed in the previous monitoring year compared to this monitoring year. Our figure achieves the target of 230 net additional housing units set for the monitoring year and suggests that the housing requirements of the District are being met and that the District is on course to meet its longer term housing objectives.

These 230 dwellings bring the total number of dwellings completed since the start of the Plan period to 3,234, as detailed below:

Table 9 – Additional Dwellings Completed throughout EEP Period

Monitoring Year	Net Housing Gain
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
2013/14	299
2014/15	230
TOTAL	3,234

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

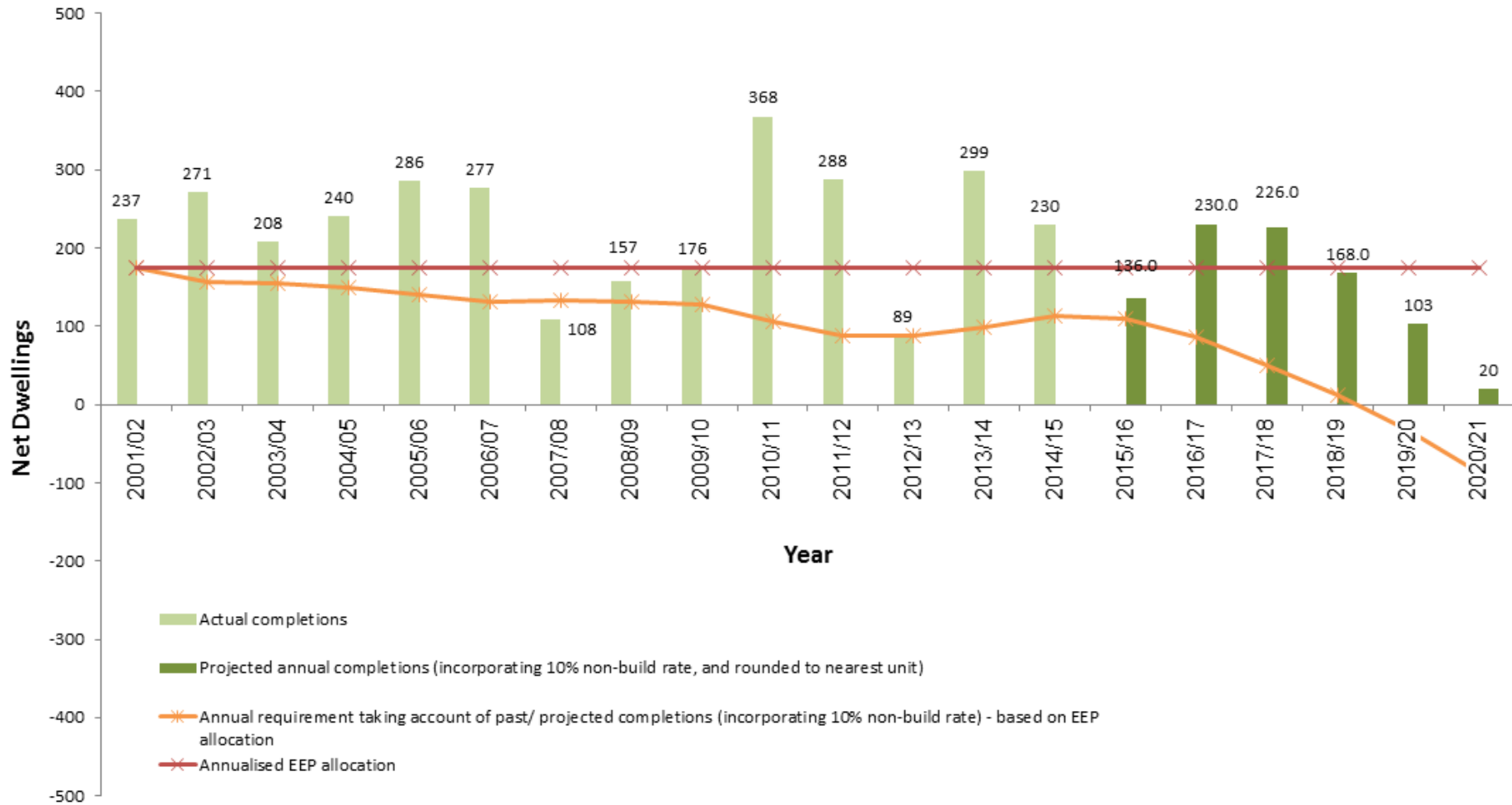
The Housing Trajectory (Chart 1 overleaf), gives more detail as to the projected completion rates over the next five year period. The housing trajectory is identical to the updated 5 year assessment of land supply (2016/17 to 2020/21) as outlined in Table 10.

Table 10 – Total Identified Five Year Housing Supply (2016 to 2011)

Category	Net Dwelling Units
Permission granted, not yet commenced, 10 gross units or more	127
Permission granted, not yet commenced, less than 10 gross units	239
Permission granted, commenced but not completed, 10 gross units or more	234
Permission granted, commenced but not completed, less than 10 gross units	52
Informally identified - adopted development brief	95
Total Identified Housing Supply	747

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 1 – Housing Trajectory



The five year assessment of land supply identifies units to be completed within the five year period, i.e. from 2016/17 to 2010/21. The trajectory continues to predict a slight over-provision of the target within the former East of England Plan.

The above trajectory measures performance against the former East of England Plan as this is last officially adopted housing target applicable to the District. However it is recognised that the EEP has now been revoked. The recently updated SHMA (September 2015) identified an objectively assessed housing need (OAHN) of 46,100 across the SHMA area with a figure of 11,300 units for Epping Forest DC for the 20 year plan period beginning in 2011. This amounts to 565 units annually. However, it has been clarified by Ministerial Statements (*See Brandon Lewis, December 2014*) that an OAHN does not equate to a housing target, particularly in the case of Green Belt Districts which face significant environmental and physical constraints which may impede their ability to cater for the level of housing outlined in their OAHN. The Council is, together with the authorities in the SHMA area, testing the best strategic distribution of the OAHN.

Considering that EFDC is a District covered by 92% Green Belt, further evidence on the capacity of the District to deliver housing taking into account the environmental and physical constraints is required to conclude an appropriate housing target for the plan period in the District. The SHMA identified needs which will need to be rigorously tested through the plan making process and take account of other evidence including the green belt review and settlement capacity studies. These studies and other evidence will help the District identify an appropriate housing target for the District as part of the emerging Local Plan,.

4.2.1.5 *Additional Dwellings on Previously Developed Land*

Core Output Indicator H3

New and Converted Dwellings (Gross) - on Previously Developed Land

In 2014/15, 233 of the 299 total (gross) dwellings completed in Epping Forest District were built on PDL. This equates to 92.09% 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 11 below details the additional Gypsy and Traveller pitches or caravans which were granted planning permission during the monitoring period.

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

Table 11 – Gypsy and Traveller Provision Granted within 2014/15

Application Number	Address	Description	Decision	Decision Date
EPF/1542/14	Hall Mead Nursery Nazeing Road Nazeing Waltham Abbey Essex EN9 2HU	Application for the permanent change of use of land to a residential caravan site for four Gypsy/Traveller families, to contain <u>four static caravans, four touring caravans, four Utility/Dayrooms and parking for 8 vehicles</u> and associated hardstanding.	Grant Permission (With Conditions)	18/11/2014

4.2.1.7 Additional Affordable Housing Units (Gross)

Core Output Indicator H5 *Gross Affordable Housing Completions*

During this monitoring period 48 affordable units were completed. This equates to 18.97% of the gross total of dwellings completed.

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 Management 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 2014/15 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 12 - 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)	<ul style="list-style-type: none"> • Epping Forest (including Wintry Wood, Epping; Garnon Bushes, Coopersale; Yardley Hill, Sewardstonebury; and Lord's Bushes, Buckhurst Hill) • Hainault Forest (partly within the district) • Royal Gunpowder Factory Woodlands, Waltham Abbey • Roding Valley Meadows, between Chigwell and Loughton • Cornmill Stream and Old River Lea, Waltham Abbey • Hunsdon Mead, Roydon (partly within the district) • River Lee Diversion (a very small part of the Chingford reservoirs SSSI)
Local Wildlife Sites (formerly County Wildlife Sites) <i>Note: Local Wildlife Sites have not yet been formally designated. However these will all be shown in the new Local Plan.</i>	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.
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 over enrichment of nutrients in water in the form of phosphate and nitrate, 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 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/countrycare/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 Countrycare 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. 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 has welcomed this proposal, but there remain legal issues to be addressed. Countrycare'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 type. Renewable energy schemes could involve wind turbines, solar panels, combined heat pumps, ground source heat pumps and biomass plants.

Five applications incorporating renewable energy schemes were granted within the monitoring period – their details are shown below in table 13a.

Fifty One schemes involving renewable energy were completed within the monitoring period; the details are shown below in table 13b.

Table 13a – Renewable Energy Schemes Permitted in 2014/15

Application Ref.	Address	Proposal	Decision	Decision Date
EPF/1627/14	Civic Offices 323 High Street Epping Essex CM16 4BZ	Installation of Solar Photo Voltaic (PV) Panels to main civic office roof including a liquid applied coating to existing covering and installation of replacement roof covering and PV Panels to the Condor Building, and associated works.	Grant Permission (With Conditions)	05/09/2014
EPF/0278/15	Holyfield Hall Farm Crooked Mile Waltham Abbey Essex EN9 2EG	Installation of solar panels on the roofs of 4 barns.	Grant Permission	30/03/2015
EPF/1627/14	Civic Offices 323 High Street Epping Essex CM16 4BZ	Installation of Solar Photo Voltaic (PV) Panels to main civic office roof including a liquid applied coating to existing covering and installation of replacement roof covering and PV Panels to the Condor Building, and associated works.	Grant Permission (With Conditions)	05/09/2014
EPF/2033/14	Greens Farm Little Laver Road Moreton Ongar Essex CM5 0JE	Installation of ground mounted photovoltaic panels.	Grant Permission (With Conditions)	24/11/2014
EPF/0217/15	Hydes Farm Epping Lane Stapleford Tawney Essex RM4 1TU	Proposed installation of 24 no. photovoltaic panels on outbuilding roof.	Grant Permission (With Conditions)	26/03/2015

Table 13b – Renewable Energy Schemes Completed in 2014/15

Application Ref.	Address	Proposal	Completion Date
AI/0634/14	21 Horseshoe Close Waltham Abbey Essex EN9 3RX	Initial Notice - Strengthening of Roof Structure to enable Installation of Solar Panels	08/08/2014
NAPIT/005967/14	16 Kingsmead Hill HARLOW Essex CM19 5JG	Install a photovoltaic system House Dwelling	18/08/2014
NAPIT/006300/14	19 Kingsmead Hill HARLOW Essex CM19 5JG	Install a photovoltaic system	30/07/2014
NAPIT/006303/14	Spinney Lodge EPPING Essex CM16 6RZ	Install a photovoltaic system	09/08/2014
NAPIT/006304/14	14 Webster Close Waltham Abbey Essex EN9 3NU	Install a photovoltaic system	14/08/2014
NAPIT/006305/14	45 Walker Avenue ONGAR Essex CM5 0RG	Install one or more new circuits Install a photovoltaic system	27/09/2014
NAPIT/006306/14	99 High Road Buckhurst Hill Essex IG9 5SJ	Install a photovoltaic system	12/09/2014
NAPIT/006307/14	110 Smarts Lane Loughton Essex IG10 4BS	Install a photovoltaic system	17/09/2014
NAPIT/006308/14	3 Bull Farm Cottages HARLOW Essex CM19 5HX	Install a photovoltaic system Install one or more new circuits	08/09/2014
NAPIT/006309/14	9 Lincolns Field Epping Essex CM16 5DY	Install a photovoltaic system Install one or more new circuits	12/09/2014
NAPIT/006310/14	44 High Meadows Chigwell Essex IG7 5JX	Install a photovoltaic system Install one or more new circuits	19/09/2014
NAPIT/006311/14	1 The Coach House ONGAR Essex CM5 9RR	Install a photovoltaic system	30/05/2014
NAPIT/006312/14	45 Walker Avenue ONGAR Essex CM5 0RG	Install a photovoltaic system Install one or more new circuits	27/09/2014
NAPIT/006476/14	98 Luxborough Lane Chigwell Essex IG7 5AA	Install a photovoltaic system	24/09/2014
ELECSA/006558/14	Fairwinds Chapel Lane Chigwell IG7 6JJ	Install a photovoltaic system	07/08/2014
NAPIT/006674/14	29 Gravel Lane Chigwell Essex IG7 6DA	Install a photovoltaic system	14/10/2014
NAPIT/006675/14	29 Regency Close Chigwell Essex IG7 5NY	Install a photovoltaic system	30/09/2014
NAPIT/007035/14	32 Pakes Way, Theydon Bois EPPING Essex CM16 7NA	Install a photovoltaic system Install one or more new circuits	15/10/2014

Application Ref.	Address	Proposal	Completion Date
NAPIT/007037/14	20 Centre Avenue Epping Essex CM16 4JU	Install a photovoltaic system Install one or more new circuits	03/11/2014
BENCHMAR K/007271/14	42 Hanson Drive Loughton Essex IG10 2EB	Install a photovoltaic system	17/11/2014
ELECSA/007276/14	15 Westmede Chigwell IG7 5LR	Install a photovoltaic system	14/11/2014
NAPIT/007699/14	32 Pakes Way EPPING Essex CM16 7NA	Install a photovoltaic system House Dwelling Install one or more new circuits House Dwelling	15/10/2014
NAPIT/007701/14	20 Centre Avenue Epping Essex CM16 4JU	Install a photovoltaic system House Dwelling Install one or more new circuits House Dwelling	03/11/2014
NAPIT/007705/14	10 Springfield Close Ongar Essex CM5 0BB	Install a photovoltaic system House Dwelling	20/11/2014
NAPIT/007706/14	702 High Road Buckhurst Hill Essex IG9 5HY	Install a photovoltaic system House Dwelling	02/06/2014
ELECSA/007564/14	89 Farm Hill Road Waltham Abbey EN9 1NG	Install one or more new circuits Install a photovoltaic system	19/11/2014
ELECSA/007568/14	10 Westmede Chigwell IG7 5LR	Install a photovoltaic system	24/11/2014
NAPIT/007921/14	5 Field Close Buckhurst Hill Essex IG9 5AQ	Install a photovoltaic system	22/11/2014
NAPIT/007922/14	Century House WALTHAM ABBEY Essex EN9 2JF	Install one or more new circuits Install a photovoltaic system	15/11/2014
NAPIT/008135/14	29 Fairlands Avenue Buckhurst Hill Essex IG9 5TF	Install a photovoltaic system	09/12/2014
NAPIT/000136/15	2 Danbury Road Loughton Essex IG10 3AP	Install a photovoltaic system	23/12/2014
NAPIT/000091/15	154 Forest Edge Buckhurst Hill Essex IG9 5AD	Install a photovoltaic system	18/12/2014
NAPIT/000199/15	6 Hyde Mead WALTHAM ABBEY Essex EN9 2HP	Install a photovoltaic system	05/01/2015
NAPIT/000375/15	Beechwood HARLOW Essex CM19 5HX	Install a photovoltaic system	24/01/2015
ELECSA/000445/15	221 Chester Road Loughton IG10 2LL	Install a photovoltaic system	26/01/2015
NAPIT/000607/15	18 Meadow Cross Waltham Abbey Essex EN9 3DJ	Install one or more new circuits Install a photovoltaic system	26/01/2015
NAPIT/000608/15	Esham WALTHAM ABBEY Essex EN9 2EU	Install a photovoltaic system	03/02/2015
NAPIT/000735/15	Beechwood HARLOW Essex CM19 5HX	Install a photovoltaic system	24/01/2015
ELECSA/000798/15	Ivy Cottage Tylers Road ROYDON Harlow CM19 5LJ	Install a photovoltaic system	17/02/2015

Application Ref.	Address	Proposal	Completion Date
NAPIT/001626/15	145 London Road ONGAR Essex CM5 9PP	Install a photovoltaic system	26/02/2015
BENCHMAR K/000909/15	Galley Hill 2a Cluverhambury Kennels Claverhambury Road Waltham Abbey Essex EN9 2BL	Install a photovoltaic system	02/03/2015
ELECSA/000961/15	North Lodge, Colemans Farm Mount Road Theydon Mount CM16 7PP	Install a photovoltaic system	18/02/2015
ELECSA/000962/15	South Lodge, Colemans Farm Mount Road Theydon Mount CM16 7PP	Install a photovoltaic system	18/02/2015
NICEIC/001223/15	191 Lindsey Street Epping CM16 6RF	Install a photovoltaic system	04/07/2014
NICEIC/001224/15	197a The Broadway Loughton IG10 3TE	Install a photovoltaic system	16/09/2014
NICEIC/001225/15	32 Pakes Way Epping CM16 7NA	Install a photovoltaic system	15/10/2014
NAPIT/001632/15	45 Parklands EPPING Essex CM16 7RF	Install a photovoltaic system	09/03/2015
NAPIT/001634/15	15 Sheering Mill Lane SAWBRIDGEWORTH Hertfordshire CM21 9LW	Install a photovoltaic system	20/02/2015
NAPIT/002226/15	Birds Green EPPING Essex CM16 7QH	Install a photovoltaic system Install one or more new circuits	25/03/2015
NAPIT/002228/15	87 Highland Road WALTHAM ABBEY Essex EN9 2PX	Install a photovoltaic system	25/03/2015
NAPIT/002232/15	7 Hornbeam Close Buckhurst Hill Essex IG9 6JS	Install a photovoltaic system	07/03/2015

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 be considered through the Local Plan process and in light of national policy.

The Council now has a [Carbon Reduction and Renewables Energy Assessment 2013](#) 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 most recently published results (from January 2013 to January 2015) are shown in Table 14.

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 nomadic lifestyle.

For Travelling Show people, a yard (also called a plot) tends to be mixed use- i.e. residential with caravans, and with space for storage and maintenance of showground equipment.

Table 14 – CLG Gypsy and Traveller Caravan Count Jan 2013 to Jan 2015

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 2015	16	10	162	172	0	16	0	0	204
Jul 2014	16	17	154	171	0	16	0	0	203
Jan 2014	16	14	144	158	0	17	0	0	191
Jul 2013	16	22	150	172	0	8	0	0	196
Jan 2013	16	23	138	161	0	9	0	0	186

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

An Essex-wide Gypsy and Traveller (and Travelling Showpeople) Accommodation Assessment (GTAA) was published in July 2014 and was included in this Council's Local Plan Evidence Base at a Cabinet meeting on 8th September 2014. This GTAA has identified a need in the district for an additional 112 pitches and 2 yards (for Travelling Showpeople) in the period up to 2033.

Revised Government guidance (Planning policy for traveller sites) published in 2015 has, amongst other alterations, changed the definition to be used for the identification of the numbers of Gypsies and Travellers in the District for the purposes of plan making. This means that those who have permanently ceased travelling, for whatever reason, are no longer to be included. This has necessitated a review of the GTAA numbers, and the Council is currently undertaking face to face interviews with the district's travelling community to identify those who have permanently ceased travelling.

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 15 - 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%
2013/14	11.62	11.62	100.00%
2014/15	33.55	15.12	45.07%
Total	159.38	132.71	80.86%

**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, over half of all glasshouse development permitted within the monitoring year was outside of designated areas. This can be attributed to one major glasshouse development in the Nazing area. The development in question was a large scale expansion of an existing greenhouse operation. While the existing operation was within a designated area, the area of expansion permitted within the monitoring year was outside. The use of non-designated land for this purpose was justified in this case, among other reasons, on

the basis that no designated lands within the district were capable of catering for a greenhouse development of this scale.

Work was undertaken by consultants Laurence Gould Partnership Ltd on a The Lea Valley [Glasshouse Industry: Planning for the future 2012](#). The study recognises that 'The glasshouse sector in the Lea Valley makes a significant economic and employment contribution to the area'. It also found that existing designated lands were not sufficient to fully support the growth and development of the sector. The Council will be seeking to address this issue in the emerging Local Plan.

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 16 and 17. 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 31/3/15 (over 10 financial years). Data is given by settlement, in order to identify whether there is an issue in different areas.

Table 16 – Bungalow Permissions 1/4/05 to 31/3/15

Settlement	Gain of Bungalows	Loss of Bungalows	Settlement Net Gain/Loss
Abness, Beauchamp & Berners Roding	0	0	0
Bobbingworth	2	2	0
Buckhurst Hill	4	5	-1
Chigwell	2	24	-22
Epping	3	11	-8
Fyfield	0	0	0
High Ongar	1	2	-1
Lambourne	0	3	-3
Loughton	8	28	-20
Matching	0	1	-1
Moreton	1	3	-2
Nazeing	5	14	-9
North Weald	2	2	0
Ongar	1	8	-7
Roydon	3	13	-10
Sheering	1	3	-2
Stanford Rivers	6	3	3
Stapleford Abbots	3	9	-6
Theydon Bois	4	12	-8
Waltham Abbey	10	5	5
Willingale	0	1	-1
TOTALS	56	149	-93

Table 17 – Bungalow Completions 1/4/05 to 31/3/15

Settlement	Gain of Bungalows	Loss of Bungalows	Settlement Net Gain/Loss
Abbess, Beauchamp & Berners Roding	1	0	1
Bobbingworth	0	0	0
Buckhurst Hill	1	1	0
Chigwell	2	5	-3
Epping	1	3	-2
Fyfield	1	0	1
High Ongar	0	0	0
Lambourne	0	0	0
Loughton	4	13	-9
Matching	0	1	-1
Moreton	0	0	0
Nazeing	3	5	-2
North Weald	1	1	0
Ongar	5	4	1
Roydon	3	4	-1
Sheering	1	0	1
Stanford Rivers	0	0	0
Stapleford Abbots	0	1	-1
Theydon Bois	4	6	-2
Waltham Abbey	9	1	8
Willingale	0	1	-1
TOTALS	36	46	-10

As can be seen from the data above, in a period of ten years, an actual loss of only 6 bungalows in Theydon Bois has taken place, and 4 have been built, meaning a net loss two bungalows. However, permission for the net loss of 8 bungalows in Theydon Bois has been given over the 10 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 18 shows all housing gains and losses through completions for the same period:

Table 18 – All Housing Completions by Type 1/4/05 to 31/3/15

	Bungalow Completions	All Housing Completions (Including Bungalows)
Gain	36	2,542
Loss	46	265
NET	-10	2,277

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 2014/15

Application Reference	Address	Development Details	Land Status	Dwelling Type	Gross Dwellings Gained	Dwellings Lost	Net Dwellings Gained
EPF/0282/14	Land behind Jennikings Garden Centre 212 Manor Road Chigwell Essex IG7 4JX	Five new flats Chigwell (Heights)	PDL	Flat	5	0	5
EPF/0380/85	Plot 1, 1 Silcocks Cottages, Plot 2, 2 Silcocks Cottages, Silcocks Farm, Epping Road, Roydon, Essex, EN9 2DH	Outline application two houses and vehicular access.	Greenfield	House	2	0	2
EPF/0409/11	1-14 Silver Hind Court (P14) C, 103 Hainault Road, Bald Hind, Hainault Road, Chigwell, Essex, IG7 5DW	Demolition of existing public house and construction of a fourteen unit residential development of 2 and 3 bedroom flats (Revised application with access off Hainault Road)	PDL	Flat	14	0	14
EPF/0011/08	High Laver Hall Farm Matching Road High Laver Ongar Essex CM5 0DU	Conversion of farm office / animal building to residential units.	Greenfield	House	14	0	14
EPF/0071/13	Luana Clyde Road Roydon Harlow Essex EN11 0BE	Proposed demolition of existing bungalow (Luana) and erection of new 2 storey dwelling.	PDL	House	1	1	0
EPF/0095/13	7 Albion Hill Loughton Essex IG10 4RA	Change of use of an existing care home (consisting of 22 rooms) to 7 private residential flats, consisting of 2 x 1-Bed, 4 x 2-Bed and 1 x 3-Bed flats with associated amenity space, on-site car parking, cycle and refuse store. The proposal includes the demolition of the original house dating back to the 1870's and its re-construction, 'like-for-like'.	PDL	Flat	7	0	7

Application Reference	Address	Development Details	Land Status	Dwelling Type	Gross Dwellings Gained	Dwellings Lost	Net Dwellings Gained
EPF/0228/10	The Lodge Carrolls Farm Bury Road London E4 7QN	Demolition of existing house and outbuildings and erection of replacement house.	PDL	House	1	1	0
EPF/0167/11	Now known as 1-12 Wintry Mews, Wintry Park Service Station, 37 Thornwood Road, Epping, Essex, CM16 6SY	Construction of 10 no 2 bed and 2 no 3 bed flats with associated car parking.	PDL	Flat	12	0	12
EPF/0296/14	94 Lawton Road Loughton Essex IG10 2AA	Alterations, extension and change of use of building (former NHS Centre) to 3 no.dwellings (Use Class C3)	PDL	House	3	1	2
EPF/0326/13	Wilbank Nursery Road Nazeing Waltham Abbey Essex EN9 2JE	Removal of existing dwellings and erection of two replacement dwellings including ancillary works.	PDL	House	2	2	0
EPF/0437/13	37 Lower Road Loughton Essex IG10 2RX	Initial notice - Erection of two new dwellings.	PDL	House	2	1	1
EPF/0452/04	Land adj to Oakhill Manor, Oak Hill Road, Stapleford Abbotts	Erection of two storey house. (Revised application)	Greenfield	House	1	0	1
EPF/0518/09	Buckhurst Hill House 214 Queens Road Buckhurst Hill Essex IG9 5AY	Conversion of loft space into two self contained one bedroom flats, demolition of derelict store and rebuilding as additional single storey one bedroom flat and construction of a single storey extension to flat 1.	PDL	Flat	8	4	4
EPF/0535/13	25 Forest Lane, Chigwell, Essex IG7 5AF	Redevelopment of site to form two detached dwellings served by vehicular access and car parking	PDL	House	1	0	1
EPF/0596/11	4a The Cobbins Waltham Abbey Essex EN9 1LH	Demolition of part of no 4 and erection of new detached two storey dwelling house. (Revised application)	PDL	House	1	1	0
EPF/0794/13	15 Carroll Hill Loughton Essex IG10 1NJ	Amendment to EPF/0513/08 (two new dwellings) to omit the garage to the lower ground floor level and replace with a gymnasium.	PDL	House	2	1	1

Application Reference	Address	Development Details	Land Status	Dwelling Type	Gross Dwellings Gained	Dwellings Lost	Net Dwellings Gained
EPF/0795/10	27 St Johns Road adj 29 St John's Road Epping Essex CM16 5DW	Erection of two storey dwelling with additional loft accommodation to side of 29 St Johns Road with associated landscaping works with shared access and parking to the front.	PDL	House	1	0	1
EPF/0821/12	Woodview Cottage, Pynest Green Lane, Waltham Abbey, Essex, EN9 3QL	Replacement of existing dwelling (Revised application)	PDL	House	1	1	0
EPF/0847/08	now known as 92 Lechmere Avenue, adj 94 Lechmere Avenue, Chigwell, Essex, IG7 5EU	Demolish the existing garage and bungalow and construct two new semi-detached houses with integral garages. (Revised application)	PDL	House	2	1	1
EPF/0864/13	Land adjacent to 42 London Road Lambourne Essex RM4 1UX	Erection of a four bedroom detached house.	Greenfield	House	1	0	1
EPF/0963/13	Ryhope Oak Hill Road Stapleford Abbotts Romford Essex RM4 1EH	Demolition of existing bungalow and garage and erection of two detached houses.	PDL	House	2	1	1
EPF/0964/09	Kings Wood Park, Saint Margarets Hospital, The Plain, Epping, Essex, CM16 6TL	Redesign of Type A house type.	PDL	House	1	0	1
EPF/1007/14	3 Cripsey Avenue (Formerly Childrens Home) Ongar Essex CM5 0AT	Conversion of the existing childrens home into 4 residential units with associated amenity and parking	PDL	House	4	0	4
EPF/1020/11, through to EPF/1020/18	208 - 212 High Street Epping Essex CM16 4AQ	PART COMPLETE - Construction of new shell restaurant and 8 flats	PDL	Flat	8	0	8
EPF/1061/12	now known as 230a High Road 230b High Road 230 High Road Loughton Essex IG10 1ET	First floor rear extension, rear dormer window and conversion of upper parts to form 2no flats. (above 230A Costa Coffee)	PDL	Flat	2	0	2

Application Reference	Address	Development Details	Land Status	Dwelling Type	Gross Dwellings Gained	Dwellings Lost	Net Dwellings Gained
EPF/1093/12	23 Paley Gardens Loughton Essex IG10 2AN	Convert existing house to 2x flats.	PDL	House	2	1	1
EPF/1103/05	Knights Hill, 24 Cannons Lane, Fyfield, Ongar, Essex, CM5 0SG	Demolition of existing dwelling, erection of replacement dwelling and new vehicle access. (Revised application)	PDL	House	1	1	0
EPF/1112/05	Smallways Farm Matching Tye Harlow Essex CM5 9JJ	Conversion of barn and stable to two dwellings.	Greenfield	House	2	0	2
EPF/1153/09	Rear of No.103 High Street Now know as Lavender Mews Chipping Ongar Essex CM5	Partial demolition of existing buildings, conversion and adaptation of existing business units to form 3 x 1 bedroom cottages, construction of 2 x 2 bedroom cottages, bin stores, bike stores and provision of parking spaces.	PDL	House	5	0	5
EPF/1236/11	know known as 1a High Road adj 1 High Road North Weald Bassett Epping Essex CM16 6HN	New end of terrace dwelling house. (Revised Application)	PDL	House	1	1	0
EPF/1268/10	7 New Forest Lane Chigwell Essex IG7 5QN	Demolition of existing building and erection of two storey, detached 7 bed dwelling house.	PDL	House	1	1	0
EPF/1399/09	212 Manor Road, Chigwell, Essex, IG7 4JX	Outline planning permission for 68 residential units (52 affordable) including public open space with all matters reserved except access.	PDL	House / Flat	61	0	61
EPF/1409/08	33 Spring Grove, Loughton, Essex, IG10 4QD	Erection of a detached house fronting Summerfield Road. (Amended application)	PDL	House	1	0	1
EPF/1423/11	1 Pavilion Court Darlingtons Of Theydon Bois Coppice Row Theydon Bois Epping Essex CM16 7ES	Demolition of existing garage and construction of two storey block to provide seven, two bed and one, one bed apartment(s) with ground floor patios area and first floor balconies. Associated works involve closure of existing vehicular access, formation of new vehicular access with sliding electronic gates and new pedestrian access. Provision of 13 car parking spaces, turning area, drying area, bin store, bike store, communal open space and landscaping.	PDL	Flat	8	0	8

Application Reference	Address	Development Details	Land Status	Dwelling Type	Gross Dwellings Gained	Dwellings Lost	Net Dwellings Gained
EPF/1507/14	Dental Surgery 19 Church Hill Epping Essex CM16 4RA	Minor Material Amendment to EPF/0396/12 (Conversion of house into two dwellings) to convert dwelling vertically to two houses rather than into two flats	PDL	Flat	2	1	1
EPF/1571/11	14 Audley Gardens , Loughton, Essex, IG10 2EL	Conversion of existing dwelling into two dwellings.	PDL	House	2	1	1
EPF/1590/09	Rear of 31 Church Lane Loughton Essex IG10 1PD	New build two bed dwelling house, to front Carroll Hill. (Revised application)	PDL	House	1	0	1
EPF/1661/11	1-8 Meadow View, Spotted Dog, 2 Ivy Chimneys Road, Epping, Essex, CM16 4EL	Demolition of existing public house and construction of an eight unit residential development.	PDL	House	8	0	8
EPF/1691/12	Radio Tech Radio House Lindsey Street Epping Essex CM16 6RD	Demolition of existing building and construction of 2 residential dwellings. (Amended scheme to that approved under EPF/0207/12 removing integral garages)	PDL	House	2	0	2
EPF/1773/12	39 Tomswood Road Chigwell Essex IG7 5QR	Demolition of existing bungalow, and construction of a new detached two storey house, with double garage and associated landscaping works	PDL	House	1	1	0
EPF/1781/12	661A Copperfield, Chigwell, Essex, IG7 5LA	Change of use from former Council (Housing) office to single self contained one bedroom flat (Residential).	PDL	Flat	1	0	1
EPF/1840/11	now known as 1, 2, 3, 4, 5, 6 Valkyrie 49 Epping New Road Buckhurst Hill Essex IG9 5JT	Proposed conversion of existing dwelling into 5no 2 bed flats and 1no 1 bed flat, proposed two storey rear and side extension with dormers in loft conversion.	PDL	Flat	6	1	5
EPF/1903/13	Cleggan Kennels 7 Claverhambury Road Waltham Abbey Essex EN9 2BL	Demolition of redundant kennels, removal of existing caravan structure and construction of ancillary living accommodation and office/day room to replace previously approved ancillary accommodation (EPF/2230/11)	PDL	House	1	0	1

Application Reference	Address	Development Details	Land Status	Dwelling Type	Gross Dwellings Gained	Dwellings Lost	Net Dwellings Gained
EPF/2200/11	26 Bower Vale Epping Essex CM16 7AS	Construction of two bedroom house	PDL	House	1	0	1
EPF/2202/12	Turnours Yard Gravel Lane Chigwell Essex IG7 6DQ	Change of use of existing three bedroom residential annex (former coach house) within the grounds of Turnours Hall to a single residential dwelling	PDL	House	1	0	1
EPF/2256/12	The Railway Arms, Station Approach, Theydon Bois, Epping, Essex, CM16 7HR	Demolition of the Railway Arms Public House to be replaced by 4 No. 1 bed flats and 6 No. 2 bed flats with associated parking.	PDL	Flat	10	0	10
EPF/2320/11	182 Roding Road Loughton Essex IG10 3BS	Demolition of the existing house and garage. Construction of a block of four one-bedroom flats; new vehicle access cross-over and external landscaping.	PDL	Flat	5	1	4
EPF/2417/11	47 Moreton Road Ongar Essex CM5 0AP	Demolition of existing bungalow and erection of 3 no replacement detached three storey houses including formation of new vehicular access,	PDL	House	3	0	3
EPF/2437/12	22 Palmers Grove Nazeing Waltham Abbey Essex EN9 2QF	Erection of a two bedroom dwelling	PDL	House	1	0	1
EPF/2462/12	153A Princes Road Buckhurst Hill Essex IG9 5DS	Change of use of vacant commercial building from B1/B8 (Business/Storage) use to use as a dwelling, including provision of a north facing dormer window at first floor level and provision of courtyard garden and parking space.	PDL	House	1	0	1
EPF/2463/12	Demolition of 16 garages and the erection of a detached bungalow.	Demolition of 16 garages and the erection of a detached bungalow.	PDL	House	1	0	1
EPF/2664/10	Woolston Manor Abridge Road Chigwell Essex IG7 6BX	Use of 'Motel' building (Use Class C1) for residential purposes as 26 apartments (Use Class C3).	PDL	Flat	26	0	26
			TOTALS		253	24	<u>230</u>

