

Epping Forest District Local Plan

Housing Implementation Strategy

December 2017



This page is intentionally left blank

Contents

1. Introduction.....	1
2. Objectively Assessed Housing Need and Local Plan Housing Requirement....	2
3. Housing Supply, Phasing of Delivery and Five year Housing Land Supply	9
4. Affordable Housing	12
5. Housing mix.....	14
6. Accommodation for Travellers and Travelling Showpeople.....	15
7. The Needs of Different Groups in the Community.....	16
8. Local Plan Delivery and Implementation	19
Appendix 1 – Housing Requirement.....	22
Appendix 2 – Housing Trajectory	223
Appendix 3 – List of Housing Commitments and Phasing.....	25
Appendix 4 – List of Local Plan Housing Allocations and phasing	466
Appendix 5 – List of Commitments and Allocations for Travellers’ sites.....	499

This page is intentionally left blank

1. Introduction

- 1.1 This Housing Implementation Strategy (HIS) has been prepared to support the Submission Version of the Epping Forest District Local Plan 2017 ('the Local Plan'). The requirement to provide a HIS is identified in the National Planning Policy Framework (NPPF) which states that local planning authorities should:

"for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target" (paragraph 47, 4th bullet point)

- 1.2 This report provides updated evidence in relation to housing land supply including the calculation of Epping Forest District's five-year housing supply position, taking into account the requirements of the NPPF and Planning Practice Guidance (PPG). The five-year supply is represented by the period from **1 April 2017 to 31 March 2021**. Additionally, it provides a statement of land supply and phasing arrangements for the Local Plan period to 2033 and presents the housing trajectory as required by the NPPF.
- 1.3 This Strategy sets out the Council's proposed approach to managing the delivery of housing over the Local Plan period to 2033, including market and affordable housing and housing for Travellers. Specifically, it identifies:
- i) The District's Objectively Assessed Housing Need (OAHN) and the Local Plan housing requirements, including provision for travellers and travelling showpeople;
 - ii) The sources contributing to future housing supply and the housing trajectory;
 - iii) The timescales for the phasing and delivery of developments including sites within the Garden Communities;
 - iv) The current Five Year Housing Land Supply position; and
 - v) Actions being undertaken to ensure the Local Plan housing requirements will be met in full and in a timely manner

2. Objectively Assessed Housing Need and Local Plan Housing Requirement

- 2.1 The latest evidence identifying the extent of the Housing Market Area (HMA) and OAHN for Epping Forest District is set out in the West Essex and East Hertfordshire Strategic Housing Market Assessment (SHMA)(2015) and subsequent updates in 2016 and 2017. These documents are jointly prepared, and endorsed by the four participating authorities namely East Herts District Council, Epping Forest District Council, Harlow District Council and Uttlesford District Council. The documents have been used to support the East Herts District Plan examination hearings, for which opened in October 2017.
- 2.2 The 2015 SHMA report concluded that, collectively, the administrative boundaries for the four participating authorities represent the most appropriate “best-fit” for the West Essex and East Hertfordshire HMA (para.2.72). It also concluded that the full OAHN for the whole of the HMA area between 2011 and 2033 was 46,100 dwellings (or 2,095 dwellings per annum), including a requirement for 13,600 affordable homes (or 618 per annum) (para.5.90). Table 1 provides a breakdown of the OAHN requirements for individual authorities.

Table 1: OAHN identified in SHMA 2015

OAHN (dwellings)	East Herts	Epping Forest	Harlow	Uttlesford	Total
Market	12,200	8,100	2,500	9,700	32,500
Affordable	4,200	3,200	3,400	2,800	13,600
Total	16,400	11,300	5,900	12,500	46,100

- 2.3 To assess the sustainability of strategic spatial options for meeting the overall OAHN within the HMA, the west Essex/East Hertfordshire authorities, through the Co-op Member Board, jointly commissioned a ‘Spatial Optioneering’ work. The work has tested options for distributing different levels of growth across the HMA which underpinned the Memorandum of Understanding (MoU) signed in March 2017 by all participating authorities.
- 2.4 The MoU included, amongst other things, an endorsement of an OAHN figure of 51,100 dwellings across the whole HMA. This is higher than the 46,100 figure identified in the 2015 SHMA as the Councils agreed to take into account the likelihood of a possible increase in OAHN as a result of new demographic data i.e. the 2014-based population projections, published after the 2015 SHMA. The MoU also included a spatial distribution of OAHN across the four local authority areas. A breakdown of the distribution is shown in Table 2 on the next page.

Table 2: Spatial distribution of OAHN as agreed in the MoU

Local Authority	Net new dwellings 2011-2033
East Hertfordshire District Council	~ 18,000
Epping Forest District Council	~ 11,400
Harlow District Council	~ 9,200
Uttlesford District Council	~ 12,500
Total across the HMA	~ 51,100
...of which the area in and around Harlow will provide	~ 16,100

2.5 Since the MoU was agreed, a further update of the SHMA was undertaken in July 2017, which considered the latest evidence including the DCLG 2014-based household projections (published July 2016) and the SHMA interim demographic update. This latest update concluded that the overall OAHN for the HMA had increased from 46,100 dwellings to 51,710 dwellings while the need for affordable housing remained largely unchanged from the 2015 SHMA. A revised breakdown for each authority is provided in Table 3 below:

Table 3: OAHN identified in SHMA 2017

	East Herts	Epping Forest	Harlow	Uttlesford	Total
Market + Affordable	18,396	12,573	7,409	13,322	51,710
Affordable only	4,500	3,100	3,400	2,600	13,600

2.6 The latest updates suggested a slightly increased OAHN for three of the four local authorities involved. However, as the increase has been largely anticipated and accounted for in the MoU, the overall housing need across the entire HMA is broadly consistent with what has been agreed in the MoU. The Council therefore accepts that the figure stated in the 2017 SHMA update represents the latest OAHN for the District, which is 12,573 new homes for the Plan period.

2.7 As stated in paragraph 47 of the NPPF, local authorities should “...ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area...”. The Council is satisfied that the approach set out within the MoU will ensure that the OAHN within the HMA as a whole will be met over the course of the Plan period. As agreed and explained in the MoU, the housing requirement for the Epping Forest District Local Plan is 11,400 dwellings.

Annualised housing requirement - addressing undersupply

2.8 The Council is fully committed to meeting the identified housing requirement of 11,400 new homes for the District between 2011 and 2033 (or 518 dwellings per annum). However, given that the Plan period started in 2011, an annualised housing requirement for future years will have to take into account any undersupply since 2011. An undersupply of 1,778 dwellings has been identified between 2011/12 and 2016/17 (see Table 4 below).

Table 4: EFDC Housing Delivery since 2011/12 to 2016/17

Year	Annualised Housing Target	No. Of Housing Completions
2011/12	518	288
2012/13	518	89
2013/14	518	299
2014/15	518	230
2015/16	518	267
2016/17	518	157
Total	3,108	1,330 (average 222 p.a.)

2.9 The Council recognises the need for the Local Plan to address this identified historic undersupply (or shortfall) in the early years of the Plan period. Two main methodological options have been recognised by Local Plan Inspectors as ways in which to address such shortfalls in provision. The first is known as the 'Sedgefield Method', which requires the totality of historic shortfall in provision to be addressed in the five-year period following the adoption of the plan. The second approach, known as the 'Liverpool Method', spreads any historic undersupply in the delivery of housing against the particular local plan requirement evenly across the remaining years of the Plan period. When compared against the Sedgefield Method, the Liverpool Method results in a lower annualised requirement in the first five years. Table 5 below demonstrates how annualised housing requirements for the District differ between the 'Sedgefield Method' and the 'Liverpool Method' for the remaining Plan period between 2017/18 and 2032/33.

Table 5: Local Plan Housing Requirement – Sedgefield Method and Liverpool Method

Method	Housing requirement*		Total
	2017/18-2020/21	2021/22-2032/33	
Sedgefield	4,370 (874 p.a.)	5,700 (518 p.a.)	10,070
Liverpool	3,147 (629 p.a.)	6,923 (629 p.a.)	10,070

*Figures in this table do not include any additional buffer as required by the NPPF but take into account the dwellings delivered between 2011/12 and 2016/17.

2.10 The Planning Practice Guidance (PPG) on housing and economic land availability assessment suggests that local authorities should seek to utilise the Sedgefield approach where possible, but acknowledges that this will not always be achievable. It states that local planning authorities should '*aim to deal with any undersupply within the first 5 years of the Plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the duty to cooperate*' (Paragraph 035 Reference ID: 3-035-20140306). The PPG is, of course, guidance and not policy, and increasingly local planning authorities have adopted alternative approaches to seek to address undersupply as soon as possible while taking into account local circumstances. For example, a number of recently adopted Local Plans, including Basingstoke, Gloucester, Cheltenham and Tewkesbury, High Peak and Lewes, have been successful in providing evidence to the local plan inspector that spreading the shortfall over the full plan period is the most appropriate approach having regard to the particular local circumstances.

2.11 Having regard to national policy and practice guidance, the Council considers the 'Liverpool Method' to be the most appropriate and realistic approach for addressing the identified undersupply in the District since 2011. There are three main reasons for this.

- i) Through a comprehensive site selection process the Council has sought to boost the supply of housing in the short-term by allocating a large number of smaller sites across the District which are considered to be available immediately for housing development. This has been a key consideration through the Site Selection process. However, first and foremost the Council must consider the proper and appropriate planning of the District, and the Council has identified a range of sites in accordance with the spatial strategy in order to ensure that the Local Plan meets both the short and longer term needs of the District. The addition of further smaller site allocations at the expense of large strategic site allocations would unbalance the Plan, leading to less sustainable patterns of development. Larger site allocations generally experience longer lead-in times to delivery, meaning that they are unlikely to make a significant contribution towards the five year land supply, but they also provide a greater critical mass of development in the most sustainable locations, enabling much needed infrastructure delivery. Allocating further small-scale sites in addition to the range of sites already identified for allocation in the Local Plan would lead to unsustainable levels of development placing undue pressure on infrastructure and leading to greater erosion of the Green Belt above and beyond the level required to meet the overall housing requirement for the District.
- ii) The Council must ensure that the Local Plan is realistic and deliverable. As can be seen from the Table 4, average housing completion in the District over the last six years has been 222 p.a., which is significantly lower than the OAHN target of 518 p.a. Through the new Local Plan the Council is looking to significantly increase both its short and long-term supply and to plan for the delivery of at least 3,486 new homes (697p.a.) in the next five years. This

represents an increase of over 200% in the annualised housing delivery rate. Considering the impact of the scale of growth involved both to local infrastructure and to local communities, the Council considers that it would neither be sustainable nor realistic for the Local Plan to address all of its identified undersupply within five years following its adoption. Consideration has also been given to information provided by landowners/developers who are promoting sites in terms of when development will commence and rates of delivery. There are also concerns as to whether the market could feasibly deliver additional growth above and beyond that planned in the next five years, particularly given the extent of the step-change required in housing delivery both in this District and also neighbouring Districts; and

- iii) The Council has sought assistance from neighbouring authorities through ongoing Duty to Cooperate discussions which have taken place through the Cooperation for Sustainable Development Board in order to seek to address identified undersupply within the next five years. This has included Harlow, Uttlesford and East Herts District Councils within the HMA. The Council is seeking confirmation that none of the neighbouring authorities are able to contribute towards the undersupply in the early years of the Plan period, not least because the other Local Plans within the HMA are utilising the same Plan period linked to the joint evidence base, and based on the Council's current understanding they are also likely to need to plan to meet an undersupply from 2011.

2.12 Taking into account the above considerations, the Council believes that the 'Liverpool Method' is the most appropriate and sustainable option for addressing identified undersupply in the Local Plan. To provide further flexibility, the Local Plan incorporates a 'trigger' for partial review should the Plan consistently fail to deliver the required annualised requirements (see paragraph 2.80 of the Submission Version of the Local Plan). It is also the Government's intention to make it compulsory for LPAs to review their Local Plans on a five-year interval so that any undersupply can be identified and addressed promptly where necessary.

Annualised housing requirement – additional buffer

2.13 Paragraph 47 of the NPPF states that local planning authorities should,

'identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;'

2.14 In respect of the Epping Forest District Local Plan, the Council considers that a 5% buffer should be applied. Whilst it is acknowledged that there has been an undersupply since 2011, the Council contends that this does not constitute 'persistent' under delivery. Historically, the Council has a good track record of delivering housing against its identified requirements. As demonstrated in Table 6 below, the Council exceeded the East of England Plan requirement by more than 40% by the end of 2011. This suggests the Council has been able to deliver against its adopted housing requirement. The under delivery since 2011, when the Plan period commenced, is explained by the absence of an up-to-date Local Plan and local constraints including the extent of Green Belt coverage across the District and the wider economic conditions as a result of the recession.

Table 6: Historic Housing Delivery in Epping Forest District 2001/02-2010/11

Year	Housing requirement (East of England Plan)*	Housing Completions (net)
2001/02	175	237
2002/03	175	271
2003/04	175	208
2004/05	175	240
2005/06	175	286
2006/07	150	277
2007/08	150	108
2008/09	150	157
2009/10	150	176
2010/11	150	368
Total	1,625	2,328 (average 233 p.a.)

*Please refer to the Minimum Dwelling Provision table on page 30 of the EEP

2.15 To conclude, for the EFDC Local Plan, the housing requirement is 11,400 new homes as identified in the agreed MoU with other LPAs within the same HMA. The Council has considered how to address identified undersupply since 2011 and the need to allow for choice and competition as stipulated in the NPPF. The most appropriate approach is considered to be the 'Liverpool Method' which would address undersupply evenly across the remaining Plan period. The Council will apply a 5% buffer to the five year land supply requirement in accordance with the requirements set out in the NPPF. Taking into account all of the above, the annualised housing requirement for the remaining Plan period of the EFDC Local Plan is therefore as follows:

Table 7: Local Plan Annualised Housing Requirement

Year	Annualised Housing Requirement*
2017/18	661
2018/19	661
2019/20	661
2020/21	661
2021/22	661
2022/23	615
2023/24	615
2024/25	615
2025/26	615
2026/27	615
2027/28	615
2028/29	615
2029/30	615
2030/31	615
2031/32	615
2032/33	615
Total	10,070

*For detailed calculation please see Appendix 1

3. Housing Supply, Phasing of Delivery and Five year Housing Land Supply

3.1 The Local Plan has identified a total supply of 13,152 homes over the Plan period, which provides for additional flexibility in addition to the requirement of 11,400 homes (please see Appendix 2 for a full Housing Trajectory). The following section provides further details on the supply of housing and how that supply is phased across the Plan period. More detailed phasing of individual sites can be viewed at Appendix 3 and 4.

Historic completions 2011 to 2016

3.2 As indicated in Table 4 above, a net total of 1,330 additional homes have been completed since the start of the Plan period in 2011. The completion data has been used to calculate undersupply of delivery which in turn feeds into requirements for future housing supply for the remaining Plan period.

Commitments and assumed non-delivery

3.3 These are sites with extant planning permission for residential development (see Appendix 3), including sites with a resolution to grant permission subject to the competition of a S106 agreement based on the monitoring data as at 31 March 2017. A total of 1,801 new homes have been identified as a result. Given their status, it is anticipated that these sites will be delivered within the next five years.

3.4 Nevertheless in order to take into account the possibility that some planning permissions may not be implemented, the Council has applied a 10% non-delivery rate to all extant planning permissions. As a result of this, only 1,621 new homes from this category have been counted towards overall housing supply for the Local Plan.

Windfall allowance

3.5 The NPPF allows LPAs to make allowance for windfall sites within their local plans. According to the Council's monitoring data, all of the housing allocations in the existing Local Plan (adopted in 1998) had been realised by 2006. Therefore it can be argued that all new homes completed since 2006 can be treated as windfall development. While the Council does not expect the rate of windfall delivery since 2006 to continue following the adoption of the Local Plan, it is expected that a small amount of windfall allowance is still justifiable given the historic delivery record.

- 3.6 To avoid double counting between windfall sites and commitments the Council has not made any windfall allowance in the first five years following the adoption of the Local Plan. This means that the windfall allowance has not been included as a contribution towards the Council's Five-year Housing Land Supply (discussed further below), notwithstanding the fact that there is still likely to be some element of housing delivery provided as a result of windfall sites. A conservative allowance of 35 dwellings per annum has been applied for the remaining Plan period and a total of 385 new homes from this source will be counted towards the overall supply of new homes up to 2033.

Local Plan housing allocations

- 3.7 Sites from this category form the majority of the new housing supply for the District for the Plan period with a total of 9,816 new homes identified through Local Plan allocations. This includes 88 allocations which are, for the main part small to medium sized housing sites across the District, as well as three new Garden Communities which form part of the Harlow and Gilston Garden Town.
- 3.8 Phasing of development for these allocations varies depending on individual site circumstances. The Council has sought information from landowners and site promoters wherever possible to inform the assumption taken. Generally speaking, smaller sites (approx. <100 homes) which are suitable and immediately available are deemed to be deliverable within the first five years following the adoption of the plan. For larger sites and sites with identified constraints, a longer lead-in time has been built into the housing trajectory to make sure that their delivery timescale is realistic. Details on phasing arrangements can be viewed at Appendix 4.

Local Plan housing supply

Total housing supply for the EFDC Local Plan can therefore be calculated as follows:

Historic completions (1,330)
plus
 Commitments (including 10% non-delivery)(1,621)
plus
 Windfall allowance (385)
plus
 Local Plan allocations (9,816)
equals
13,152

Five Year Housing Land Supply (FYHLS)

3.9 The NPPF requires LPAs to describe how they will maintain delivery of a five-year supply of housing land to meet their housing target. The Council's housing requirement for the remaining Plan period has already been discussed earlier. The following table compares, in five year blocks, the projected rate of housing supply and the annualised housing requirement over the remaining Plan period.

Table 8: Future Housing Requirement and Housing Supply 2017-2033

	2017/18- 2021/22	2022/23- 2026/27	2027/28- 2031/32	2033	Total
Future housing requirement	3,304	3,075	3,075	615	10,070*
Projected Local Plan housing supply	3,486	4,918	3,243	175	11,822
Surplus/deficit	+182	+1,843	+168	-440	+1,752

*Numbers may not add up due to rounding

3.10 The Council's FYHLS position can therefore be calculated as follows:

$$\underline{\underline{3,486 \text{ (Total supply)} / 3,304 \text{ (Five-year housing requirement)} \times 5 = 5.3 \text{ years}}}$$

3.11 It shows that the Council will be able to secure 5.3 years' worth of housing land supply for the five year period between 2017/18 and 2021/22. The delivery rate is expected to further accelerate from 2022 onward as larger allocations begin to deliver. As a result, there would be a significant uplift in supply in comparison with the identified target during the second five year period between 2022/23 and 2026/27. By the end of the Plan period at 2033, a minimum of 13,152 homes is anticipated to have been delivered through the Local Plan, exceeding the identified requirement of 11,400.

4. Affordable housing

- 4.1 The latest update to the 2015 SHMA identified a total need for 3,100 additional affordable homes between 2011 and 2033.
- 4.2 Since the beginning of the Plan period in 2011, a total of 228 affordable homes had been completed in the District (see Table 9 below), which amounts to around 17% of the total housing completions during the same period. This is lower than the current proposed policy requirement of 40% due to the number of smaller schemes approved that were not required to provide any affordable housing, whereas most large developments have secured the full 40% requirement. Through the Local Plan the Council is requiring 40% affordable housing on development sites with 11 homes or more. Where the Council agrees with a developer that on-site affordable housing would not be appropriate, the Local Plan requires the developer to provide a financial contribution that is equivalent to the difference between the development value of the site with 100% market housing and the value with 40% affordable housing provided. The resultant financial contribution will be used to provide affordable housing off-site. The policy position of 40% is supported by viability evidence and is considered to be a realistic and appropriate requirement.
- 4.3 It is acknowledged that not all development sites are required to deliver affordable housing, particularly those comprising less than 11 homes or a gross internal floor area of 1,000sqm. However, given the policy requirement and the robust evidence underpinning the policies, the Council is confident that the provision of 40% of affordable homes on sites of 11 or more homes would provide the most appropriate balance between achieving a meaningful proportion of affordable homes, as well as accommodating any developer contributions, to support both the delivery of affordable homes and the necessary infrastructure subject to individual site viability.

Table 9: Affordable Housing Delivery 2011/12-2016/17

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Affordable housing completions	43	67	9	69	40	0
Total housing completions	288	89	299	230	267	157
%of affordable	15%	75%	3%	30%	15%	0%

- 4.4 Where an applicant submits that it would not be viable to fully comply with the Local Plan affordable housing requirements, they must submit to the Council a viability appraisal showing the amount of affordable housing that could viably be provided. The Local Plan requires that viability appraisals must comply with both national and local guidance. The Council has developed detailed local guidance for applicants, which seeks to ensure that viability appraisals are accurate, reasonable and reflect the true costs and income for the development.

- 4.5 The Council has adopted a separate Housing Strategy that complements the Local Plan and explains in more detail how the planned affordable housing will be delivered. The Council also has an active Strategic Housing Partnership comprising the Council and all of its Preferred Housing Association Partners, who are fully aware of the affordable housing needs of the District and work closely with the Council to ensure its effective delivery. At present, the Council has four Preferred Housing Association Partners, which will be increased to at least six partners, in order to deliver the required affordable housing provided by the Local Plan.
- 4.6 In addition to the Council ensuring that the Local Plan requirements for affordable housing are delivered, tenure mix and quality of new affordable homes are also important. Through the Local Plan the Council will seek to achieve the most appropriate tenure mix, taking into account identified needs (see Table 10 below), and other material considerations including the characteristics of the site, the mix of market housing proposed and viability. The Council will also seek to ensure that all new affordable homes meet or exceed the minimum internal space standards of the Government's Nationally Described Space Standards.

Table 10: Affordable housing mix by Local Authority (SHMA update 2017)

		Affordable Housing Need (dwellings)				
		East Herts	Epping Forest	Harlow	Uttlesford	TOTAL
AFFORDABLE RENT						
Flat	1 bedroom	660	490	240	260	1,600
	2+ bedrooms	360	320	460	190	1,300
House	2 bedrooms	930	510	800	470	2,700
	3 bedrooms	970	790	980	510	3,300
	4+ bedrooms	250	240	170	150	800
Sub-Total		3,200	2,300	2,700	1,600	9,700
% of affordable housing		84%	81%	84%	71%	81%
INTERMEDIATE AFFORDABLE HOUSING						
Flat	1 bedroom	80	50	30	40	200
	2+ bedrooms	70	100	90	90	400
House	2 bedrooms	180	160	160	230	700
	3 bedrooms	240	210	180	250	900
	4+ bedrooms	40	30	30	30	100
Sub-Total		600	500	500	600	2,300
% of affordable housing		16%	19%	16%	29%	19%
TOTAL		3,800	2,900	3,200	2,100	12,000

5. Housing mix

5.1 It is important that the right type and mix of housing is delivered to meet identified need in Epping Forest District. The SHMA (2015) represents the latest evidence in terms of the type and size of housing needed in the District. The SHMA identifies that the greatest need is for housing (as opposed to flats), in particular 3-bedroom units (see Table 11 below).

Table 11: Market and affordable housing mix by Local Authority (SHMA, 2015)

		East Herts	Epping Forest	Harlow	Uttlesford	TOTAL
MARKET HOUSING						
Flat	1 bedroom	710	430	170	140	1,400
	2+ bedrooms	810	450	30	80	1,400
House	2 bedrooms	1,510	1,020	610	690	3,800
	3 bedrooms	5,640	4,090	1,690	4,290	15,700
	4 bedrooms	2,740	1,580	50	3,110	7,500
	5+ bedrooms	770	510	-	1,410	2,700
Total Market Housing		12,200	8,100	2,500	9,700	32,500
AFFORDABLE HOUSING						
Flat	1 bedroom	820	570	100	320	1,800
	2+ bedrooms	470	450	550	330	1,800
House	2 bedrooms	1,210	710	940	850	3,700
	3 bedrooms	1,410	1,180	1,400	1,060	5,100
	4+ bedrooms	310	310	360	220	1,000
Total Affordable Housing		4,200	3,200	3,400	2,800	13,600
TOTAL DWELLINGS		16,400	11,300	5,900	12,500	46,100

5.2 It is important to recognise that the housing mix set out above relates to the District, and the HMA, as a whole rather than being site specific. The mix of housing for individual development proposals will need to take into account a range of factors over and above the identified need including making best use of land, the characteristics and location of the site, the existing housing stock in the area and viability.

5.3 In accordance with Policy H1 of the Local Plan, applicants will need to provide evidence to support and justify the mix of housing proposed (both market and affordable housing) and in doing so take into account the latest housing need evidence such as the SHMA and any subsequent updates. The Council will closely monitor the delivery of all housing types and sizes and regularly review the efficiency and effectiveness of the policy.

6. Accommodation for Travellers and Travelling Showpeople

- 6.1 The Gypsy and Traveller Accommodation Assessment (2017) identifies need for a total of 64 new travellers' pitches and 1 showman's yard across the District between 2011 and 2033. Since 2011, 16 travellers' pitches have been delivered, and 16 additional pitches have been granted planning permissions. This means the Local Plan will have to make provision for a minimum of 32 additional pitches for the remainder of the Plan period. Through the Local Plan, the Council is proposing to allocate 9 travellers' sites which will provide a total of 38 net additional pitches for the travelling communities. This includes 15 new pitches across the new Garden Communities as part of the Harlow and Gilston Garden Town. Provision has also been made to provide 1 additional showman's yard.
- 6.2 The Council acknowledges that the supply of pitches is higher than the identified requirement set out in the GTAA. This is largely due to the fact that extra flexibility will need to be made to provide suitable and available provision for the traveller community as a whole, bearing in mind that some of the permissions granted are linked to specific traveller families, and that private travellers' sites are not always available for those from outside of the family circle.
- 6.3 The Council has also taken into account the changes made in 2015 to the planning definition of travellers. While general assumptions have been made to assess local need under this new definition, additional flexibility has been provided in the Local Plan so that if the local need for new pitches is actually higher than currently estimated that this can be accommodated.
- 6.4 Appendix 5 provides a detailed breakdown of the need and supply for traveller's accommodation in the District across the Plan period.

7. The Needs of Different Groups in the Community

Older people and people with specific needs

- 7.1 In line with national trends, the revised SHMA highlights that there is likely to be a significant increase in the number of people aged 65 and over within the District and the proportion in relation to remainder of the future population. In addition to this increase, the SHMA clarifies that the identified OAHN across the HMA does not include any projected increase in people living in institutions. This is normally considered over and above the OAHN figure. The revised SHMA quantified that the projected increase in the institutional population across the HMA represents a growth of some 1,773 persons over the 22-year period 2011-33. Institutions range from children's homes through to extra care housing and traditional care homes. Consideration will therefore need to be given to institutional needs including for older people.
- 7.2 Enabling older people to live in their own homes for longer is a key ambition of both the Government and Essex County Council's Adult Services Directorate. The way that new homes are designed can help to support this ambition. Changes to the Building Regulations in 2015 (Approved Document M: Volume 1 (Access to and use of dwellings)) requires that all new dwellings comply with 'Category 1: Visitable dwellings', covering accessibility to all properties. However, 'Category 2: Accessible and adaptable dwellings' and 'Category 3: Wheelchair-user dwellings' are optional. It is therefore the role of the Local Plan to identify whether a proportion of dwellings in new developments should comply with the requirements for Category 2 and Category 3 dwellings.
- 7.3 The demographic projections in the revised SHMA indicates that the number of people aged 65 or over is projected to increase by around 47,200 persons over the 22 year period. This is some 73% of the overall growth within the area over the period. This includes around 13,500 persons aged 85 or over (some 21% of the total increase). Whilst many older people may continue to live in their current homes those that do move are likely to need accessible housing. Ensuring that new housing is accessible and adaptable may help to encourage some older people to 'down-size' into more manageable accommodation and enable them to remain at home for as long as possible. Enabling older people to down-size could also free up some larger-sized housing for younger families.
- 7.4 In addition to the future access needs of older people, available data from the Department of Communities and Local Government shows that currently around 1 in 30 households in England (3.3%) have at least one wheelchair user, although the rate is notably higher for households living in affordable housing (7.1%). It is also important to recognise that these proportions are likely to increase over the period to 2033 in the context of the larger numbers of older people projected to be living in the area.

- 7.5 Taking into account the above evidence the Council considers that all new homes (both market and affordable) should be built to Category 2 'Accessible and adaptable dwellings.' Taking such an approach would provide greater flexibility and choice for residents, in terms of the type, size and location of dwellings, and enable them to have a home which is capable of meeting their existing or potential future needs (as all new homes would be capable of adaptation).

People wishing to build their own homes (custom/self-build)

- 7.6 The Housing and Planning Act 2016 places requirements on local planning authorities in respect of custom and self-build housing. However, information taken from the 'Self-Build Portal' run by the National Custom and Self Build Association (NCaSBA) as of July 2015, and the relatively small number of people who have registered their interest on the Council's 'Custom and Self Build Register' indicate extremely limited demand for self-build plots within the District (which was 17 for the base period between 31st Oct 2016 and 30th Oct 2017). Consequently it is considered that there is no evidence of sufficient demand to demonstrate that a specific policy or allocations with regard to custom/self-build housing should be included in the Local Plan, but rather that this is included within a wider policy which supports provision based on need. If demand increases over the period of the plan then opportunities for serviced plots could be made available within strategic allocations to take account of any changes in evidence.

Community-Led Housing Project

- 7.7 The Council is currently working with Uttlesford District Council, Harlow District Council and East Herts District Council on a project to encourage community-led housing development. The project was initiated with the DCLG Community Housing Fund allocated to Uttlesford, East Herts and Epping Forest Districts. The aims and objectives of the project are as follows:
- i) To raise awareness about community-led housing for both the smaller scale, and the large scale new Garden Towns, and provide a framework to consider the delivery, management and long-term stewardship for different types of community-led housing;
 - ii) To help local authority councillors and officers work through options to arrive at housing and neighbourhood opportunities for their whole administrative areas and the new Garden Town that can respond to and facilitate interests in the long-term stewardship of community-led provision, and develop an approach for use in the SHMA area;
 - iii) To identify actions to be taken by the local authorities that can remove blockages to facilitating community-led forms of housing delivery; and
 - iv) To set out how such actions can help deliver other local authority priorities (like a generation of future revenue; delivery of social infrastructure; and preventative action to reduce requirements for social care provision).

7.8 Consultants and members of the Project Steering Group have carried out a range of consultation exercises with stakeholders and are working on developing an action plan by early 2018.

8. Local Plan Delivery and Implementation

- 8.1 Recognising the challenges facing this Council on significantly enhancing housing delivery both in the short term and across the whole Plan period, a number of actions are being undertaken to ensure the Local Plan housing requirement will be met in full and in a timely manner.

Developer Forums

- 8.2 Following the Regulation 18 consultation on the Draft Local Plan, in December 2016 the Council set up two Developer Forums – one for the Garden Town Communities around Harlow (now the Garden Town Developer Forum) and one for the proposed site allocations in the rest of the district. The Developer Forums provide a basis for the long term planning and implementation of sites identified for allocation. It will ensure that a joined up and ‘frontloaded’ approach is taken to the masterplanning, design, phasing and delivery of allocated sites and that all necessary infrastructure is appropriately phased as part of the masterplanning activities, including promoting joint working for sites in multiple ownership, for adjacent allocations and for sites that straddle local authority boundaries.
- 8.3 The Forum for the Garden Town includes representatives from Essex and Hertfordshire County Councils, and East Herts and Harlow District Councils. Where appropriate infrastructure providers and statutory agencies are invited. The Developer Forums will provide a basis to produce and agree Statements of Common Ground and/or Memoranda of Understanding and provide an overview of progress and programming of Strategic Masterplans.
- 8.4 Meetings of the Developer Forums are held quarterly and have been used to provide updates on the Local Plan, and to help with the development of the Infrastructure Delivery Plan. Regular reports are taken to the Council’s Neighbourhood Select Committee to update on meetings and progress.

Frontloading

- 8.5 Alongside the progression of the Local Plan, the Council has been working to establish the necessary processes and arrangements to prepare for the delivery of the level and complexity of development and infrastructure proposed. Through discussions with Council Members, the Developer Forums, the Council’s Local Plan Officer Working Group, and Local Plan Implementation Action Plan Group (a sub-group of the Local Plan Officer Working Group) the Council has begun the process of ‘front-loading’ and managing the strategic growth proposals emerging as part of the submission Local Plan.
- 8.6 ‘Frontloading’ the planning process enables the Council to ensure engagement with site promoters/developers in advance of submission of planning applications in order to ensure that the requirements of development are clearly articulated and understood at the earliest possible opportunity, whilst also enabling the timely delivery of much needed housing in accordance with challenging requirements.

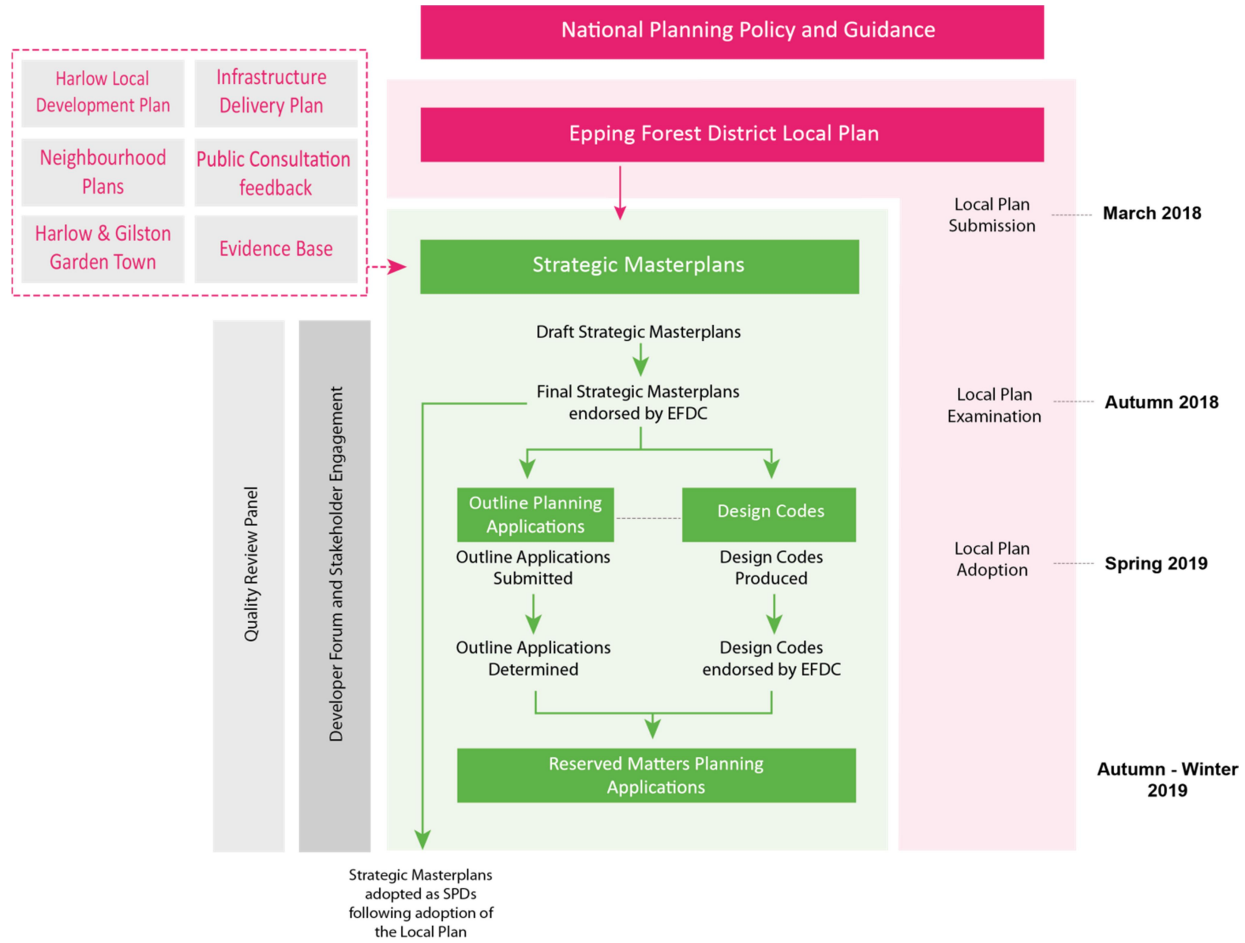
Strategic Masterplans

- 8.7 The production of Strategic Masterplans will enable the Council to shape, manage and coordinate the future planning, design, character and layout of strategic development and infrastructure on key sites. In addition, the Council will require the production of Design Codes to guide and regulate the design of individual sites and / or areas in the future, and use a Quality Review Panel to ensure the expert and impartial review of emerging development schemes prior to the submission of planning applications.
- 8.8 On 15 June 2017 the Cabinet endorsed the future arrangements for the production of Strategic Masterplans. These have subsequently been reviewed and amended, and requirements are set out within the Submission Local Plan. The Council is requiring Strategic Masterplans to be produced in order to frontload the planning process and facilitate the timely delivery of development and infrastructure, rather than delay the delivery of much needed housing (see Figure 1 over page).
- 8.9 The Council is committed to discussing and commencing the production of Strategic Masterplans with relevant site promoters early in 2018 following the Publication of the Submission Local Plan. It is anticipated that the production of Strategic Masterplans will commence during 2018, enabling Outline Planning Applications to follow in late 2018 / early 2019, alongside the Examination and adoption of the Local Plan.

Planning Performance Agreements

- 8.10 A framework for the production of Planning Performance Agreements was endorsed by the Council's Cabinet on 15 June 2017 following discussions with the Developer Forums, Council Members, the Local Plan Officer Working Group and with the Council's Management Board. The Council is seeking to commence discussions with relevant applicants in relation to individual Planning Performance Agreements early in 2018. The Council is also seeking to include key partner organisations, including Essex County Council, Harlow District Council and the Environment Agency as signatories to Planning Performance Agreements.

Figure 1: Planning Process for Strategic Masterplans



*NB, all timescales are indicative and for illustrative purposes only.

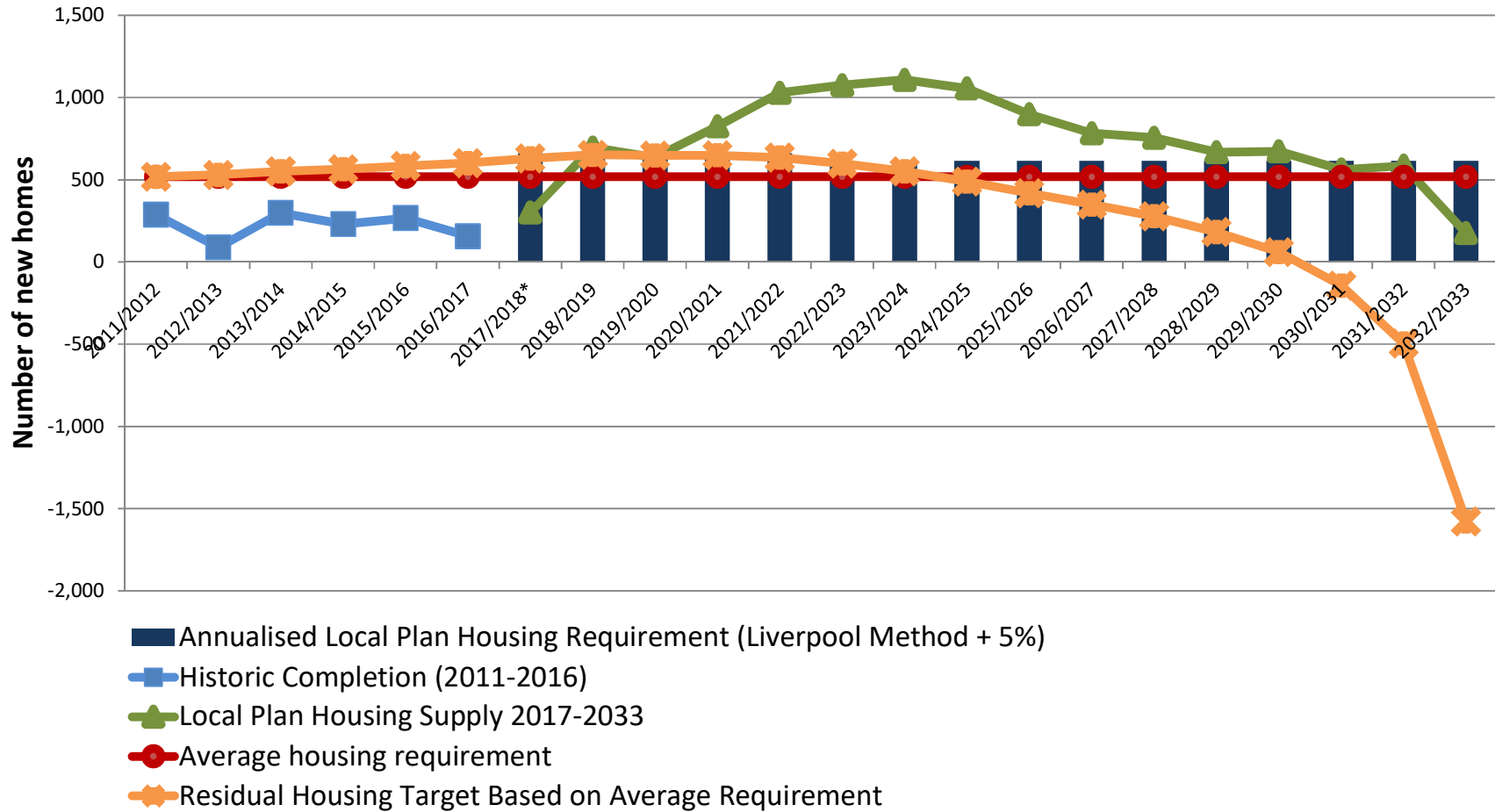
Appendix 1 – Housing Requirement

Housing Supply	Total	Start of Plan Period						Years 1-5					Years 6-10					Years 11-15					Year 16
		11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Annualised housing requirement	11,400	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518
Completions	1,330	288	89	299	230	267	157																
Shortfall	-1,779	-230	-429	-219	-288	-251	-361																
Addressing shortfall (Liverpool Method)	1,779							111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111
NPPF 5% buffer	0							31	31	31	31	31	-14	-14	-14	-14	-14	-14	-14	-14	-14	-14	-14
Annual requirement 2017-2033	10,070							661	661	661	661	661	615	615	615	615	615	615	615	615	615	615	615

Appendix 2 – Housing Trajectory

Housing Supply	Total	Start of Plan Period						Years 1-5					Years 6-10					Years 11-15					Year 16
		11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Completions	1,330	288	89	299	230	267	157																
Commitments (sites with planning permission)	1,801							334	706	563	182	16											
10% non-implementation rate	-180							-33	-71	-56	-18	-2											
Strategic Site Allocations around Harlow	3,900											200	350	400	400	400	400	400	400	400	300	200	50
Other Local Plan Allocations	5,916							61	129	661	864	690	672	620	463	348	321	232	238	227	250	140	
Windfall	385													35	35	35	35	35	35	35	35	35	35
Total Housing Supply	13,152	288	89	299	230	267	157	301	696	636	825	1,028	1,075	1,107	1,055	898	783	756	667	673	562	585	175
Future housing requirement	10,070							661	661	661	661	661	615	615	615	615	615	615	615	615	615	615	615
Residual requirement based on 518pa		518	529	551	579	583	601	629	651	723	745	720	692	647	608	572	525	483	428	368	266	119	-248

EFDC Local Plan Housing Trajectory



Appendix 3 – List of Housing Commitments and Phasing

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/0471/14	Nether Street Depot Dunmow Road Abbess Beauchamp and Berners Roding Ongar Essex CM5 0JT	Abbess Beauchamp and Berners Roding	1	0	1	0	0	0
EPF/1675/16	Apple Tree Farm Woodend Lane Abbess Beauchamp and Berners Roding Ongar Essex CM5 0NU	Abbess Beauchamp and Berners Roding	1	0	1	0	0	0
EPF/1659/14	Bumble Bee Barn Woodend Lane Beauchamp Roding Ongar Essex CM5 0NU	Abbess Beauchamp and Berners Roding	1	0	1	0	0	0
EPF/1116/16	The Depot, Anchor Lane, Abbess Roding, Ongar, Essex CM5 0JR	Abbess Beauchamp and Berners Roding	1	0	1	0	0	0
EPF/1293/16	Field No. 4898 The Assess Woodend Lane Abbess Roding Essex CM5 0FH	Abbess Beauchamp and Berners Roding	1	1	0	0	0	0
EPF/2817/14	The Old Corn Barn Dunmow Road Abbess Beauchamp and Berners Roding Ongar Essex CM5 0PF	Abbess Beauchamp and Berners Roding	6	0	6	0	0	0
EPF/0398/13	Waldas Manor Road Loughton Essex IG10 4RP	Buckhurst Hill	0	0	0	0	0	0
EPF/0520/14	3 Scotland Road Buckhurst Hill Essex IG9 5NP	Buckhurst Hill	0	0	0	0	0	0
EPF/0588/16	52 Stradbroke Grove, Buckhurst Hill, Essex IG9 5PF	Buckhurst Hill	0	0	0	0	0	0
EPF/2773/14	6 Scotland Road, Buckhurst Hill, Essex IG9 5NR	Buckhurst Hill	1	1	0	0	0	0
EPF/3074/15	101 Rous Road, Buckhurst Hill, Essex IG9 6BU	Buckhurst Hill	1	0	1	0	0	0
EPF/1309/15	13 Queens Road , Buckhurst Hill , Essex IG9 5BZ	Buckhurst Hill	1	0	1	0	0	0
EPF/1173/15	12 Elm Close, Buckhurst Hill, Essex IG9 6HL	Buckhurst Hill	0	0	0	0	0	0
EPF/2484/14	Albany Stud Epping New Road Buckhurst Hill Essex IG9 5UA	Buckhurst Hill	1	0	1	0	0	0
EPF/1037/16	15 Queens Road, Buckhurst Hill, Essex IG9 5BZ	Buckhurst Hill	1	0	1	0	0	0
EPF/3265/15	46 Roding Lane, Buckhurst Hill. Essex IG9 6BJ	Buckhurst Hill	1	0	1	0	0	0
EPF/3282/15	1 Princes Way, Buckhurst Hill, Essex IG9 5DU	Buckhurst Hill	1	0	0	1	0	0
EPF/2825/16	142 Buckhurst Way Buckhurst Hill Essex IG9 6HP	Buckhurst Hill	1	0	1	0	0	0
EPF/1310/16	Flat 1 Basement 38 High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1311/16	Flat 2 Basement 38 High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1312/16	Flat 3 Ground Floor 38 High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1313/16	Flat 4 Ground Floor 38 High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/1306/16	40a - Lower Ground Floor High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1307/16	40B - Ground Floor High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1308/16	40C - First Floor High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1309/16	40D - Second Floor High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1314/16	Flat 5 First Floor 38 High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1315/16	Flat 6 Second/Third Floor 38 High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1256/16	Basement Flat 44A High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1302/16	42 - Flat 1 Basement High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1303/16	42 - Flat 2 Ground Floor High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1304/16	42 - Flat 3 First Floor High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1305/16	42 - Flat 4 Second Floor High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1299/16	44B High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1300/16	44C High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1301/16	44D High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/2911/16	15 Queens Road Buckhurst Hill Essex IG9 5BZ	Buckhurst Hill	1	0	1	0	0	0
EPF/1310/16	Flat 1 Basement 38 High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1311/16	Flat 2 Basement 38 High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1312/16	Flat 3 Ground Floor 38 High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1313/16	Flat 4 Ground Floor 38 High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1306/16	40a - Lower Ground Floor High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1307/16	40B - Ground Floor High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1308/16	40C - First Floor High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1309/16	40D - Second Floor High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1314/16	Flat 5 First Floor 38 High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1315/16	Flat 6 Second/Third Floor 38 High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1256/16	Basement Flat 44A High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1302/16	42 - Flat 1 Basement High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1303/16	42 - Flat 2 Ground Floor High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1304/16	42 - Flat 3 First Floor High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1305/16	42 - Flat 4 Second Floor High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1299/16	44B High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1300/16	44C High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/1301/16	44D High Road Buckhurst Hill Essex IG9 5HP	Buckhurst Hill	0	0	0	0	0	0
EPF/0213/16	Land and Garages rear of 54 - 60 Hornbeam Road (Bourne House), Buckhurst Hill, Essex IG9 6JY	Buckhurst Hill	2	0	0	2	0	0
EPF/0234/16	Land and Garages to the rear of 30-34A Hornbeam Road (adj Hornbeam House), Hornbeam Road, Buckhurst Hill Essex IG9 6JT	Buckhurst Hill	2	0	0	2	0	0
EPF/2794/15	Former Electrical Substation, Station Way, Buckhurst Hill, Essex IG9 6LN	Buckhurst Hill	3	0	3	0	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/0215/16	Land and Garages to rear of 2 -12 Hornbeam Road (Hornbeam Close Site B) Buckhurst Hill Essex IG9 6JS	Buckhurst Hill	3	0	0	3	0	0
EPF/0837/16	53 Queens Road Buckhurst Hill Essex IG9 5BU	Buckhurst Hill	3	0	0	0	3	0
EPF/2909/16	149 Princes Road (site to rear of 155 and 155a Princes Road, and to the rear of part of rear car park to Ivydene Court, 152-154 Queens Road) Buckhurst Hill Essex IG9 5DS	Buckhurst Hill	4	0	2	2	0	0
EPF/1348/15	158 Queens Road Buckhurst Hill Essex IG9 5BD	Buckhurst Hill	5	5	0	0	0	0
EPF/2696/13	Former Electrical Substation Station Way Buckhurst Hill Essex IG9	Buckhurst Hill	9	9	0	0	0	0
EPF/1852/16	West Lodge 32 Palmerston Road Buckhurst Hill Essex IG9 5LW and 32 Palmerston Road Buckhurst Hill Essex IG9 5LW	Buckhurst Hill	14	0	7	7	0	0
EPF/2664/14	Willow Park Farm Millers Lane Chigwell Essex IG7 6DG	Chigwell	0	0	0	0	0	0
EPF/2862/15	Willow Park Farm Millers Lane Chigwell Essex IG7 6DG	Chigwell	0	0	0	0	0	0
EPF/2248/16	55 Bracken Drive Chigwell Essex IG7 5RD	Chigwell	0	0	0	0	0	0
EPF/2280/15	21 Chester Road Chigwell Essex IG7 6AH	Chigwell	0	0	0	0	0	0
EPF/1793/14	59 Manor Road Chigwell Essex IG7 5PH	Chigwell	0	0	0	0	0	0
EPF/0342/15	Copperfield Lodge 40a Hainault Road Chigwell Essex IG7 6QX	Chigwell	0	0	0	0	0	0
EPF/0588/15	46 Courtland Drive Chigwell Essex IG7 6PW	Chigwell	0	0	0	0	0	0
EPF/2915/15	1 Riverside Cottage Roding Lane Chigwell Essex IG7 6BH	Chigwell	0	0	0	0	0	0
EPF/0129/14	49 Chigwell Rise Chigwell Essex IG7 6AQ	Chigwell	0	0	0	0	0	0
EPF/0641/14	17 Great Owl Road Chigwell Essex IG7 6AL	Chigwell	0	0	0	0	0	0
EPF/2303/14	27 Tomswood Road Chigwell Essex IG7 5QP	Chigwell	0	0	0	0	0	0
EPF/0879/15	2A Chester Road Chigwell Essex IG7 6AJ	Chigwell	0	0	0	0	0	0
EPF/1808/13	102 Manor Road Chigwell Essex IG7 5PQ	Chigwell	0	0	0	0	0	0
EPF/0222/14	3 Meadow Way Chigwell Essex IG7 6LP	Chigwell	0	0	0	0	0	0
EPF/0291/14	Bretts Rolls Park Chigwell Essex IG7 6DJ	Chigwell	0	0	0	0	0	0
EPF/1006/14	Globe Cottage Lambourne Road Chigwell Essex IG7 6HA	Chigwell	0	0	0	0	0	0
EPF/1129/14	Wetheral Vicarage Lane Chigwell Essex IG7 6LS	Chigwell	0	0	0	0	0	0
EPF/2602/14	46 Stradbroke Drive Chigwell Essex IG7 5QZ	Chigwell	0	0	0	0	0	0
EPF/0788/15	Brendene 213 Lambourne Road Chigwell Essex IG7 6JP	Chigwell	0	0	0	0	0	0
EPF/2971/15	13 New Forest Lane Chigwell Essex IG7 5QN	Chigwell	0	0	0	0	0	0
EPF/3170/15	Hillcrest 136 High Road Chigwell Essex IG7 5BQ	Chigwell	0	0	0	0	0	0
EPF/1006/15	Oak Lea House Vicarage Lane Chigwell Essex IG7 6LS	Chigwell	0	0	0	0	0	0
EPF/0671/16	Roding Cottage Roding Lane Chigwell Essex IG7 6BE	Chigwell	0	0	0	0	0	0
EPF/0392/16	The Chestnuts Vicarage Lane Chigwell Essex IG7 6LT	Chigwell	0	0	0	0	0	0
EPF/2665/16	Haylands 48 High Road Chigwell Essex IG7 6DL	Chigwell	0	0	0	0	0	0
EPF/1550/16	106 Manor Road Chigwell Essex IG7 5PQ	Chigwell	0	0	0	0	0	0
EPF/1158/13	55 Bracken Drive Chigwell Essex IG7 5RD	Chigwell	1	1	0	0	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/1178/13	62 Lechmere Avenue Chigwell Essex IG7 5ET	Chigwell	1	1	0	0	0	0
EPF/1331/12	38 Forest Lane Chigwell Essex IG7 5AE	Chigwell	1	1				
EPF/0166/16	The Grange 75 High Road Chigwell Essex IG7 6DL	Chigwell	1	0	1	0	0	0
EPF/1419/14	25 Forest Avenue Chigwell Essex IG7 5BP	Chigwell	1	0	1	0	0	0
EPF/1419/14	25 Forest Avenue Chigwell Essex IG7 5BP	Chigwell	1	1	0	0	0	0
EPF/2013/13	Land to rear 2 Forest Lane Chigwell Essex IG7 5AE	Chigwell	1	1	0	0	0	0
EPF/1101/12	Rear of 2 Forest Lane Chigwell Essex IG7 5AE	Chigwell	1	1	0	0	0	0
EPF/1111/15	Land adjacent 2 Mount Pleasant Road Chigwell Essex IG7 5EP	Chigwell	1	0	1	0	0	0
EPF/1897/10	63 Manor Road, Chigwell, IG7 5PH	Chigwell	0	0	0	0	0	0
EPF/0295/15	1 Dickens Rise Chigwell Essex IG7 6PA	Chigwell	1	1	0	0	0	0
EPF/0265/15	12 Ingleby Gardens Chigwell Essex IG7 6EH	Chigwell	1	0	1	0	0	0
EPF/1279/15	26 Meadow Way Chigwell Essex IG7 6LR	Chigwell	1	0	1	0	0	0
EPF/1873/15	Barn off Millers Lane Chigwell Essex	Chigwell	1	0	0	1	0	0
EPF/0339/14	Land adjacent 40 Woolhampton Way Chigwell Essex IG7 4QH	Chigwell	1	0	1	0	0	0
EPF/0866/14	104 Luxborough Lane Chigwell Essex IG7 5AA	Chigwell	1	0	1	0	0	0
EPF/1272/14	Patashalls Pudding Lane Chigwell Essex IG7 6BY	Chigwell	1	0	1	0	0	0
EPF/1807/14	40 Woolhampton Way Chigwell Essex IG7 4QH	Chigwell	1	0	1	0	0	0
EPF/2017/14	64 Hainault Road Chigwell Essex IG7 5DQ	Chigwell	1	0	0	1	0	0
EPF/2446/15	Woodlands 152 High Road Chigwell Essex IG7 5BQ	Chigwell	1	0	1	0	0	0
EPF/2485/15	88 Lambourne Road Chigwell Essex IG7 6EN	Chigwell	1	0	1	0	0	0
EPF/0575/15	21 Stradbroke Drive Chigwell Essex IG7 5QU	Chigwell	1	1	0	0	0	0
EPF/0247/09	Land Adj to Copperfield Lodge 40a Hainault Road Chigwell Essex	Chigwell	1	0	1	0	0	0
EPF/0265/16	Land adjacent to 2 Mount Pleasant Road Chigwell Essex IG7 5ER	Chigwell	1	0	0	1	0	0
EPF/1435/16	120 Luxborough Lane Chigwell Essex IG7 5AA	Chigwell	1	1	0	0	0	0
EPF/2602/16	46 Meadow Way Chigwell Essex IG7 6LR	Chigwell	1	0	1	0	0	0
EPF/2262/16	Land adjacent 41 Manor Road Chigwell Essex IG7 5PL	Chigwell	1	1	0	0	0	0
EPF/2156/13	Chigwell Cars 183 Manor Road Chigwell Essex IG7 5QB	Chigwell	2	2	0	0	0	0
EPF/0337/16	Plot Between 2 and 3 Station Road Chigwell Essex IG7 6QT	Chigwell	2	0	2	0	0	0
EPF/1790/14	Land adj to 1 Grange Crescent Chigwell Essex IG7 5JB	Chigwell	2	2	0	0	0	0
EPF/2173/16	Little London Farm Gravel Lane Chigwell Essex IG7 6DQ	Chigwell	2	0	2	0	0	0
EPF/0610/16	9 Hainault Road Chigwell Essex IG7 6QU	Chigwell	3	3	0	0	0	0
EPF/2414/13	Faversham Hall 13 Faversham Close Chigwell Essex IG7 6HB	Chigwell	3	3	0	0	0	0
EPF/2414/13	Faversham Hall 13 Faversham Close Chigwell Essex IG7 6HB	Chigwell	3	3	0	0	0	0
EPF/0679/15	160 Manor Road Chigwell Essex IG7 5PX	Chigwell	3	3	0	0	0	0
EPF/1010/15	New Barns Farm Roding Lane Chigwell Essex IG7 6BJ	Chigwell	3	3	0	0	0	0
EPF/0341/16	Home Farm 5 High Road Chigwell Essex IG7 6DL	Chigwell	3	0	0	3	0	0
EPF/2079/14	Land between Parkview & 1 Station Road and Land between 4 & 5 Station Road Chigwell Essex IG7	Chigwell	0	0	0	0	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
	6QT							
EPF/0410/16	Woodlands 152 High Road Chigwell Essex IG7 5BQ	Chigwell	4	0	0	4	0	0
EPF/2198/16	60, 62, 64, 66 (Plots 25 to 28) Park View Former Tottenham Hotspur Training Ground Luxborough Lane Chigwell Essex IG7 5AB	Chigwell	4	0	4	0	0	0
EPF/1891/15	The Paddock Grove Lane Chigwell Essex IG7 6JF	Chigwell	8	0	4	4	0	0
EPF/1629/14	Key West 120 High Road Chigwell Essex IG7 5AR	Chigwell	11	5	6	0	0	0
EPF/1919/16	185 High Road Chigwell Essex IG7 6NU	Chigwell	12	0	6	6	0	0
EPF/0320/10	113 & 115 Grange Crescent, Chigwell, IG7 5JD	Chigwell	12	12	0	0	0	0
EPF/2899/15	Chigwell County Primary School High Road Chigwell Essex IG7 6DW	Chigwell	32	0	10	10	12	0
EPF/1862/15	Chigwell Grange High Road Chigwell Essex IG7 6DP	Chigwell	43	20	23	0	0	0
EPF/0853/14	Tottenham Hotspur Training Ground Luxborough Lane Chigwell Essex	Chigwell	56	0	0	26	30	0
EPF/0891/13	11 Bower Hill Epping Essex CM16 7AD	Epping	0	0	0	0	0	0
EPF/2829/16	83 Bell Common Epping Essex CM16 4DZ	Epping	0	0	0	0	0	0
EPF/0393/16	3 Kendal Avenue Epping Essex CM16 4PN	Epping	0	0	0	0	0	0
EPF/0926/16	25 Bower Hill Epping Essex CM16 7AL	Epping	0	0	0	0	0	0
EPF/1127/16	Warren Lodge High Road Epping Essex CM16 5HN	Epping	1	0	1	0	0	0
EPF/1623/14	Garage Site Amesbury Close Epping Essex CM16 4JA	Epping	1	1	0	0	0	0
EPF/2683/13	10c Clarkes Mews Hemnall Street Epping Essex CM16 4LW	Epping	0	0	0	0	0	0
EPF/0934/14	66 Bower Hill Epping Essex CM16 7AW	Epping	1	1	0	0	0	0
EPF/1399/15	15 Bell Common Epping Essex CM16 4DY	Epping	1	0	0	1	0	0
EPF/2544/13	30 Bower Hill Epping Essex CM16 7AD	Epping	1	1	0	0	0	0
EPF/1529/15	Land Adj. to 71 Centre Drive Epping Essex CM16 4JF	Epping	1	0	1	0	0	0
EPF/1786/15	65 Ivy Chimneys Road Epping Essex CM16 4EP	Epping	1	0	1	0	0	0
EPF/2373/15	263 High Street Epping Essex CM16 4BP	Epping	1	0	1	0	0	0
EPF/2821/15	Garage block to side of 14/16 Amesbury Close Epping Essex	Epping	1	0	1	0	0	0
EPF/2905/15	5 Coopersale Common Coopersale Epping Essex CM16 7QS	Epping	1	0	1	0	0	0
EPF/1992/14	148 High Street Epping Essex CM16 4AG	Epping	2	2	0	0	0	0
EPF/2181/14	50A Hemnall Street Epping Essex CM16 4LS	Epping	2	2	0	0	0	0
EPF/0188/15	Harness Cottage Lower Bury Lane Epping Essex CM16 5HA	Epping	0	0	0	0	0	0
EPF/0735/15	Home Farm Barns Stewards Green Road Fiddlers Hamlet Epping Essex CM16 7PG	Epping	2	2	0	0	0	0
EPF/0395/14	51a and 53a High Street Epping Essex CM16 4BA	Epping	2	0	2	0	0	0
EPF/1172/15	Land adj to no. 24 Vicarage Road Coopersale Epping Essex	Epping	2	0	2	0	0	0
EPF/1530/15	Garage Court to rear of Centre Avenue Epping Essex CM16 4JH	Epping	2	0	2	0	0	0
EPF/1769/15	Garages adjacent 36 Springfield Epping Essex CM16 4LA	Epping	2	2	0	0	0	0
EPF/2452/16	3 Kendal Avenue Epping Essex CM16 4PN	Epping	2	0	2	0	0	0
EPF/0623/16	Poppy's Café 309 -311 High Street Epping Essex CM16 4DA	Epping	2	0	0	2	0	0
EPF/0623/16	Poppy's Cafe 309 -311 High Street Epping Essex CM16 4DA	Epping	2	2	0	0	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/2795/15	287 - 291 High Street Epping Essex CM16 4DA	Epping	3	0	3	0	0	0
EPF/1326/14	121 - 123 High Street Epping Essex	Epping	3	3	0	0	0	0
EPF/2612/14	120 High Street Epping Essex CM16 4AG	Epping	0	0	0	0	0	0
EPF/1690/16	Broadbanks Ivy Chimneys Epping Essex CM16 4EL	Epping	3	0	3	0	0	0
EPF/1531/15	Garage Court North of 52 Stewards Green Road Epping Essex CM16 7DA	Epping	4	0	4	0	0	0
EPF/1767/15	Garages adjacent 17 Springfield Epping Essex CM16 4LA	Epping	4	0	4	0	0	0
EPF/1770/15	Garages adjacent 44 Parklands Coopersale Epping Essex CM16 7RE	Epping	4	0	4	0	0	0
EPF/2351/15	Garage court to rear of Centre Avenue Epping Essex CM16 4JH	Epping	4	0	4	0	0	0
EPF/0363/15	214-216 High Street Epping Essex CM16 4AQ	Epping	5	0	5	0	0	0
EPF/0958/15	144 High Street Epping Essex CM16 4AS	Epping	6	0	6	0	0	0
EPF/0663/15	Epping Magistrates Court Hemnall Street Epping Essex CM16 4LU	Epping	8	0	8	0	0	0
EPF/2126/11	Billie Jeans 26 High Street Epping Essex CM16 4AE	Epping	12	0	12	0	0	0
EPF/0987/14	54 Centre Drive Epping Essex CM16 4JF	Epping	0	0	0	0	0	0
EPF/2163/15	Allotments rear of 8 To 22 Institute Road Coopersale Epping Essex CM16 7QY	Epping	18	0	0	9	9	0
EPF/1001/16	24 Lindsey Street Epping Essex CM16 6RD	Epping	1	0	0	1	0	0
EPF/2199/16	2 Chapel Road Epping Essex CM16 5DS	Epping	1	1	0	0	0	0
EPF/0747/16	108 - 110 High Street Epping Essex CM16 4AF	Epping	1	0	0	1	0	0
EPF/1040/16	Land between No. 10 & 12 Sunnyside Road Epping Essex CM16 4JW	Epping	1	0	0	1	0	0
EPF/1132/16	Rear of 160 High Street Epping Essex CM16 4AQ	Epping	1	0	0	1	0	0
EPF/2121/15	The White House Epping Green Epping Essex CM16 6PU	Epping Upland	1	0	1	0	0	0
EPF/0174/16	Pinch Timber Farm Upland Road Epping Upland Epping Essex CM16 6PG	Epping Upland	1	0	1	0	0	0
EPF/0634/15	Dutch Barn Marles Stud Upland Road Epping Upland Epping Essex CM16 6PF	Epping Upland	1	1	0	0	0	0
EPF/2891/16	Gills Farm Epping Upland Epping Essex CM16 6PL	Epping Upland	1	1	0	0	0	0
EPF/0206/17	Peacock Farm Epping Long Green Epping Upland Epping Essex CM16 6QN	Epping Upland	1	1	0	0	0	0
EPF/1288/15	Land Adjacent to No. 2 Pump Lane Epping Green Epping Essex CM16 6PP	Epping Upland	2	2	0	0	0	0
EPF/1640/15	The White House Epping Green Essex CM16 6PU	Epping Upland	2	0	2	0	0	0
EPF/0910/14	The White House Epping Road Epping Upland Epping Essex CM16 6PU	Epping Upland	2	0	2	0	0	0
EPF/2347/14	Dutch Barn Takeleys Manor Upland Road Epping Upland Epping Essex	Epping Upland	2	2	0	0	0	0
EPF/2940/15	Buildings and land at Epping Long Green Epping Upland Epping Essex CM16 6QL	Epping Upland	4	0	4	0	0	0
EPF/1970/13	Rosebank Norwood End Fyfield Ongar Essex CM5 ORL	Fyfield	0	0	0	0	0	0
EPF/1519/14	Three Acre Farm Birds Green Fyfield Essex CM5 OPR	Fyfield	1	0	1	0	0	0
EPF/0362/16	The Old Forge Dunmow Road Fyfield Ongar Essex CM5 ONN	Fyfield	1	1	0	0	0	0
EPF/0201/15	Land adjoining Yew Tree House Dunmow Road Fyfield Ongar Essex CM5 ORH	Fyfield	2	0	2	0	0	0
EPF/2553/15	Greens Farm Norwood End Fyfield Ongar Essex CM5 ORL	Fyfield	2	2	0	0	0	0
EPF/0615/15	Poultry Farm Norwood End Fyfield Ongar Essex	Fyfield	3	3	0	0	0	0
EPF/2781/14	Long Acre Norwood End Fyfield Ongar Essex CM5 ORN	Fyfield	0	0	0	0	0	0
EPF/2677/13	250 Nine Ashes Road Nine Ashes Ingatestone Essex CM4 OJZ	High Ongar	0	0	0	0	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/0765/14	202 Nine Ashes Road Nine Ashes High Ongar Ingatestone Essex CM4 0JY	High Ongar	0	0	0	0	0	0
EPF/0938/16	Prospect Villas Norton Heath Road - Old A414 High Ongar Ingatestone Essex CM4 0LQ	High Ongar	0	0	0	0	0	0
EPF/2159/14	Barn and Dairy Little Forest Hall Norton Lane High Ongar Ongar Essex CM5 9RS	High Ongar	1	1	0	0	0	0
EPF/1794/15	Spinney Mead Farm Mill Lane High Ongar Essex CM5 9RQ	High Ongar	1	1	0	0	0	0
EPF/0053/15	164 Nine Ashes Road High Ongar Ongar Essex CM4 0JY	High Ongar	1	0	1	0	0	0
EPF/1798/15	The Manor House Rookery Road High Ongar Ingatestone Essex CM4 0LG	High Ongar	1	0	1	0	0	0
EPF/2235/15	Kings Brasserie King Street High Ongar Ongar Essex CM5 9NS	High Ongar	1	0	1	0	0	0
EPF/2294/15	Old Mission Hall Willingale Road High Ongar Ongar Essex CM4 0LH	High Ongar	1	0	1	0	0	0
EPF/2435/15	Carpenters Forest Hall High Ongar Ongar Essex CM5 9RS	High Ongar	1	0	1	0	0	0
EPF/1802/15	Cozens Farm Chelmsford Road High Ongar Ongar Essex CM5 9NX	High Ongar	1	1	0	0	0	0
EPF/0979/03	Norton Field Farm, Norton Lane, High Ongar, CM4 0LN	High Ongar	1	1	0	0	0	0
EPF/2132/16	Rileys Stable Yard Woolmongers Lane High Ongar Ongar Essex CM4 0JX	High Ongar	1	0	1	0	0	0
EPF/0611/16	Timber Barn at The Manor House Rookery Road High Ongar Ingatestone Essex CM4 0LG	High Ongar	1	1	0	0	0	0
EPF/2066/15	Ashlings Farm House Ashlings Farm Lane High Ongar Essex CM4 0JU	High Ongar	2	0	2	0	0	0
EPF/0214/16	Land and Garages at Millfield High Ongar Ongar Essex CM5 9RJ	High Ongar	2	0	0	2	0	0
EPF/2951/16	Cozens Farm Chelmsford Road High Ongar Ongar Essex CM5 9NX	High Ongar	2	0	2	0	0	0
EPF/1297/14	44 Hoe Lane Abridge Romford Essex RM4 1AU	Lambourne	0	0	0	0	0	0
EPF/2633/14	Bishops Hall New Road Lambourne End Romford Essex RM4 1AJ	Lambourne	0	0	0	0	0	0
EPF/0412/15	46 New Farm Drive Abridge Romford Essex RM4 1BT	Lambourne	0	0	0	0	0	0
EPF/0300/14	Great Downs Farm London Road Abridge Romford Essex RM4 1XU	Lambourne	0	0	0	0	0	0
EPF/1558/09	North Barn New Farm Drive Abridge Essex RM4 1BU	Lambourne	1	1	0	0	0	0
EPF/0195/14	Alderwood (to the rear of Alderwood Barns) New Farm Drive Lambourne Romford Essex	Lambourne	1	0	1	0	0	0
EPF/1401/14	Piggotts Farm Abridge Road Theydon Bois Essex RM4 1TX	Lambourne	1	0	1	0	0	0
EPF/0538/16	Rear of 5 Gould Cottages Market Place Abridge Romford Essex RM4 1UA	Lambourne	1	0	1	0	0	0
EPF/1991/15	Land to the rear of the Old Brewery Market Place / Willow Tree Close Abridge Essex RM4 1UA	Lambourne	1	0	1	0	0	0
EPF/2045/15	NHS Radio Mast site New Road Lambourne End Essex RM4 1AR	Lambourne	1	0	1	0	0	0
EPF/3000/14	Land to rear of 42 -62 Hoe Lane Lambourne Essex RM4 1AU	Lambourne	1	1	0	0	0	0
EPF/0685/16	Oak Cottage 42 London Road Lambourne Romford Essex RM4 1UX	Lambourne	1	0	0	1	0	0
EPF/0300/14	Great Downs Farm London Road Abridge Romford Essex RM4 1XU	Lambourne	0	0	0	0	0	0
EPF/1743/16	3 & 4 Lambourne Square Manor Road Lambourne Essex RM4 1NJ	Lambourne	2	0	2	0	0	0
EPF/2006/14	The Retreat Market Place Abridge Romford Essex RM4 1UA	Lambourne	4	2	0	2	0	0
EPF/2958/16	Auction House Market Place Abridge Essex RM4 1UA	Lambourne	4	0	4	0	0	0
EPF/1299/15	Arabin House Manor Road High Beech Loughton Essex IG10 4AD	Loughton	-2	-2	0	0	0	0
EPF/3120/15	24 Albion Hill Loughton Essex IG10 4RD	Loughton	0	0	0	0	0	0
EPF/2676/13	38 Stanmore Way Loughton Essex IG10 2SA	Loughton	0	0	0	0	0	0
EPF/2722/13	40 Sparelease Hill Loughton Essex IG10 1BT	Loughton	0	0	0	0	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/1527/14	Bantham Cottage Wellington Hill Loughton Essex IG10 4AH	Loughton	0	0	0	0	0	0
EPF/0617/16	60 Tycehurst Hill Loughton Essex IG10 1DA	Loughton	0	0	0	0	0	0
EPF/0427/15	29 Alderton Hill Loughton Essex IG10 3JD	Loughton	0	0	0	0	0	0
EPF/1115/12	12 Firs Drive Loughton Essex IG10 2SL	Loughton	0	0	0	0	0	0
EPF/1192/15	52 Ollards Grove Loughton Essex IG10 4DW	Loughton	0	0	0	0	0	0
EPF/2178/13	Sainsburys & Units 2-8 and 14-18 Torrington Drive Loughton Essex IG10 3SZ	Loughton	0	0	0	0	0	0
EPF/1912/15	31 Traps Hill Loughton Essex IG10 1SZ	Loughton	0	0	0	0	0	0
EPF/2691/15	14 Alderton Hill Loughton Essex IG10 3JB	Loughton	0	0	0	0	0	0
EPF/3112/15	1 Hillcrest Road Loughton Essex IG10 4QH	Loughton	0	0	0	0	0	0
EPF/0953/16	31 Upper Park Loughton Essex IG10 4EY	Loughton	0	0	0	0	0	0
EPF/1665/16	21 Alderton Hill Loughton Essex IG10 3JD	Loughton	0	0	0	0	0	0
EPF/1101/16	4 West View Loughton Essex IG10 1TA	Loughton	0	0	0	0	0	0
EPF/2969/15	Debden Hall Debden Green Loughton Essex IG10 2NZ	Loughton	0	0	0	0	0	0
EPF/2020/14	1 Warren Hall Manor Road Loughton Essex IG10 4RP	Loughton	1	1	0	0	0	0
EPF/1107/14	74 Oakwood Hill Loughton Essex IG10 3EP	Loughton	0	0	0	0	0	0
EPF/1042/13	Loughton Baptist Church High Road Loughton Essex IG10 4QU	Loughton	1	1	0	0	0	0
EPF/0557/13	24 Albion Park Loughton Essex IG10 4RB	Loughton	1	1	0	0	0	0
EPF/2198/15	Dragons Nursery Road Loughton Essex IG10 4DZ	Loughton	1	1	0	0	0	0
EPF/2389/13	38 Smarts Lane Loughton Essex IG10 4BX	Loughton	1	1	0	0	0	0
EPF/0907/15	102 Oakwood Hill Loughton Essex IG10 3ER	Loughton	1	1	0	0	0	0
EPF/1135/13	Mulberry Woodbury Hill Loughton Essex IG10 1JB	Loughton	1	1	0	0	0	0
EPF/0007/15	152 High Road Loughton Essex IG10 4BE	Loughton	1	0	1	0	0	0
EPF/0498/15	Woodberrie Woodbury Hill Loughton Essex IG10 1JB	Loughton	1	0	0	1	0	0
EPF/1396/13	Land adjacent to 16 Grasmere Close Loughton Essex IG10 1SL	Loughton	1	1	0	0	0	0
EPF/1432/13	Adjacent 240 The Broadway Loughton Essex IG10 3TF	Loughton	1	1	0	0	0	0
EPF/2649/13	66 Englands Lane Loughton Essex IG10 2QQ	Loughton	1	0	1	0	0	0
EPF/0559/14	Glen Tarras Nursery Road Loughton Essex IG10 4EF	Loughton	1	0	1	0	0	0
EPF/0833/14	Land adj 15 Connaught Avenue Loughton Essex IG10 4DP	Loughton	1	0	1	0	0	0
EPF/2290/14	52 Ollards Grove Loughton Essex IG10 4DW	Loughton	1	0	1	0	0	0
EPF/1212/15	Former Care Home 49 Church Lane Loughton Essex IG10 1PD	Loughton	1	0	1	0	0	0
EPF/3063/15	Garages opposite 9-11 Barncroft Road Loughton Essex IG10 3EY	Loughton	1	0	1	0	0	0
EPF/3155/15	16 Eleven Acre Rise Loughton Essex IG10 1AN	Loughton	1	0	0	1	0	0
EPF/1630/15	18 Cranleigh Gardens Loughton Essex IG10 3DD	Loughton	0	0	0	0	0	0
EPF/0742/16	Land adjacent to 16 Grasmere Close Loughton Essex IG10 1SL	Loughton	1	0	0	1	0	0
EPF/0799/16	Garage block 9 -10 Barncroft Road Loughton Essex IG10 3EY	Loughton	1	0	0	1	0	0
EPF/0970/16	20 Albion Hill Loughton Essex IG10 4RA	Loughton	1	0	0	1	0	0
EPF/1735/16	46 and 48 Station Road Loughton Essex IG10 4NX	Loughton	1	0	0	1	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/0190/17	76 Danbury Road Loughton Essex IG10 3AP	Loughton	1	1	0	0	0	0
EPF/2618/15	Parking area at southern end of cul-de-sac Thatchers Close Loughton Essex IG10 2JH	Loughton	1	1	0	0	0	0
EPF/2418/15	21 Priory Road Loughton Essex IG10 1AF	Loughton	1	0	1	0	0	0
EPF/1600/14	Waterlows 146 High Road Loughton Essex IG10 4BH	Loughton	2	0	2	0	0	0
EPF/1325/13	The Book Shop 150 High Road Loughton Essex IG10 4BE	Loughton	2	2	0	0	0	0
EPF/2376/12	Loughton Clinic 115 High Road Loughton Essex IG10 4JA	Loughton	2	2	0	0	0	0
EPF/0589/16	Loughton Clinic 115 High Road Loughton Essex IG10 4JA	Loughton	2	2	0	0	0	0
EPF/0590/14	168A High Road Loughton Essex IG10 1DN	Loughton	2	0	2	0	0	0
EPF/1955/13	Ryder House 121 High Road Loughton Essex	Loughton	2	2	0	0	0	0
EPF/0950/14	Land at Barncroft Road Loughton Essex IG10 3EY	Loughton	2	0	2	0	0	0
EPF/2480/15	16 York Hill Loughton Essex IG10 1RL	Loughton	2	0	2	0	0	0
EPF/2620/15	Garages at Lower Alderton Hall Lane Loughton Essex IG10 3HA	Loughton	2	0	2	0	0	0
EPF/0258/16	Land and Garages accessed to the rear of 82 Alderton Hall Lane and to the rear of 139 Chequers Road Bushfields Loughton Essex IG10 3JR	Loughton	2	0		2	0	0
EPF/0439/16	51 High Road Loughton Essex IG10 4JE	Loughton	2	0	0	2	0	0
EPF/2773/16	128 High Road Loughton Essex IG10 4BE	Loughton	2	0	2	0	0	0
EPF/2383/16	13 Forest Road Loughton Essex IG10 1EB	Loughton	2	2	0	0	0	0
EPF/2637/16	Barn at Mitchells Farm London Road Stapleford Tawney Essex RM4 1SP	Loughton	2	2	0	0	0	0
EPF/1932/16	1 Torrington Gardens Loughton Essex IG10 3TB	Loughton	2	0	2	0	0	0
EPF/0403/16	156 High Road Loughton Essex IG10 4BE	Loughton	2	0	2	0	0	0
EPF/2737/16	184-186 High Road Loughton Essex IG10 1DW	Loughton	2	0	2	0		0
EPF/1759/16	Land and garages at Whitehills Road Loughton Essex IG10 1TU	Loughton	2	2	0	0	0	0
EPF/2590/15	Garages rear of 119-125 Chester Road Loughton Essex IG10 2LR	Loughton	3	0	3	0	0	0
EPF/2608/15	Land and Garages to rear of 12A Chequers Road Loughton Essex IG10 3QF	Loughton	3	0	3	0	0	0
EPF/2592/15	Garages at rear of numbers 62-72 Etheridge Road and at rear of 8-13 Etheridge Green Loughton Essex IG10 2HY	Loughton	3	0	2	1	0	0
EPF/1591/14	14-21 York Crescent Loughton Essex IG10 1RW	Loughton	0	0	0	0	0	0
EPF/2996/15	Land and garages at Kirby Close Loughton Essex IG10 3BA	Loughton	4	0	4	0	0	0
EPF/2035/16	Land and garages Kirby Close Loughton Essex IG10 3BA	Loughton	4	2	2	0	0	0
EPF/2383/13	Second Floor 13 - 17 High Beech Road Loughton Essex IG10 4BN	Loughton	5	0	5	0	0	0
EPF/2609/15	Land and Garages Chequers Road Site B Loughton Essex IG10 3QF	Loughton	5	0	5	0	0	0
EPF/1578/16	Trevelyan House Goldings Hill Loughton Essex IG10 2SP	Loughton	5	0	0	5	0	0
EPF/1997/15	Bridge House Roding Road Loughton Essex IG10 3ED	Loughton	5	0	0	5	0	0
EPF/1412/14	Former Public Car Park Church Hill Loughton Essex	Loughton	0	0	0	0	0	0
EPF/1758/16	Land and Garages Ladyfields Loughton Essex IG10 3RP	Loughton	6	0	6	0	0	0
EPF/0645/15	94 Lawton Road Loughton Essex IG10 2AA	Loughton	7	0	0	7	0	0
EPF/2753/15	Mackays Stores Ltd 213 - 215 High Road Loughton Essex IG10 1BB	Loughton	7	0	0	7	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/2913/16	Land r/o 33-37 Hillyfields Loughton Essex IG10 2PT	Loughton	7	0	4	3	0	0
EPF/2378/15	89 High Road Loughton Essex IG10 4JD	Loughton	10	0	10	0	0	0
EPF/0402/14	Gable Lodge 108 Church Hill Loughton Essex IG10 1LH	Loughton	0	0	0	0	0	0
EPF/2398/15	188 - 194 High Road Loughton Essex IG10 1DN	Loughton	12	6	6	0	0	0
EPF/3019/15	Land to the rear of 268-278 High Road Loughton Essex IG10 4BG	Loughton	12	0	12	0	0	0
EPF/1245/16	188-194 High Road Loughton Essex IG10 1DN	Loughton	14	0	7	7	0	0
EPF/1269/15	Golden Lion Borders Lane Loughton Essex IG10 1TE	Loughton	30	0	10	20	0	0
EPF/2254/15	Pyrls Lane Nursery Pyrls Lane Loughton Essex IG10 2NL	Loughton	36	0	0	0	36	0
EPF/1103/15	Former tennis courts site Junction of Alderton Hill and Roding Road Loughton Essex	Loughton	38	0	38	0	0	0
EPF/1007/15	Land and Garages off Burton Road Debden Essex IG10 3TA	Loughton	51	0	20	31	0	0
EPF/2163/13	Sir Winston Churchill and adjoining land The Broadway Loughton Essex IG10 3SP	Loughton	64	0	16	16	16	16
EPF/3409/16	Sterling House Langston Road Loughton Essex IG10 3TS	Loughton	129	0	0	129	0	0
EPF/0500/14	Pond House Matching Green Essex CM17 OQE	Matching	1	0	1	0	0	0
EPF/0108/15	Hoggs Farm Carters Green Road Matching Harlow Essex CM17 ONX	Matching	1	0	1	0	0	0
EPF/2160/15	Moor Hall Farm Harlow Tye Road Matching Harlow Essex CM17 OPE	Matching	1	0	1	0	0	0
EPF/2499/15	Little Priory Matching Road Matching Harlow Essex CM22 7AS	Matching	1	0	1	0	0	0
EPF/3249/15	Moor Hall Stables Moor Hall Road North Matching Harlow Essex CM17 OLP	Matching	1	0	1	0	0	0
EPF/3291/16	Adj 5 Rainbow Road Matching Tye Harlow Essex CM17 OQP	Matching	1	1	0	0	0	0
EPF/2386/15	Morgans Farm Moor Hall Road North Matching Harlow Essex CM17 OLP	Matching	2	0	2	0	0	0
EPF/2724/16	Land at Potash Road Matching Green Essex CM17 ORN	Matching	2	0	2	0	0	0
EPF/0109/17	Morgans Farm Moor Hall Road North Matching Essex CM17 OLP	Matching	3	0	3	0	0	0
EPF/0740/15	Morgans Farm Moor Hall Road North Matching Harlow Essex CM17 OLP	Matching	4	0	4	0	0	0
EPF/2494/13	Stone Hall Downhall Road Matching Green Harlow Essex CM17 ORA	Matching	6	0	3	3	0	0
EPF/1349/15	Stone Hall Farm Downhall Road Matching Green Essex CM17 ORA	Matching	9	3	6	0	0	0
EPF/2127/13	Highwillows Ashlyns Lane Ongar Essex CM5 OND	Moreton, Bobbingworth and the Lavers	0	0	0	0	0	0
EPF/0274/14	Highwillows Ashlyns Lane Ongar Essex CM5 OND	Moreton, Bobbingworth and the Lavers	0	0	0	0	0	0
EPF/2285/14	Wind Hill Cottage Wind Hill Magdalen Laver Ongar Essex CM5 OEX	Moreton, Bobbingworth and the Lavers	0	0	0	0	0	0
EPF/0892/16	Elmslea Harlow Road Moreton Essex CM5 OLH	Moreton, Bobbingworth and the Lavers	0	0	0	0	0	0
EPF/2199/14	120 Moreton Road Ongar Essex CM5 OEZ	Moreton,	0	0	0	0	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
		Bobbingworth and the Lavers						
EPF/1930/14	Chapel Harlow Road Moreton Essex CM5 0DR	Moreton, Bobbingworth and the Lavers	1	1	0	0	0	0
EPF/1532/14	Envilles Barn Cottage Little Laver Ongar Essex CM5 0JH	Moreton, Bobbingworth and the Lavers	1	0	1	0	0	0
EPF/0304/15	Hancocks Moreton Ongar Essex CM5 0JB	Moreton, Bobbingworth and the Lavers	1	0	1	0	0	0
EPF/2161/15	Ashlyns Barn Ashlyns Lane Ongar Essex CM5 0NB	Moreton, Bobbingworth and the Lavers	1	0	1	0	0	0
EPF/3085/15	Weald Bridge Farm Weald Bridge Road Magdalen Laver Ongar Essex CM16 6AT	Moreton, Bobbingworth and the Lavers	1	0	1	0	0	0
EPF/0719/15	Spinney Barn Workers Road High Laver Ongar Essex	Moreton, Bobbingworth and the Lavers	1	1	0	0	0	0
EPF/3203/15	Land adjacent to Watermans End Cottage Watery Lane Little Laver Harlow Essex CM17 0RQ	Moreton, Bobbingworth and the Lavers	1	0	1	0	0	0
EPF/1338/16	Envilles Farm Abbess Road Little Laver Ongar Essex CM5 0JH	Moreton, Bobbingworth and the Lavers	1	0	0	1	0	0
EPF/1778/16	Argosons Kents Lane Magdalen Laver Ongar Essex CM16 6AX	Moreton, Bobbingworth and the Lavers	1	0	0	1	0	0
EPF/2695/16	Spinney Farm Tilegate High Laver Ongar Essex CM5 0DZ	Moreton, Bobbingworth and the Lavers	1	0	1	0	0	0
ENF/0249/14	The Outlook Moreton Bridge Moreton Ongar Essex CM5 0LL	Moreton, Bobbingworth and the Lavers	0	0	0	0	0	0
EPF/1076/16	Wood Farm Moreton Road Ongar Essex CM5 0EY	Moreton, Bobbingworth and the Lavers	3	0	3	0	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/0069/17	Ericas Nursery Kents Lane Magdalen Laver Essex CM16 6AX	Moreton, Bobbingworth and the Lavers	3	0	2	1	0	0
EPF/0826/14	Halston Nursery Hoe Lane Nazeing Essex EN9 2RJ	Nazeing	0	0	0	0	0	0
EPF/1145/15	Glenroy Paynes Lane Nazeing Waltham Abbey Essex EN9 2EU	Nazeing	0	0	0	0	0	0
EPF/0999/15	Shadbrook Middle Street Nazeing Waltham Abbey Essex EN9 2LQ	Nazeing	0	0	0	0	0	0
EPF/1567/16	Yelverton St Leonards Road Nazeing Essex EN9 2EB	Nazeing	0	0	0	0	0	0
EPF/2690/14	Warwick House Bumbles Green Nazeing Waltham Abbey Essex EN9 2SD	Nazeing	0	0	0	0	0	0
EPF/1287/15	Land at Church Farm Back Lane Nazeing Waltham Abbey Essex EN9 2DD	Nazeing	1	1	0	0	0	0
EPF/1673/13	Nazeing Upper Town Cottage Betts Lane Nazeing Waltham Abbey Essex EN9 2DA	Nazeing	1	1	0	0	0	0
EPF/2436/13	63 Old Nazeing Road Nazeing Essex EN10 6RN	Nazeing	1	1	0	0	0	0
EPF/2723/14	Warwick House Bumbles Green Nazeing Waltham Abbey Essex EN9 2SD	Nazeing	1	1	0	0	0	0
EPF/2336/15	St Leonards Farm St Leonards Road Nazeing Waltham Abbey Essex EN9 2HG	Nazeing	1	0	1	0	0	0
EPF/2520/13	Dunsley Riverside Avenue Nazeing Essex EN10 6RA	Nazeing	1	1	0	0	0	0
EPF/2589/15	Oakley Hall Hoe Lane Nazeing Essex EN9 2RN	Nazeing	1	0	1	0	0	0
EPF/1318/16	Spindlewood House Belchers Lane Nazeing Essex EN9 2SA	Nazeing	1	1	0	0	0	0
EPF/0139/15	Hillside Nursery Hoe Lane Nazeing Waltham Abbey Essex EN9 2RJ	Nazeing	1	1	0	0	0	0
EPF/3346/16	Adj to Patience Cottage Belchers Lane Nazeing Essex EN9 2SA	Nazeing	1	0	1	0	0	0
EPF/0563/16	61 North Street Nazeing Essex EN9 2NH	Nazeing	1	0	0	1	0	0
EPF/0563/16	61 North Street Nazeing Essex EN9 2NH	Nazeing	1	1	0	0	0	0
EPF/1177/16	Highbury House Laundry Lane Nazeing Essex EN9 2DY	Nazeing	1	0	1	0	0	0
EPF/3212/16	Roydene Carthegena Estate Broxbourne Herts EN10 6TA	Nazeing	1	0	1	0	0	0
EPF/2858/16	15 Pound Close Nazeing Essex EN9 2HR	Nazeing	1	0	1	0	0	0
EPF/3169/15	47- 49 North Street Nazeing Essex EN9 2NH	Nazeing	2	2	0	0	0	0
EPF/2848/16	Spinney Nursery Hoe Lane Nazeing Essex EN9 2RJ	Nazeing	2	0	2	0	0	0
EPF/3201/15	Presdale Farm House Hoe Lane Nazeing Essex EN9 2RJ	Nazeing	2	0	0	2	0	0
EPF/1943/16	Land Between Sycamore Lodge and The Willows Sedge Green Nazeing Essex EN9 2PA	Nazeing	2	0	2	0	0	0
EPF/1985/14	Rear of 66 to 70 Western Road Nazeing Waltham Abbey Essex EN9	Nazeing	0	0	0	0	0	0
EPF/2978/15	Presdale Farm Nurseries Hoe Lane Nazeing Waltham Abbey Essex EN9 2RJ	Nazeing	3	0	3	0	0	0
EPF/1478/16	Marshgate Farm Nazeing Road Nazeing Waltham Abbey Essex EN9 2JD	Nazeing	3	0	2	1	0	0
EPF/0734/14	Winston Farm Hoe Lane Nazeing Essex EN9 2RJ	Nazeing	0	0	0	0	0	0
EPF/1956/16	Land at Common View North of Nazeing Common Nazeing Essex EN9 2SQ	Nazeing	4	0	2	2	0	0
EPF/2548/15	Hillview St Leonards Road Nazeing Waltham Abbey Essex EN9 2HQ	Nazeing	5	0	2	3	0	0
EPF/2698/16	Former Total Service Station Nazeing Road Nazeing Essex EN9 2JL	Nazeing	6	0	3	3	0	0
EPF/2271/16	Burleigh Nursery Hoe Lane Nazeing Essex EN9 2RJ	Nazeing	6	0	3	3	0	0
EPF/2985/16	First floor above 31 - 37 Hillgrove Business Park Nazeing Road Nazeing Essex EN9 2HB	Nazeing	10	0	10	0	0	0
EPF/0259/16	Stoneshot Farm Hoe Lane Nazeing Essex EN9 2RW	Nazeing	17	0	7	10	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/0570/15	Chimes Garden Centre Old Nazeing Road Nazeing Waltham Abbey Essex EN10 6RJ	Nazeing	26	0	13	13	0	0
EPF/1339/15	45 Upland Road Epping Upland Epping Essex CM16 6NJ	North Weald Bassett	0	0	0	0	0	0
EPF/1891/13	Land r/o 59-61 High Road North Weald Essex CM16 6HP	North Weald Bassett	1	1	0	0	0	0
EPF/1393/15	Rear of Leader Lodge Epping Road North Weald Epping Essex CM16 6AA	North Weald Bassett	0	0	0	0	0	0
EPF/2191/14	Weald Bridge Farm Weald Bridge Road North Weald Epping Essex CM16 6AT	North Weald Bassett	0	0	0	0	0	0
EPF/2338/15	Land to rear of Copper Beech Harlow Common Essex CM17 9ND	North Weald Bassett	1	0	1	0	0	0
EPF/1440/15	Rear of 21 Princes Close North Weald Essex CM16 6EN	North Weald Bassett	1	0	0	1	0	0
EPF/1120/14	Canes Farm Canes Lane Hastingwood Harlow Essex CM17 9LD	North Weald Bassett	1	0	1	0	0	0
EPF/2255/14	Adj, 246 High Road North Weald Essex CM16 6EF	North Weald Bassett	1	0	1	0	0	0
EPF/2396/16	Land adjacent to 171 High Road North Weald Bassett Epping Essex CM16 6EB	North Weald Bassett	1	0	0	1	0	0
EPF/2814/14	Leader Lodge Epping Road North Weald Epping Essex CM16 6AA	North Weald Bassett	1	1	0	0	0	0
EPF/0284/15	Glovers Barn Glovers Farm Glovers Lane Hastingwood North Weald Essex CM17 9LA	North Weald Bassett	1	1	0	0	0	0
EPF/2594/16	Shonks Farm Mill Street Hastingwood North Weald Essex CM17 9JQ	North Weald Bassett	1	0	0	1	0	0
EPF/2537/15	Little Weald Hall Rayley Lane North Weald Bassett Epping Essex CM16 6AR	North Weald Bassett	1	0	1	0	0	0
EPF/2686/15	44 Thornhill North Weald Epping Essex CM16 6DN	North Weald Bassett	1	0	1	0	0	0
EPF/3027/15	Land adjacent Holly Cottage Woodside Thornwood Essex	North Weald Bassett	1	0	1	0	0	0
EPF/0832/12	14 Harrison Drive North Weald Essex CM16 6JD	North Weald Bassett	0	0	0	0	0	0
EPF/1901/04	Land adjacent to 56 Beamish Close, North Weald, CM16 6JW	North Weald Bassett	1	1	0	0	0	0
EPF/0528/16	Office Building at Orchard House Hastingwood Road Hastingwood Harlow Essex CM17 9JT	North Weald Bassett	1	0	0	1	0	0
EPF/3384/16	Coach House Esgors Farm High Road Thornwood North Weald Essex CM16 6LY	North Weald	1	0	1	0	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
		Bassett						
EPF/0593/16	The Poplars (Pretloves) Epping Road North Weald Bassett Epping Essex CM16 6LA	North Weald Bassett	2	0	0	2	0	0
EPF/1581/14	Dudley Lodge Hastingwood Road North Weald Bassett Harlow Essex CM17 9JX	North Weald Bassett	3	3	0	0	0	0
EPF/2332/14	Land r/o 59-61 High Road North Weald Epping Essex CM16 6HP	North Weald Bassett	0	0	0	0	0	0
EPF/2639/16	Canes Farm Canes Lane North Weald Bassett Essex CM17 9LD	North Weald Bassett	3	0	0	3	0	0
EPF/1616/16	The Carpenters Arms High Road Thornwood Epping Essex CM16 6LS	North Weald Bassett	3	3	0	0	0	0
EPF/1527/15	Garage Court South of 16 Bluemans End North Weald Bassett Epping Essex CM16 6HD	North Weald Bassett	4	0	4	0	0	0
EPF/2516/14	Foster Street Farm Foster Street Harlow Essex CM17 9HS	North Weald Bassett	9	0	0	9	0	0
EPF/2027/14	Land at Brent House Farm Harlow Common North Weald Essex CM17 9ND	North Weald Bassett	10	3	4	3	0	0
EPF/1771/15	Garages behind 17 Queens Road North Weald Essex CM16 6JE	North Weald Bassett	12	12	0	0	0	0
EPF/0739/10	Threshers Hastingwood Road Hastingwood North Weald Essex CM17 9JS	North Weald Bassett	14	14	0	0	0	0
EPF/0183/15	North Weald Golf Club Rayley Lane North Weald Essex CM16 6AR	North Weald Bassett	20	10	10	0	0	0
EPF/1346/13	Greengates Draper's Corner Ongar Essex CM5 9LS	Ongar	0	0	0	0	0	0
EPF/1449/15	The Whitehouse Cottage Brentwood Road Ongar Essex CM5 9DH	Ongar	0	0	0	0	0	0
EPF/1071/13	Grays Farm Bungalow Stanford Rivers Road Ongar Essex CM5 9BT	Ongar	0	0	0	0	0	0
EPF/2402/16	The Cottage Toot Hill Road Stanford Rivers Ongar Essex CM5 9LJ	Ongar	0	0	0	0	0	0
EPF/1099/15	1 Bowes Bungalows Epping Road Ongar Essex CM5 0BD	Ongar	1	1	0	0	0	0
EPF/2211/14	64 Cripsey Avenue Ongar Essex CM5 0AU	Ongar	0	0	0	0	0	0
EPF/2812/14	Bailey House 178 High Street Ongar Essex CM5 9JJ	Ongar	0	0	0	0	0	0
EPF/2813/14	Ongar Surgery Basons Lane Ongar Essex CM5 9AR	Ongar	0		0	0	0	0
EPF/1344/14	Redcot 3 Sandon Place Ongar Essex CM5 9DJ	Ongar	1	0	1	0	0	0
EPF/2367/13	Manor House 166 High Street Ongar Essex CM16 6EE	Ongar	1	1	0	0	0	0
EPF/0315/15	1 New House Farm Cottage Stondon Road Ongar Essex CM5 9BU	Ongar	1	0	1	0	0	0
EPF/1790/15	Station Court Basons Way Ongar Essex CM5 9BS	Ongar	1	0	1	0	0	0
EPF/2152/15	151 - 153 High Street Ongar Essex CM5 9JD	Ongar	1	0	1	0	0	0
EPF/2934/15	1 Mayflower Way Ongar Essex CM5 9AZ	Ongar	1	0	1	0	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/2769/16	23 Millbank Avenue Ongar Essex CM5 9HL	Ongar	1	1	0	0	0	0
EPF/3048/16	Croft Cottage High Street Ongar Essex CM5 9AE	Ongar	1	0	1	0	0	0
EPF/0035/16	Land adjacent to The Brewhouse Church Lane Ongar Essex CM5 9LD	Ongar	1	0	1	0	0	0
EPF/3087/16	1 Kimpton Close Ongar Essex CM5 0BQ	Ongar	1	0	1	0	0	0
EPF/1388/14	1 Shelley Rectory Church Lane Fyfield Road Ongar Essex CM5 0HQ	Ongar	2	0	2	0	0	0
EPF/0652/14	Wren Hall 152A High Street Ongar Essex CM5 9JJ	Ongar	2	0	2	0	0	0
EPF/1443/14	185 High Street Ongar Essex CM5 9AA	Ongar	2	0	2	0	0	0
EPF/1726/14	Land adjacent George House High Street Ongar Essex	Ongar	2	2	0	0	0	0
EPF/2124/14	Allotment Ground to rear of 1-7 Rodney Road, 2-22 Fairfield Road and 2-6 Glebe Road Ongar Essex CM5 9HJ	Ongar	2	0	2	0	0	0
EPF/1046/16	Bottles Barns Stondon Road Marden Ash Ongar Essex	Ongar	3	3	0	0	0	0
EPF/2483/16	Land adjacent to Ashton House High Street Ongar Essex CM5 9AA	Ongar	4	0	2	2	0	0
EPF/0212/16	Land and Garages adjacent 97 Queensway Ongar Essex CM5 0BP	Ongar	4	0	0	4	0	0
EPF/0212/16	Land and Garages adjacent 97 Queensway Ongar Essex CM5 0BP	Ongar	4	2	2	0	0	0
EPF/1791/14	Highfield High Street Ongar Essex CM5 9AF	Ongar	0	0	0	0	0	0
EPF/2064/15	Central House High Street Ongar Essex CM5 9AA	Ongar	5	0	5	0	0	0
EPF/3006/14	Fyfield Business and Research Park Fyfield Road Chipping Ongar Essex CM5 0GN	Ongar	105	0	0	70	35	0
EPF/2621/13	Dolphins Eldon Road Roydon Essex EN11 0BH	Roydon	0	0	0	0	0	0
EPF/0186/14	47 Roydon Lodge Estate High Street Roydon Harlow Essex CM19 5EF	Roydon	0	0	0	0	0	0
EPF/1796/13	Coliwa Barn Hill Roydon Essex CM19 5LB	Roydon	0	0	0	0	0	0
EPF/1604/14	Coliwa Barn Hill Roydon Essex CM19 5LB	Roydon	0	0	0	0	0	0
EPF/2363/13	The Forge Water Lane Roydon Harlow Essex	Roydon	0	0	0	0	0	0
EPF/0289/15	Charfield Epping Road Roydon Essex CM19 5DD	Roydon	0	0	0	0	0	0
EPF/0129/17	The Briars Old House Lane Roydon Essex CM19 5DN	Roydon	0	0	0	0	0	0
EPF/0725/13	Fairview Reeves Lane Roydon Harlow Essex CM19 5LE	Roydon	0	0	0	0	0	0
EPF/0881/16	Springfield Cottage Hamlet Hill Roydon Harlow Essex CM19 5LD	Roydon	0	0	0	0	0	0
EPF/1354/14	Red Roofs Low Hill Road Roydon Harlow Essex CM19 5JN	Roydon	1	1	0	0	0	0
EPF/2888/16	Cressage Low Hill Road Roydon Essex CM19 5JN	Roydon	1	0	1	0	0	0
EPF/1885/14	Alvand Epping Road Roydon Harlow Essex CM19 5HU	Roydon	0	0	0	0	0	0
EPF/2629/15	Raven Brook Broadley Common Nazeing Essex EN9 2DH	Roydon	1	0	1	0	0	0
EPF/0492/14	Barnfield Tylers Cross Roydon Essex CM19 5DP	Roydon	1	0	1	0	0	0
EPF/1276/14	Old House Old House Lane Roydon Essex CM19 5DN	Roydon	1	0	1	0	0	0
EPF/0209/17	Millers Farm Epping Road Roydon Harlow Essex CM19 5DD	Roydon	1	0	1	0	0	0
EPF/2477/15	New Oakleigh House Hamlet Hill Roydon Essex CM19 5JZ	Roydon	1	1	0	0	0	0
EPF/2021/14	Plot 48 Roydon Lodge Estate Roydon Essex CM19 5EF	Roydon	1	0	1	0	0	0
EPF/0751/16	1 New View Old House Lane Roydon Harlow Essex CM19 5DL	Roydon	1	0	0	1	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/1104/15	Temple Farm Roydon Harlow Essex CM19 5LW	Roydon	3	3	0	0	0	0
EPF/1841/16	Land at Epping Road Roydon Harlow Essex CM19 5HT	Roydon	4	0	2	2	0	0
EPF/2444/13	Roydon Marina Village Roydon Essex CM19 5EJ	Roydon	14	14	0	0	0	0
EPF/0487/16	Barnfield Epping Road Roydon Essex CM19 5DW	Roydon	23	10	13	0	0	0
EPF/2837/15	The Orchard Queens Head Yard The Street Sheering Nr Bishops Stortford Herts CM22 7LN	Sheering	0	0	0	0	0	0
EPF/1504/15	Beggars Roost Sawbridgeworth Road Sheering Essex CM22 7DR	Sheering	0	0	0	0	0	0
EPF/3255/15	Vailima The Street Sheering Essex CM22 7LR	Sheering	0	0	0	0	0	0
EPF/2099/14	69 Sheering Lower Road, Sheering, CM21 9LG	Sheering	0	0	0	0	0	0
EPF/1733/13	The Cock The Street Sheering Essex CM22 7LT	Sheering	1	1	0	0	0	0
EPF/2059/14	Crown House The Street Sheering Harlow Essex CM22 7LT	Sheering	1	0	1	0	0	0
EPF/3038/15	Cedar Lodge Church Lane Sheering Harlow Essex CM22 7NR	Sheering	1	0	1	0	0	0
EPF/0287/16	48 - 50 Sheering Lower Road Sheering Essex CM21 9LG	Sheering	1	0	1	0	0	0
EPF/0014/16	Land adjacent to Ean Cottage The Street Sheering Harlow Essex CM22 7LX	Sheering	1	0	1	0	0	0
EPF/2473/14	Willow House The Street Sheering Essex CM22 7LR	Sheering	0	0	0	0	0	0
EPF/1049/15	Willow House The Street Sheering Essex CM22 7LR	Sheering	1	1	0	0	0	0
EPF/0324/16	71 Sheering Lower Road Sheering Essex CM21 9LG	Sheering	1	0	1	0	0	0
EPF/0714/14	Daubneys Farm The Street Sheering Bishop's Stortford Herts CM22 7LU	Sheering	2	0	2	0	0	0
EPF/2802/16	Land West of Church Lane Sheering Essex CM22 7NR	Sheering	3	0	3	0	0	0
EPF/0454/16	2 & 3 Sewardstone Road Waltham Abbey Essex EN9 1NA	Sheering	9	0	5	4	0	0
EPF/3121/15	Land at The Maltings Waterside Place Sheering Lower Road Sheering Essex CM21 9JX	Sheering	0	0	0	0	0	0
EPF/0864/15	The Railway Hotel Station Road Sheering Essex CM2 1 9LD	Sheering	14	0	14	0	0	0
EPF/0976/15	103 London Road Stanford Rivers Ongar Essex CM5 9PP	Stanford Rivers	0	0	0	0	0	0
EPF/0562/14	The Meadows Mutton Row Stanford Rivers Ongar Essex CM5 9QQ	Stanford Rivers	0	0	0	0	0	0
EPF/2936/14	Land adjacent to Longacre Cottage School Road Stanford Rivers Ongar Essex CM5 9PU	Stanford Rivers	1	1	0	0	0	0
EPF/1772/15	Land adjacent 79 London Road Stanford Rivers Ongar Essex CM5 9PH	Stanford Rivers	1	0	1	0	0	0
EPF/0161/17	Mill Place Mill Lane Toot Hill Essex CM5 9SF	Stanford Rivers	1	0	1	0	0	0
EPF/2832/15	39 Berwick Lane Stanford Rivers Ongar Essex CM5 9PZ	Stanford Rivers	1	0	1	0	0	0
EPF/2938/15	Long Acre Cottage School Road Stanford Rivers Ongar Essex CM5 9PU	Stanford Rivers	1	0	1	0	0	0
EPF/0065/16	Hillview Epping Road Toot Hill Essex CM5 9SQ	Stanford Rivers	1	0	1	0	0	0
EPF/1179/16	Highlands Farm Old Rectory Road Stanford Rivers Ongar Essex CM5 9PR	Stanford Rivers	1	0	0	1	0	0
EPF/1668/16	Widows Farm Toot Hill Road Ongar Essex CM5 9QR	Stanford Rivers	1	0	0	1	0	0
EPF/1780/16	Land to south side of Steers Farm School Road Toot Hill Ongar Essex CM5 9SD	Stanford Rivers	1	0	1	0	0	0
EPF/2859/16	Widows Farm Toot Hill Road Ongar Essex CM5 9QR	Stanford Rivers	1	0	1	0	0	0
EPF/0822/13	Peacehaven Curtis Mill Lane Stapleford Abbots Romford Essex RM4 1HS	Stapleford Abbots	0	0	0	0	0	0
EPF/0129/15	Underwoods Nupers Lane Stapleford Abbots Romford Essex RM4 1JR	Stapleford Abbots	0	0	0	0	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/2719/13	Woodside Farm Stapleford Road Stapleford Abbots Romford Essex RM4 1ER	Stapleford Abbots	0	0	0	0	0	0
EPF/0670/15	The Laurels New Road Lambourne End Essex RM4 1DY	Stapleford Abbots	1	1	0	0	0	0
EPF/2039/13	Crown Park Farm Bournebridge Lane Stapleford Abbots Romford Essex RM4 1LU	Stapleford Abbots	1	1	0	0	0	0
EPF/0563/15	Land adjacent to The Rosary & The Cot Tysea Hill Stapleford Abbots Essex RM4 1JS	Stapleford Abbots	1	0	1	0	0	0
EPF/1586/13	27 Curtis Mill Lane Stapleford Abbots Romford Essex RM4 1HS	Stapleford Abbots	1	1	0	0	0	0
EPF/2162/13	30 Curtis Mill Lane Stapleford Abbots Romford Essex RM4 1HS	Stapleford Abbots	1	1	0	0	0	0
EPF/0214/14	The Cuckoo 34 Curtis Mill Lane Navestock Stapleford Abbots Essex RM4 1HS	Stapleford Abbots	1	1	0	0	0	0
EPF/1612/14	32 Curtis Mill Lane Stapleford Abbots Romford Essex RM4 1HS	Stapleford Abbots	1	0	1	0	0	0
EPF/1325/15	Tudor Rose Oak Hill Road Stapleford Abbots Romford Essex RM4 1JJ	Stapleford Abbots	1	1	0	0	0	0
EPF/1219/10	Blackbush Farm, Hook Lane, Lambourne End, RM4 1NR	Stapleford Abbots	0	0	0	0	0	0
EPF/1978/14	The Elms Bournebridge Lane Stapleford Abbots Romford Essex RM4 1LU	Stapleford Abbots	1	1	0	0	0	0
EPF/0363/16	Winterslow Bournebridge Lane Stapleford Abbots Romford Essex RM4 1LT	Stapleford Abbots	1	0	0	1	0	0
EPF/2497/16	Oakfields Stapleford Road Stapleford Abbots Essex RM4 1EJ	Stapleford Abbots	1	1	0	0	0	0
EPF/3288/16	Lockwood Farm Bournebridge Lane Stapleford Abbots Romford Essex	Stapleford Abbots	1	0	1	0	0	0
EPF/0252/15	Maes Mawr Stapleford Road Stapleford Abbots Essex RM4 1EJ	Stapleford Abbots	2	2	0	0	0	0
EPF/0692/15	Land to the rear of Triptons Oak Hill Road Stapleford Abbots Essex RM4 1JJ	Stapleford Abbots	2	0	2	0	0	0
EPF/0112/17	Esperanza Nursery Stapleford Road Stapleford Abbots Essex RM4 1EJ	Stapleford Abbots	3	0	3	0	0	0
EPF/2484/16	Spencers Farm Oak Hill Road Stapleford Abbots Romford Essex RM4 1JH	Stapleford Abbots	3	0	3	0	0	0
EPF/3078/16	The Drive Stapleford Road Stapleford Abbots Essex RM4 1EJ	Stapleford Abbots	3	0	0	3	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/2084/16	The Courtyard Nupers Lane Stapleford Abbots Romford Essex RM4 1JR	Stapleford Abbots	4	0	0	2	2	0
EPF/1601/15	Royal Oak Public House Oak Hill Road Stapleford Abbots Romford Essex RM4 1JL	Stapleford Abbots	5	0	5	0	0	0
EPF/0604/14	High House Farm Stapleford Road Stapleford Abbots Romford Essex RM4 1EJ	Stapleford Abbots	7	7	0	0	0	0
EPF/3007/16	Howfields Farm Tawney Lane Stapleford Tawney Essex RM4 1DE	Stapleford Tawney	0	0	0	0	0	0
EPF/3004/16	The Farm Cottage Woodhatch Farm Tawney Common Theydon Mount Essex CM16 7PU	Stapleford Tawney	1	1	0	0	0	0
EPF/1634/16	The Barn Tawney Farm Tawney Common Stapleford Tawney Essex CM16 7PU	Stapleford Tawney	0	0	0	0	0	0
EPF/1634/16	The Barn Tawney Farm Tawney Common Stapleford Tawney Essex CM16 7PU	Stapleford Tawney	0	0	0	0	0	0
EPF/0200/13	44 Theydon Park Road Theydon Bois Epping Essex CM16 7LP	Theydon Bois	0	0	0	0	0	0
EPF/2898/14	Blunts Farm Coopersale Lane Theydon Bois Essex CM16 7NT	Theydon Bois	0	0	0	0	0	0
EPF/0325/13	40 Hill Road Theydon Bois Epping Essex CM16 7LX	Theydon Bois	0	0	0	0	0	0
EPF/0686/16	32 Piercing Hill Theydon Bois Epping Essex CM16 7JW	Theydon Bois	0	0	0	0	0	0
EPF/2974/15	Beulah House Coppice Row Theydon Bois Epping Essex CM16 7DL	Theydon Bois	0	0	0	0	0	0
EPF/2269/13	85 Green Glade Theydon Bois Epping Essex CM16 7LZ	Theydon Bois	1	1	0	0	0	0
EPF/2816/14	The Elms Loughton Lane Theydon Bois Epping Essex CM16 7JY	Theydon Bois	1	0	1	0	0	0
EPF/0090/16	Greenside The Green Theydon Bois Epping Essex CM16 7JH	Theydon Bois	1	0	1	0	0	0
EPF/3167/15	Brackley Abridge Road Theydon Bois Epping Essex CM16 7NN	Theydon Bois	1	0	1	0	0	0
EPF/2452/12	The Old School House Coppice Row Theydon Bois Epping Essex CM16 7DL	Theydon Bois	1	1	0	0	0	0
EPF/2041/16	2 Hill Road Theydon Bois Epping Essex CM16 7LX	Theydon Bois	1	0	1	0	0	0
EPF/2930/16	Blenheim Sidney Road Theydon Bois Epping Essex CM16 7DT	Theydon Bois	1	1	0	0	0	0
EPF/2427/16	39 Dukes Avenue Theydon Bois Essex CM16 7HG	Theydon Bois	1	1	0	0	0	0
EPF/3295/16	Rear of 33 Piercing Hill Theydon Bois Essex CM16 7JW	Theydon Bois	1	1	0	0	0	0
EPF/1724/15	Piggotts Farm Abridge Road Theydon Bois Epping Essex RM4 1TX	Theydon Bois	2	0	2	0	0	0
EPF/2000/16	Sixteen String Jack Coppice Row Theydon Bois Epping Essex CM16 7DS	Theydon Bois	7	0	4	3	0	0
EPF/1934/15	Gaynes Park Mansion Coopersale Street Epping Essex CM16 7RJ	Theydon Garnon	1	0	1	0	0	0
EPF/1863/15	Barn at Searles Hall Farm Mount Road Theydon Garnon Epping Essex CM16 7PH	Theydon Garnon	1	0	1	0	0	0
EPF/1021/16	2 and 3 Mount Road Cottages Mount Road Theydon Garnon Essex CM16 7PH	Theydon Garnon	1	1	0	0	0	0
EPF/3023/16	1 Mount Road Cottages Mount Road Theydon Garnon Essex CM16 7PH	Theydon	1	0	1	0	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
		Garnon						
EPF/2200/15	North Farm Mount Road Theydon Mount Epping Essex CM16 7QA	Theydon Mount	1	0	1	0	0	0
EPF/3005/14	Barkers Farm Mount End Road Theydon Mount Epping Essex CM16 7PS	Theydon Mount	1	1	0	0	0	0
EPF/2811/15	Barkers Farm Mount End Road Theydon Mount Epping Essex CM16 7PS	Theydon Mount	0	0	0	0	0	0
EPF/2345/16	Land Adjacent to Taw Lodge Epping Lane Stapleford Tawney Romford Essex RM4 1ST	Theydon Mount	1	0	1	0	0	0
EPF/0732/16	Theydon Mount Kennels Epping Lane Stapleford Tawney Romford Essex RM4 1ST	Theydon Mount	2	0	2	0	0	0
EPF/0451/15	7 Sergeants Green Lane Waltham Abbey Essex EN9 3SH	Waltham Abbey	-1	0	-1	0	0	0
EPF/0334/14	Thrift Cottage Sewardstone Road Waltham Abbey Essex EN9 1NP	Waltham Abbey	-1	0	-1	0	0	0
EPF/0012/15	Rylston Sewardstone Road London E4 7RF	Waltham Abbey	0	0	0	0	0	0
EPF/0768/15	Rosewood Manor Road High Beach Essex IG10 4AD	Waltham Abbey	0	0	0	0	0	0
EPF/2383/15	The White House Sewardstone Road Waltham Abbey Essex E4 7RE	Waltham Abbey	0	0	0	0	0	0
EPF/3050/15	Horizon Oaks Church Road High Beech Loughton Essex IG10 4AJ	Waltham Abbey	0	0	0	0	0	0
EPF/2884/14	Orchard House Bury Road London E4 7QL	Waltham Abbey	0	0	0	0	0	0
EPF/1713/16	Fairmead Church Road Loughton Essex IG10 4AJ	Waltham Abbey	0	0	0	0	0	0
EPF/2730/16	Casa Sueno Manor Road Waltham Abbey Essex IG10 4AD	Waltham Abbey	0	0	0	0	0	0
EPF/2537/16	North Lodge Farm Holyfield Road Waltham Abbey Essex EN9 2EJ	Waltham Abbey	0	0	0	0	0	0
EPF/3404/16	New House Farm Long Street Waltham Abbey Essex EN9 3TQ	Waltham Abbey	0	0	0	0	0	0
EPF/1241/15	44 Crooked Mile Waltham Abbey Essex EN9 1PS	Waltham Abbey	0	0	0	0	0	0
EPF/0148/15	Willow Cottage Pick Hill Waltham Abbey Essex EN9 3LE	Waltham Abbey	1	0	1	0	0	0
EPF/0937/12	Woodside Bury Road Sewardstonebury E4 7QL	Waltham Abbey	1	1	0	0	0	0
EPF/1820/14	Woodside Bury Road Waltham Abbey Essex E4 7QL	Waltham Abbey	1	1	0	0	0	0
EPF/2845/14	Maynards Farm Cobbinsend Road Waltham Abbey Essex EN9 2AA	Waltham Abbey	0	0	0	0	0	0
EPF/0906/13	Maynards Farm Cobbinsend Road Waltham Abbey Essex EN9 2AA	Waltham Abbey	1	1	0	0	0	0
EPF/0288/13	Rosedale Hornbeam Lane Waltham Abbey Essex E4 7QT	Waltham Abbey	1	1	0	0	0	0
EPF/1702/13	3 Wilmott Cottage Copt Hall Green Waltham Abbey Essex EN9 3TB	Waltham Abbey	1	1	0	0	0	0
EPF/0133/15	Fernhall Farm Fernhall Lane Waltham Abbey Essex EN9 3TJ	Waltham Abbey	1	0	1	0	0	0
EPF/0275/14	Three Horseshoes Farm Lippitts Hill Loughton Essex IG10 4AW	Waltham Abbey	1	0	1	0	0	0
EPF/1563/14	Lychgate House Church Street Waltham Abbey Essex EN9 1DX	Waltham Abbey	1	0	1	0	0	0
EPF/1961/14	Maynards Farm Cobbinsend Road Waltham Abbey Essex EN9 2AA	Waltham Abbey	1	1	0	0	0	0
EPF/1972/14	Carlton House Stables Lippitts Hill Loughton Essex IG10 4AL	Waltham Abbey	1	0	1	0	0	0
EPF/0811/15	The Cottage Forest Lodge Wake Arms Epping Road Epping Essex CM16 5HW	Waltham Abbey	1	0	1	0	0	0
EPF/1298/15	Fairways Wellington Hill Waltham Abbey Essex IG10 4AH	Waltham Abbey	1	0	1	0	0	0
EPF/1597/15	Three Horseshoes Church Road High Beech Waltham Abbey Essex IG10 4AJ	Waltham Abbey	1	0	1	0	0	0
EPF/3253/15	Wellington Hall Wellington Hill Waltham Abbey Essex IG10 4AQ	Waltham Abbey	1	0	1	0	0	0
EPF/0175/11	Land at Manor Farm, Mott Street, Loughton, IG10 4AP	Waltham Abbey	1	1	0	0	0	0
EPF/1152/15	17 Conybury Close Waltham Abbey Essex EN9 3PN	Waltham Abbey	0	0	0	0	0	0
EPF/0565/16	Dallance Farm Breach Barns Lane Waltham Abbey Essex EN9 2AD	Waltham Abbey	1	0	1	0	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/0695/11	Upper Rosemead , (formerly known as Land Adjacent to Rosemead), Pynest Green Lane, Waltham Abbey, Essex, EN9 3QL	Waltham Abbey	1	1	0	0	0	0
EPF/0670/16	North Villa Mott Street Waltham Abbey Essex IG10 4AP	Waltham Abbey	1	0	1	0	0	0
EPF/0541/16	Cemetery Lodge Sewardstone Road Waltham Abbey Essex EN9 1NX	Waltham Abbey	1	0	1	0	0	0
EPF/3263/16	9 Monkswood Avenue Waltham Abbey Essex EN9 1LA	Waltham Abbey	1	0	1	0	0	0
EPF/1658/16	5 Hereward Close Waltham Abbey Essex EN9 1QP	Waltham Abbey	1	0	1	0	0	0
EPF/2853/16	Land and Garages adjacent 1 Cross Terrace Stonyshotts Waltham Abbey Essex EN9 3DF	Waltham Abbey	1	0	1	0	0	0
EPF/2977/16	Garages at Shingle Court Waltham Abbey Essex EN9 3HD	Waltham Abbey	1	0	1	0	0	0
EPF/3025/16	Garages at Bromefield Court Waltham Abbey Essex EN9 3HA	Waltham Abbey	1	0	1	0	0	0
EPF/2975/16	Garages at Wrangley Court Waltham Abbey Essex EN9 3HN	Waltham Abbey	1	0	1	0	0	0
EPF/0246/16	Crown Lodge Crown Hill Waltham Abbey Essex EN9 3TF	Waltham Abbey	2	0	2	0	0	0
EPF/0151/17	Land adjoining Bantham Cottage, Wellington Hill and Bowls Club Site Rats Lane Loughton Essex IG10 4AQ	Waltham Abbey	2	0	2	0	0	0
EPF/2510/13	Garages to rear of 66 -72 Fairways (Site 4) Waltham Abbey Essex EN9 1ST	Waltham Abbey	2	2	0	0	0	0
EPF/2193/14	Willow Lodge Church Road High Beech Loughton Essex IG10 4AJ	Waltham Abbey	2	0	2	0	0	0
EPF/2135/16	Knoll House Bury Road Waltham Abbey Essex E4 7QL	Waltham Abbey	2	0	2	0	0	0
EPF/2416/15	Patches Farm Galleyhill Road Waltham Abbey Essex EN9 2AG	Waltham Abbey	2	0	2	0	0	0
EPF/2903/15	Fairmead Church Road High Beech Loughton Essex IG10 4AJ	Waltham Abbey	2	0	2	0	0	0
EPF/2923/14	15A Highbridge Street Waltham Abbey Essex EN9 1BZ	Waltham Abbey	0	0	0	0	0	0
EPF/0562/13	24 Sun Street Waltham Abbey Essex EN9 1EE	Waltham Abbey	2	0	2	0	0	0
EPF/3381/16	4 Quendon Drive Waltham Abbey Essex EN9 1LG	Waltham Abbey	2	0	2	0	0	0
EPF/3089/16	Land and Garages adjacent 13 Pick Hill Waltham Abbey Essex EN9 3HA	Waltham Abbey	2	0	2	0	0	0
EPF/3375/16	14A Market Square Waltham Abbey Essex EN9 1DP	Waltham Abbey	2	0	2	0	0	0
EPF/1154/13	15 Sun Street Waltham Abbey Essex EN9 1ER	Waltham Abbey	3	3	0	0	0	0
EPF/3229/15	Pipers Farm Lippitts Hill Waltham Abbey Essex IG10 4AL	Waltham Abbey	3	3	0	0	0	0
EPF/0996/14	Raveners Farm Crown Hill Upshire Essex EN9 3TF	Waltham Abbey	3	0	3	0	0	0
EPF/2804/14	Danbury Lippitts Hill Waltham Abbey Essex IG10 4AL	Waltham Abbey	3	0	0	3	0	0
EPF/0947/16	Danbury Lippitts Hill Waltham Abbey Essex IG10 4AL	Waltham Abbey	3	0	0	3	0	0
EPF/2425/16	Netherhouse Farm Sewardstone Road Waltham Abbey Essex E4 7RJ	Waltham Abbey	3	0	3	0	0	0
EPF/2871/16	Land and Garages Denny Avenue Waltham Abbey Essex EN9 1NS	Waltham Abbey	3	0	2	1	0	0
EPF/2399/16	1 Manor Road Waltham Abbey Essex EN9 1NF	Waltham Abbey	3	0	3	0	0	0
EPF/3254/16	Land to West of Wellington Hall Wellington Hill High Beech Loughton Essex IG10 4AQ	Waltham Abbey	3	0	2	1	0	0
EPF/0846/16	Units 1, 2, 5 and 6 1 Nobel Villas Sewardstone Road Waltham Abbey Essex EN9 1NU	Waltham Abbey	0	0	0	0	0	0
EPF/0846/16	Units 1, 2, 5 and 6 1 Nobel Villas Sewardstone Road Waltham Abbey Essex EN9 1NU	Waltham Abbey	0	0	0	0	0	0
EPF/0447/13	Green View Bury Road London E4 7QL	Waltham Abbey	5	5	0	0	0	0
EPF/2456/13	Former Red Cross Hall Site (incl. garages (nos. 279-285 Roundhills Waltham Abbey Essex EN9 1UU))	Waltham Abbey	5	5	0	0	0	0
EPF/2853/14	Pine Lodge Riding Centre Lippitts Hill Waltham Abbey Essex IG10 4AL	Waltham Abbey	5	0	2	3	0	0

Reference	Address	Parish	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/1667/16	Units 9 – 13 Arlingham Mews Sun Street Waltham Abbey Essex EN9 1ED	Waltham Abbey	0	0	0	0	0	0
EPF/3217/16	Garages adj 92/94 Beechfield Walk Waltham Abbey Essex EN9 3AD	Waltham Abbey	5	0	5	0	0	0
EPF/2511/13	Garages to rear of 53 - 79 (odds) Roundhills (Site 7) Roundhills Waltham Abbey Essex EN9 1TD	Waltham Abbey	6	6	0	0	0	0
EPF/0099/16	Rylston Sewardstone Road Waltham Abbey Essex E4 7RF	Waltham Abbey	6	0	0	6	0	0
EPF/2739/16	Cobmead Cobmead Honey Lane Waltham Abbey Essex EN9 3BA	Waltham Abbey	7	0	3	4	0	0
EPF/0228/13	Marston Group 37 Sun Street Waltham Abbey Essex EN9 1EL	Waltham Abbey	0	0	0	0	0	0
EPF/2040/13	Garage block adj 14 Harveyfields Waltham Abbey Essex EN9	Waltham Abbey	9	9	0	0	0	0
EPF/0396/16	2 & 3 Sewardstone Road Waltham Abbey Essex EN9 1NA	Waltham Abbey	9	0	5	4	0	0
EPF/0928/14	King Harold Court Sun Street Waltham Abbey Essex EN9 1ER	Waltham Abbey	10	0	5	5	0	0
EPF/2665/13	Abbey Mills Highbridge Street Waltham Abbey Essex EN9 1BP	Waltham Abbey	13	6	7	0	0	0
EPF/2370/14	Netherhouse Farm Sewardstone Road Waltham Abbey Essex E4 7RJ	Waltham Abbey	16	0	16	0	0	0
EPF/1162/15	Knollys Nursery Pick Hill Waltham Abbey Essex EN9 3LF	Waltham Abbey	78	0	0	39	39	0
EPF/0158/15	Winterstoke Bury Road Sewardstonebury Essex	Waltham Abbey	0	0	0	0	0	0
EPF/0164/15	Sawyers Farm Wood Lane Willingale Ongar Essex CM5 0QS	Willingale	0	0	0	0	0	0
EPF/1874/15	Wardens Hall Farm Fyfield Road Willingale Ongar Essex CM5 0QA	Willingale	1	0	1	0	0	0
EPF/2843/16	The Oaks Bassetts Lane Willingale Essex CM5 0GJ	Willingale	1	0	1	0	0	0
EPF/3147/15	Wardens Hall Fyfield Road Willingale Ongar Essex CM5 0QA	Willingale	1	0	1	0	0	0
EPF/0527/10	Hodgkins Farm, Norton Heath Road, Willingale, Ongar, CM5 0QG	Willingale	1	1	0	0	0	0
EPF/2753/16	Tile House Farm Birds Green Willingale Ongar Essex CM5 0PN	Willingale	1	0	1	0	0	0
EPF/0717/15	Wardens Hall Farm Fyfield Road Willingale Ongar Essex CM5 0QA	Willingale	2	2	0	0	0	0
EPF/2843/16	The Oaks Bassetts Lane Willingale Essex CM5 0GJ	Willingale	1	0	1	0	0	0
EPF/3147/15	Wardens Hall Fyfield Road Willingale Ongar Essex CM5 0QA	Willingale	1	0	1	0	0	0
EPF/0527/10	Hodgkins Farm, Norton Heath Road, Willingale, Ongar, CM5 0QG	Willingale	1	0	1	0	0	0
EPF/2753/16	Tile House Farm Birds Green Willingale Ongar Essex CM5 0PN	Willingale	1	0	1	0	0	0
EPF/0717/15	Wardens Hall Farm Fyfield Road Willingale Ongar Essex CM5 0QA	Willingale	1	1	0	0	0	0
Total				334	706	563	182	16

Appendix 4 – List of Local Plan Housing Allocations and phasing

Reference	Settlement	Capacity (net)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
SP4.1	Latton Priory	750						50	100	100	100	100	100	100	100			
SP4.2	Water Land Area	2,100					100	200	200	200	200	200	200	200	200	200	200	
SP4.3	East of Harlow	1,050					50	100	100	100	100	100	100	100	100	100	100	
BUCK.R1	Buckhurst Hill	31				15	16											
BUCK.R2	Buckhurst Hill	41				20	21											
BUCK.R3	Buckhurst Hill	15												15				
CHIG.R1	Chigwell	12		6	6													
CHIG.R2	Chigwell	23			11	12												
CHIG.R3	Chigwell	11		5	6													
CHIG.R4	Chigwell	105						20	20	30	35							
CHIG.R5	Chigwell	65												32	33			
CHIG.R6	Chigwell	100														20	40	40
CHIG.R7	Chigwell	28				14	14											
CHIG.R8	Chigwell	6		6														
CHIG.R9	Chigwell	8		8														
CHIG.R10	Chigwell	11			11													
CHIG.R11	Chigwell	7			7													
ONG.R1	Ongar	99					19	20	30	30								
ONG.R2	Ongar	135					15	30	30	30	30							
ONG.R3	Ongar	27				13	14											
ONG.R4	Ongar	163				20	30	30	30	30	23							
ONG.R5	Ongar	107					20	27	30	30								
ONG.R6	Ongar	33				11	11	11										
ONG.R7	Ongar	17				8	9											
ONG.R8	Ongar	9			9													
COOP.R1	Coopersale	6						6										
EPP.R1	Epping	450						45	45	45	45	45	45	45	45	45	45	
EPP.R2	Epping	500						50	50	50	50	50	50	50	50	50	50	
EPP.R3	Epping	89				29	60											
EPP.R4	Epping	34				14	20											
EPP.R5	Epping	43						21	22									
EPP.R6	Epping	47					23	24										
EPP.R7	Epping	31					15	16										
EPP.R8	Epping	44				20	24											
EPP.R9	Epping	50				25	25											
EPP.R10	Epping	6				6												
EPP.R11	Epping	11			5	6												

Reference	Settlement	Capacity (net)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
FYF.R1	Fyfield	14				14												
HONG.R1	High Ongar	10				5	5											
LOU.R1	Loughton/Debden	165				25	30	30	40	40								
LOU.R2	Loughton/Debden	192				32	40	40	40	40								
LOU.R3	Loughton/Debden	9					9											
LOU.R4	Loughton/Debden	217					17	40	40	40	40	40						
LOU.R5	Loughton/Debden	154					30	30	30	30	34							
LOU.R6	Loughton/Debden	10			10													
LOU.R7	Loughton/Debden	20											20					
LOU.R8	Loughton/Debden	29				14	15											
LOU.R9	Loughton/Debden	111			21	30	30	30										
LOU.R10	Loughton/Debden	12				12												
LOU.R11	Loughton/Debden	9				9												
LOU.R12	Loughton/Debden	10											10					
LOU.R13	Loughton/Debden	6											6					
LOU.R14	Loughton/Debden	33									16	17						
LOU.R15	Loughton/Debden	6										6						
LOU.R16	Loughton/Debden	18			9	9												
LOU.R17	Loughton/Debden	12		6	6													
LOU.R18	Loughton/Debden	8		8														
LSHR.R1	Lower Sheering	14				14												
RUR.R1	Harlow	11			5	6												
RUR.R2	High Ongar	30			15	15												
NAZE.R1	Lower Nazeing	33				16	17											
NAZE.R2	Lower Nazeing	29				14	15											
NAZE.R3	Lower Nazeing	39				19	20											
NAZE.R4	Lower Nazeing	21				10	11											
NWB.R1	North Weald Bassett	223						13	20	20	20	20	20	20	20	20	20	30
NWB.R2	North Weald Bassett	21					21											
NWB.R3	North Weald Bassett	728						28	70	70	70	70	70	70	70	70	70	70
NWB.R4	North Weald Bassett	27					27											
NWB.R5	North Weald Bassett	51				25	26											
ROYD.R1	Roydon	7				7												
ROYD.R2	Roydon	21				10	11											
ROYD.R3	Roydon	14				14												

Reference	Settlement	Capacity (net)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
ROYD.R4	Roydon	20				20												
SHR.R1	Sheering	10				10												
SHR.R2	Sheering	62				31	31											
SHR.R3	Sheering	12				12												
STAP.R1	Stapleford Abbots	33					16	17										
STAP.R2	Stapleford Abbots	8		8														
STAP.R3	Stapleford Abbots	6		6														
THYB.R1	Theydon Bois	39				19	20											
THYB.R2	Theydon Bois	12				12												
THYB.R3	Theydon Bois	6					6											
THOR.R1	Thornwood	124				24	30	30	40									
THOR.R2	Thornwood	48			8	20	20											
WAL.R1	Waltham Abbey	295					15	30	50	50	50	50	50					
WAL.R2	Waltham Abbey	315					25	40	50	50	50	50	50					
WAL.R3	Waltham Abbey	130					25	35	35	35								
WAL.R4	Waltham Abbey	16					16											
WAL.R5	Waltham Abbey	67													20	22	25	
WAL.R6	Waltham Abbey	27						27										
WAL.R7	Waltham Abbey	8		8														
Total		9,816	0	61	129	661	1,014	1,040	1,072	1,020	863	748	721	632	638	527	550	140

Appendix 5 – List of Commitments and Allocations for Travellers' sites

Reference	Address	Settlement	Total	2011/12- 2016/17	2017/18- 2021/22	2022/23 – 2026/27	2027/28- 2031/32	2032/33
GTAA requirement and update			64	16	33	8	4	3
Completions			16	16				
Local Plan allocations								
SP4.1	Latton Priory		5			5		
SP4.2	Water Land Area		5				5	
SP4.3	East of Harlow		5				5	
NWB.T1	West of Tylers Green, North Weald Bassett	North Weald Bassett	5		5			
RUR.T1	Sons Nursery, Hamlet Hill	Hamlet Hill	2		2			
RUR.T2	Ashview, Hamlet Hill, Roydon, Essex, CM19 5LA	Hamlet Hill	1		1			
RUR.T3	James Mead, Waltham Road, Long Green, Nazeing, Essex, EN9 2LU	Roydon Hamlet	4		4			
RUR.T4	Curtis Mill Lane, Stapleford Abbots, Essex, RM4 1HS	Stapleford Abbots	1		1			
RUR.T5	Stoneshot View, Nazeing	Nazeing	5		5			
WAL.T1	Yard/car park at rear Lea Valley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	5			5		
Sub- Total			38		18	10	10	
Commitments								
EPF/0657/14	Green acres		1		1			
EPF/0706/16	Hallmead Nursery		4		4			
EPF/0988/16	Woodside		1		1			
EPF/0529/12	Sunnyside		2		2			
EPF/2285/16	Devoncott		2		2			
EPF/3325/16	Haslingfield		2		2			
EPF/1105/17	Auburnville		1		1			
EPF/2667/15	Steers, Pigstye		3		3			
Sub- Total			16		16			
Total Supply			70	16	34	10	10	0
Travelling Showpeople allocation								
MORE.T1	Lakeview, Moreton, Essex	Moreton	1 yard			1 yard		