

Supplementary Committee Agenda



**Epping Forest
District Council**

Local Development Framework Cabinet Committee Tuesday, 14th September, 2010

Place: Council Chamber
Civic Offices, High Street, Epping

Time: 7.00 pm

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7. LOCAL INVESTMENT PLAN (Pages 3 - 64)

(Director of Planning & Economic Development) To consider the attached report (LDF-008-2010/11).

The draft Local Investment Plan Evidence Document has been published as a supplementary agenda and is available to view on the website.

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DRAFT Epping Forest District Council Local Investment Plan Evidence Document 2010-2015



INTRODUCTION TO THE LOCAL INVESTMENT PLAN	4
LOCAL CONTEXT	5
Overview	5
Demographics of population	6
Housing	6
Economy and Employment	6
Deprivation	7
Natural Environment	8
CORPORATE PRIORITIES	9
Cabinet Key Objectives	9
Corporate Plan Themes and Actions	10
Draft Sustainable Community Strategy Key Objectives	12
COMMUNITY VISIONING	13
Local Development Framework	13
Draft Sustainable Community Strategy	14
Place Survey	16
HOUSING	20
Housing Monitoring Overview	20
Housing Need	21
District Overview	21
Local Housing Market	21
New Affordable Housing Provision	22
The Council’s Housing Register	23
Social Housing Turnover	23
Homelessness	24
Homeless prevention and measures used	24
Partnerships	25
STRATEGIC CHALLENGES	26
Deprivation Overview	26
Summary of most deprived areas	28
Ward Profiles & Comparison Document	28
SWOT ANALYSIS OF DISTRICT	32

CURRENT CAPITAL INVESTMENT PRIORITIES	33
Schemes with planning permission - grant funding still required	34
Jennikings Nursery, Manor Road, Chigwell	34
High Street, Ongar	35
Nursery site, Manor Road, Chigwell	36
St John's School site, Epping	37
Schemes without planning permission – grant funding still required	38
Leader Lodge, North Weald	38
Millfield, High Ongar	39
Winston Churchill PH, Loughton Broadway	40
Knollys Nursery, Waltham Abbey	41
Schemes with grant funding already allocated – works not yet commenced	42
Epping Forest College (Phase 2)	42
Schemes with grant funding already allocated – works commenced	43
Epping Forest College (Phase 1)	43
Young Parent scheme, Ongar	44
School Lane, Abbess Roding	44
Merlin Way, North Weald (part a)	45
Merlin Way, North Weald (part b)	46
Acres Avenue, Ongar	46
Epping Forest College (Redrow part)	47
White Lodge, Waltham Abbey	48
Great Stony (Theatre Resource), Ongar	49
Station Approach, Ongar	49
EF College (Phase 2)	50
Summary table (of quantifiable sites)	51
Potential schemes with Development Brief in existence/in development	52
The Broadway, Loughton/Debden	52
St John's Road area, Epping	53
Other potential developments, under consideration for the future	54
Site to West of Parade Ground, Merlin Way, North Weald	54
Council Depot/T11 site, Langston Road, Loughton Broadway	55
Combined Countrycare/District Museum storage facility, 148 Brooker Road, Waltham Abbey	56
Sainsburys/BP Garage sites, Torrington Drive, Loughton Broadway	57
Church Hill Car Park, Church Hill, Loughton	58
Town Mead Depot, Waltham Abbey	59
Pyrles Lane nursery site, Loughton	60
Site to North West of Parade Ground, Merlin Way, North Weald	61

Introduction to the Local Investment Plan

The Homes and Communities Agency's (HCA) 'Single Conversation' process is designed to engage with local authorities, assisting them in the delivery of housing and regeneration, in line with locally determined priorities. The Local Investment Plan (LIP) is an integral part of this Single Conversation.

A LIP should determine priorities for investment in the delivery of housing and regeneration. These priorities should be based on clear evidence of need, and should be consistent with other local strategies and plans. The HCA will only provide capital investment to projects which are detailed in the LIP.

The HCA state that a LIP should address several 'Core Elements' for an authority area, as follows:

- Economic purpose – the economic purpose of the place and its economic trajectory
- Housing demand and supply – analysis of housing demand, supply and need
- Placemaking – the wider social, economic and environmental outputs prioritised for delivery
- Meeting equalities duties and the needs of vulnerable and disadvantaged groups
- Strategic priorities – determining the key spatial and thematic priorities for the area
- Local community engagement – using local views to inform priorities

The Epping Forest District Council LIP addresses these 'Core Elements', and is underpinned by local and national strategies. It is designed to provide a structure for future HCA investment on sites within the District, helping to deliver growth, creating places that people want to live, work and visit.

The LIP has been designed to cover the period 2010 to 2015, but it is a living document, and as such will be revisited and updated as necessary. This will be especially important as the Council continue to prepare its Local Development Framework Core Strategy, which will be the main vehicle for consulting with local people, and to form a strategic vision on development in the District in future. Areas and sites which are identified through the Core Strategy will be added to the LIP once they have been identified.

Local Context

Overview

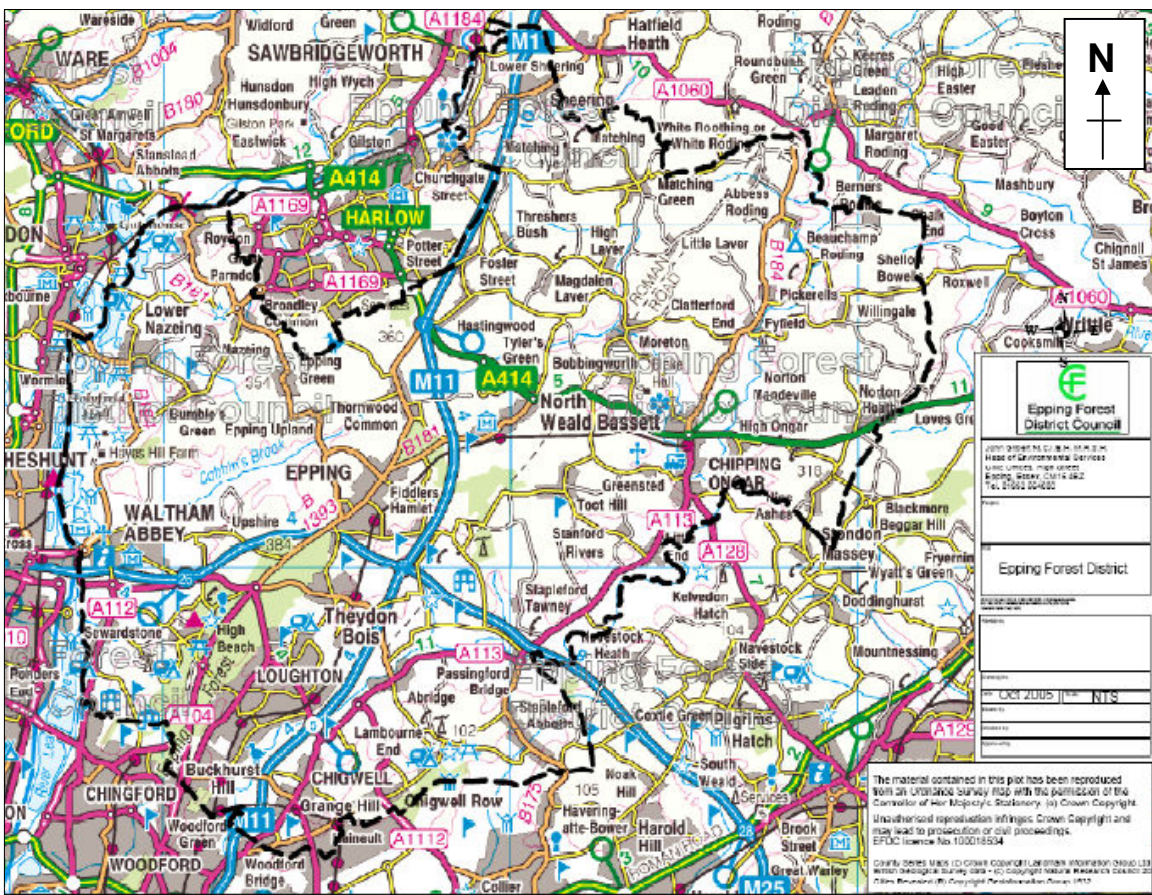
Epping Forest District lies in West Essex, and is an area of contrasts. It has some very rural and agricultural areas, particularly in the North and West of the district, and some more urban areas, mostly towards the South and South East, near to the border with London. The district is, in the main, quite affluent, but pockets of deprivation exist, usually in the urban areas. The district comprises a total of 24 Parishes, or 32 Wards. The outline of the district's boundary is shown in Figure 1.

The district enjoys good transport links with London, Harlow and other nearby centres, through the M11, and M25 motorways, several underground stations on the Central Line, and the proximity of Stansted Airport in the adjacent district of Uttlesford. There are however, issues with congestion in some areas. Conversely, many of the more rural areas lack sufficient public transport, and residents can find travel difficult without a car.

Housing has been at a premium historically, as the district has proved a popular place to live, although this has resulted in higher prices and a greater need for affordable housing, for example to enable younger local people to stay within the area. Much of the district's area is within the Green Belt, and protection of the 'Green and Unique' nature of the area is prized by residents. These contrasting needs, for development and for the protection of the district's green character, require careful balance.

Epping Forest District has a network of 6 smaller town centres, rather than one primary centre. These vary in nature, from historic charter market towns to the more conventional high street, and from local neighbourhood parades to clustered specialist retail units.

Figure 1 – District boundary



Demographics of population

The 2001 Census placed the total population of Epping Forest District at 120,896 persons¹. The most recent population estimate from National Statistics, as at mid-2009², alters this figure to approximately 124,000.

The district has the second highest proportion of Black Minority Ethnic (BME) residents in Essex; it is estimated that over 10% of the population belong to BME groups³. The population is on average, slightly older than the national average, with fewer younger adults and more 35-64 year olds.

The majority of the population live in the more urban areas of Loughton, Grange Hill, Chigwell and Buckhurst Hill. Most of the rest of the population live in the market towns of Epping, Chipping Ongar and Waltham Abbey, or in villages such as Sheering, Theydon Bois and Nazeing.

The district experiences a broad inflow of migration from London, and an outflow of migration to other Essex authorities. The largest inflows are from Harlow, Broxbourne and East Herts districts. The largest outflows are to Harlow, Broxbourne, East Herts and Uttlesford.

The net result of migration to and from all of the authorities in Essex (excluding the Southend on Sea and Thurrock unitary authorities), in 2008/09 was a net loss of 740 people from the district. In the same year, the net result of migration to and from all of the authorities in London was a net gain of 1,900 persons to the district. A detailed chart of migration is available as Appendix 1.

Housing

In 2001 there were 51,893 household spaces in the district, comprising some 50,590 with residents. The properties comprised: 80.76% houses, 20.42% flats or apartments, and 1.4% caravans or other temporary homes⁴. A total of 74.8% of properties were owner occupied, with only 25.2% rented⁵.

The Council's Housing Directorate manages approximately 6,500 council properties in the district, all of which meet the 'Decent Homes' social housing standard. There are over 1,500 housing association dwellings in the district. The waiting list for social housing, as at June 2010, stands at approximately 5,100 households. Average house prices in the district, as at January-March 2010, were £552,253 for a detached house, £323,980 for a semi-detached house, £251,658 for a terraced house, and £195,271 for a flat⁶.

More detailed information is available in the 'Housing' section of this document.

Economy and Employment

The economy is impacted by its location adjacent to London, in the western corner of Essex and bordering Hertfordshire. Epping Forest District also forms part of the M11 Corridor, which is recognised in the Regional Economic Strategy as a major growth location and economic driver given its strategic location; and the strong presence in the area of world class Research and Development capability⁷. The district's position adjacent to Harlow is significant because of Harlow's ambitious growth and regeneration aspirations.

¹ Office of National Statistics, Census 2001

² Office of National Statistics, Mid-year population estimates 2009

³ Office of National Statistics, Mid-year population estimates by ethnic group 2007

⁴ EFDC Census Key Facts 2001

⁵ EFDC Census Key Facts 2001

⁶ BBC UK house price index, Epping Forest Jan-Mar 2010

⁷ EFDC Draft Local Economic Assessment 2010

Levels of commuting from the district into London are exceptionally high, which is unsurprising given proximity and transport links in the form of the Central Line. The 2001 Census found that Epping Forest had the highest number of commuters into Greater London of any local authority outside the Capital, estimated at 45% of the district's resident workforce.

The most dominant business sector in the district is the construction industry accounting for 17.3% of business stock. Other sectors accounting for a high proportion of businesses in the local economy are professional, scientific and technical (at 12.8%), retail (9.1%) and business administration and support services (8.5%)⁸.

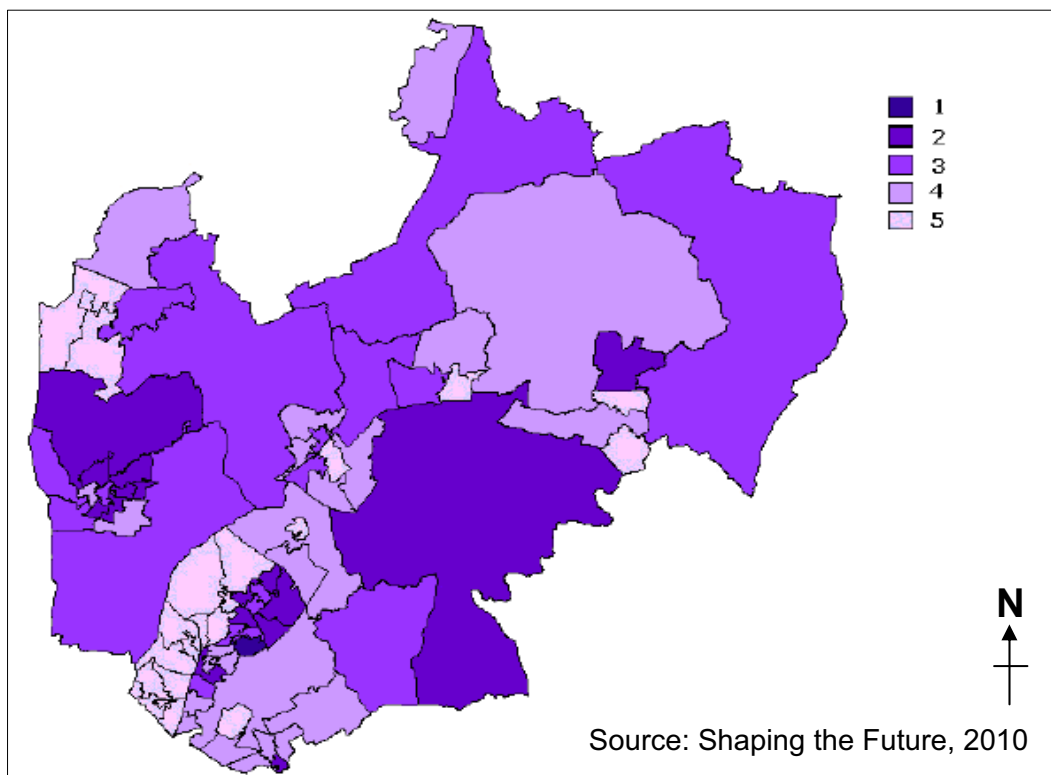
The district has witnessed an increase in the volume of residents claiming Jobseekers Allowance since 2008 (see Figure 16). The average unemployment rate for all Wards in the district increased from 1.3% in April-June 2008, rising to 2.8% in April-June 2010. This same period saw an increase from an average of 1.5% to 3.0% in Essex as a whole, and an increase from an average of 2.1% to 3.7% in England.

Deprivation

Some particular pockets of deprivation exist within the district (see Figure 2 - Deprivation by Lower Layer Super Output Area (LSOA)⁹). These are mostly in and around parts of Loughton, Loughton Broadway (also known locally as Debden), Grange Hill, Waltham Abbey and Shelley – the darker areas on the map below, which are of higher population density. Deprivation appears lowest in parts of Epping, parts of Loughton, Theydon Bois, Chipping Ongar, Chigwell, Nazeing, Marden Ash and Buckhurst Hill; these appear lighter on the map.

More detailed information on deprivation is available in the 'Strategic Challenges' section of this document.

Figure 2 - Deprivation by Lower Super Output Area (LSOA), by national quintile, 2007



⁸ Essex Business Survey – Epping Forest District - 2010

⁹ CLG Indices of Multiple Deprivation, 2007

Natural Environment

94% of the District's area (31,680 ha) is designated Metropolitan Green Belt. This is the highest proportion of any authority in the Eastern region.

A large part of Epping Forest, owned and managed by the City of London, lies within the district also. All of the Forest is designated a Site of Special Scientific Interest (SSSI, national designation) and approximately 25% is designated a Special Area of Conservation (SAC, EU designation, and part of the Natura 2000 network).

There are a total of seven SSSIs in the district:

- Epping Forest (including Wintry Wood, Epping; Garnon Bushes, Coopersale; Yardley Hill, Sewardstonebury; and Lord's Bushes, Buckhurst Hill)
- Hainault Forest (partly within the district)
- Royal Gunpowder Factory Woodlands, Waltham Abbey
- Roding Valley Meadows, between Chigwell and Loughton
- Cornmill Stream and Old River Lea, Waltham Abbey
- Hunsdon Mead, Roydon (partly within the district)
- River Lee Diversion (a very small part of the Chingford reservoirs SSSI)

There is also one area designated a Special Protection Area (SPA), and a RAMSAR site (both relating to the conservation of wildfowl), at Lea Valley (including Amwell Quarry, Rye Meads, Turnford and Cheshunt Pits and Walthamstow Reservoirs) however, only Turnford and Cheshunt Pits fall partly within this district.

There are currently nine Local Nature Reserves in the district; are all in management by the Council's countryside management service, Countryside, in some cases in partnership with Essex Wildlife Trust and the Environment and Street Scene Directorate:

- Roding Valley Meadows, Chigwell
- Linder's Field, Buckhurst Hill
- Roughtalley's Wood, North Weald Bassett
- Chigwell Row Wood, Chigwell
- Church Lane Flood Meadow, North Weald Bassett
- Nazeing Triangle, Nazeing
- Home Mead, England's Lane, Loughton
- Thornwood Flood Meadow, North Weald
- Weald Common Flood Meadows, North Weald

There are also approximately 220 Local Wildlife Sites within the district, following a recent review in which many new sites were identified.

The district contains a significant part of the Lee Valley Regional Park, along the western border with Enfield and Broxbourne districts. The Park incorporates many award winning nature reserves, urban green spaces and heritage sites.

Please note, a more detailed data profile of the district, called 'Shaping the Future', is available at Appendix 2.

Corporate Priorities

Cabinet Key Objectives

Epping Forest District Council's Draft Cabinet Key Objectives¹⁰ for 2010/2011 are shown in Figure 3:

Key Objectives 4, 5 and 6 are highlighted below, as these are perhaps the most relevant to the LIP, as they address housing, economic development and regeneration, and spatial planning.

Figure 3 - Cabinet Key Objectives 2010/2011

1. To maintain the Council's sound financial position
2. To seek continuous performance improvement and the best use of resources
3. To work with the Epping Forest Safer Communities Partnership to further reduce levels of actual crime and the fear of crime in the district
4. **To enable the provision of additional affordable housing in the district, and other initiatives to assist people unable to purchase a property on the open market**
5. **To help mitigate the impact of the current economic conditions on local people and businesses, through the development and implementation of appropriate initiatives**
6. **To deliver a sound Core Strategy of the Local Development Framework**
7. To improve the performance of the Benefits Service
8. To further improve the Council's corporate procedures for safeguarding local children and young people as part of Essex County Council's Children's Trust arrangements
9. To achieve the level of savings identified within the Council's Medium-Term Financial Strategy
10. To continue the improvement in the benefit the Council receives from its investment in information and communications technology
11. To continue to increase the Council's recycling performance
12. To review the Council's commercial landholdings in order to coordinate competing land use proposals, to fulfil the authority's operational requirements and achieve value for money

¹⁰ EFDC Draft Cabinet Key Objectives, 2010/11

Corporate Plan Themes and Actions

The Council has recently commenced the preparation of a new Corporate Plan for the four years from 2010/11 to 2013/14, to replace the existing Council Plan which runs from 2006-2010.

A new, updated Corporate Plan is currently being prepared, and is expected to be adopted in October 2010.

The Council's medium term aims for the new Corporate Plan¹¹ 2010/11 to 2013/14 are shown in Figure 4 below:

Figure 4 – Corporate Plan Medium Term Aims 2010/11 to 2013/14

1. Safeguard frontline services that our local residents tell us are important
2. Have the lowest District Council Tax in Essex and maintain that position
3. Be recognised as an innovative and top performing Council in Essex
4. Continuously improve efficiency by adopting new ways of working with our partners and maximising revenue from our assets
5. Provide clear community leadership and be a strong advocate, championing the interests of the people of Epping Forest and protecting the special character of the District

The existing Corporate Plan¹² (previously known as the Council Plan) groups aims into six themes, (linked to the themes from the previous Community Strategy (2004-2021)) which are shown in Figure 5:

Figure 5 – Corporate Plan 2006-2010 Themes

- **Green and Unique (GU)** – Ensuring the protection of the unique, green and sustainable environment of the district
- **Homes and Neighbourhoods (HN)** - Ensuring that the district has decent housing and clean and attractive neighbourhoods
- **A Safe Community (SC)** - Ensuring that residents of the district can enjoy local amenities with little fear of being a victim of crime
- **Fit for Life (FL)** - Ensuring that residents of the district lead a healthy lifestyle by having access to effective, high quality leisure and cultural services
- **Economic Prosperity (EP)** - Ensuring that the district has a thriving and sustainable economy
- **Improving our Performance** - Offering high quality services that meet the needs of our customers

¹¹ EFDC Draft Corporate Plan 2010/11 to 2013/14 Medium Term Aims 2010/11 to 2013/14

¹² EFDC Council Plan 2006-2010

The Council Plan contains an Action Plan, with specific tasks and objectives, linked to Performance Indicators, for each theme.

The most relevant Corporate Plan Actions, to the LIP process, are shown in Figure 6:

Figure 6 – Relevant Corporate Plan 2006-2010 Actions

- **GU1** To ensure that new homes provided in the district as a result of regional growth are sustainable, by good planning and the provision of adequate infrastructure
- **GU4** To develop the Local Development Framework for the district
- **HN1** To increase the amount of affordable housing in the district to meet identified need, and to consider and investigate different options for increased delivery
- **HN2** To prevent homelessness and respond to homelessness applications efficiently, effectively and fairly, to help homeless people secure appropriate accommodation and minimise the use of bed and breakfast accommodation
- **EP2** To enhance the town centre areas at Loughton High Road and Loughton Broadway to provide improved environments for the users of the centres and the providers of services
- **EP3** To co-ordinate land use and planning policies and housing transport and local infrastructure
- **EP5** To respond to issues of deprivation in the district, based on the results of the Index of Multiple Deprivation 2004 [*NB these have now been superseded by the IMD 2007*]
- **IP4** To deliver customer-focused services which meet the needs and aspirations of the diverse communities of the district

Draft Sustainable Community Strategy Key Objectives

An updated Sustainable Community Strategy is currently being produced. The draft document contains the following Key Objectives – please note however that these may be altered and/or replaced before publication of the final document.

The draft Sustainable Community Strategy Key Objectives are shown in Figure 7 below:

Figure 7 – Draft Sustainable Community Strategy Key Objectives

1. Deliver innovative programmes to tackle fear of crime and promote respect, and enable all residents and stakeholders to play an active role in making their communities safer
2. Build better links with partners in London and across Essex to deliver more integrated community safety programmes
3. Ensure that the protection of the Green Belt and the unique character of the district, together with capital infrastructure and carbon reduction improvements to promote greener travel options and reduce
4. congestion, are major priorities in the Local Development Framework and a green strategy is produced which enhances environmental education and joint action between the partners
5. Devise and implement a long term Economic Development Strategy which identifies opportunities for growing and supporting skills, business and employment, including infrastructure to support rural
6. enterprise and tackles economic deprivation in hotspot areas
7. Together support the provision of a range of affordable, innovative and environmentally friendly, lifetime housing including higher density/higher-rise homes in appropriate locations
8. Prioritise interventions to reduce health inequalities, targeting resources to the areas and people with poorer health, while improving access to services and addressing the lifestyle related, environmental and
9. other causes of ill health
10. Champion, Identify and support partnership projects that help to promote healthy living and 'well being' across the district, sharing information and resources effectively
11. Improve partnerships and strengthen capacity to increase attainment in our schools and college and develop new plans for capital investment and enhanced higher education opportunities in the district
12. Support, and challenge arrangements for safeguarding our most vulnerable children while investing in purposeful activities to give all our young people the best and healthiest start in life
13. (Delivery) Build better links with county, regional and central government funding agencies to ensure Epping Forest District receives a fair share of external funding
14. Establish mechanisms to promote, support and deliver better joined up public services locally

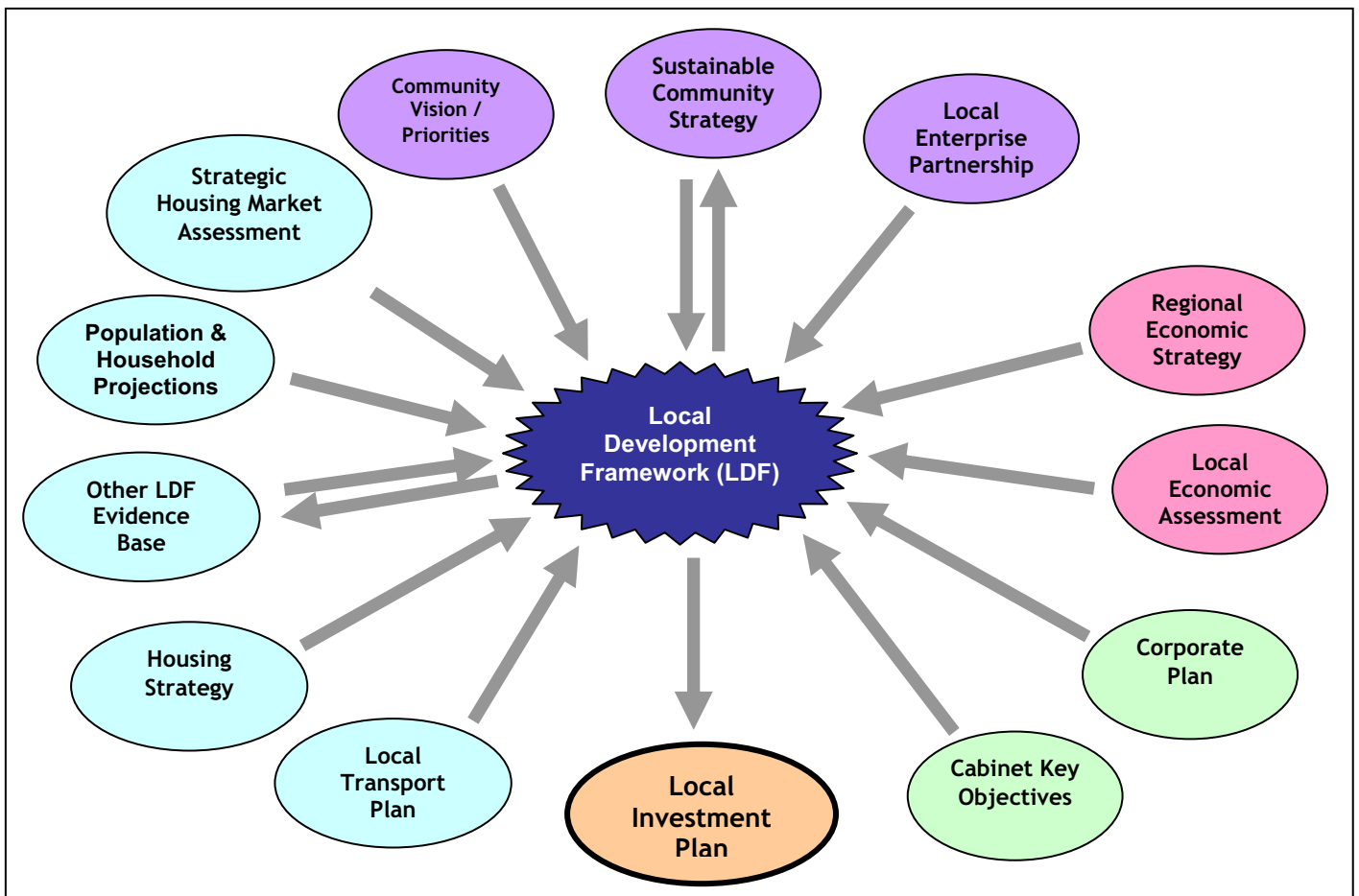
Community Visioning

The Council is committed to engaging with its customers and residents, and seeks to involve them in making decisions about their area.

Local Development Framework

The LIP will form one part of a wider group of strategies and evidence based documents, which relate to each other as shown in Figure 8. The Local Development Framework (LDF) is the key delivery mechanism for the HCA's aspirations.

Figure 8: Interrelation of Strategies and Evidence Base Documents



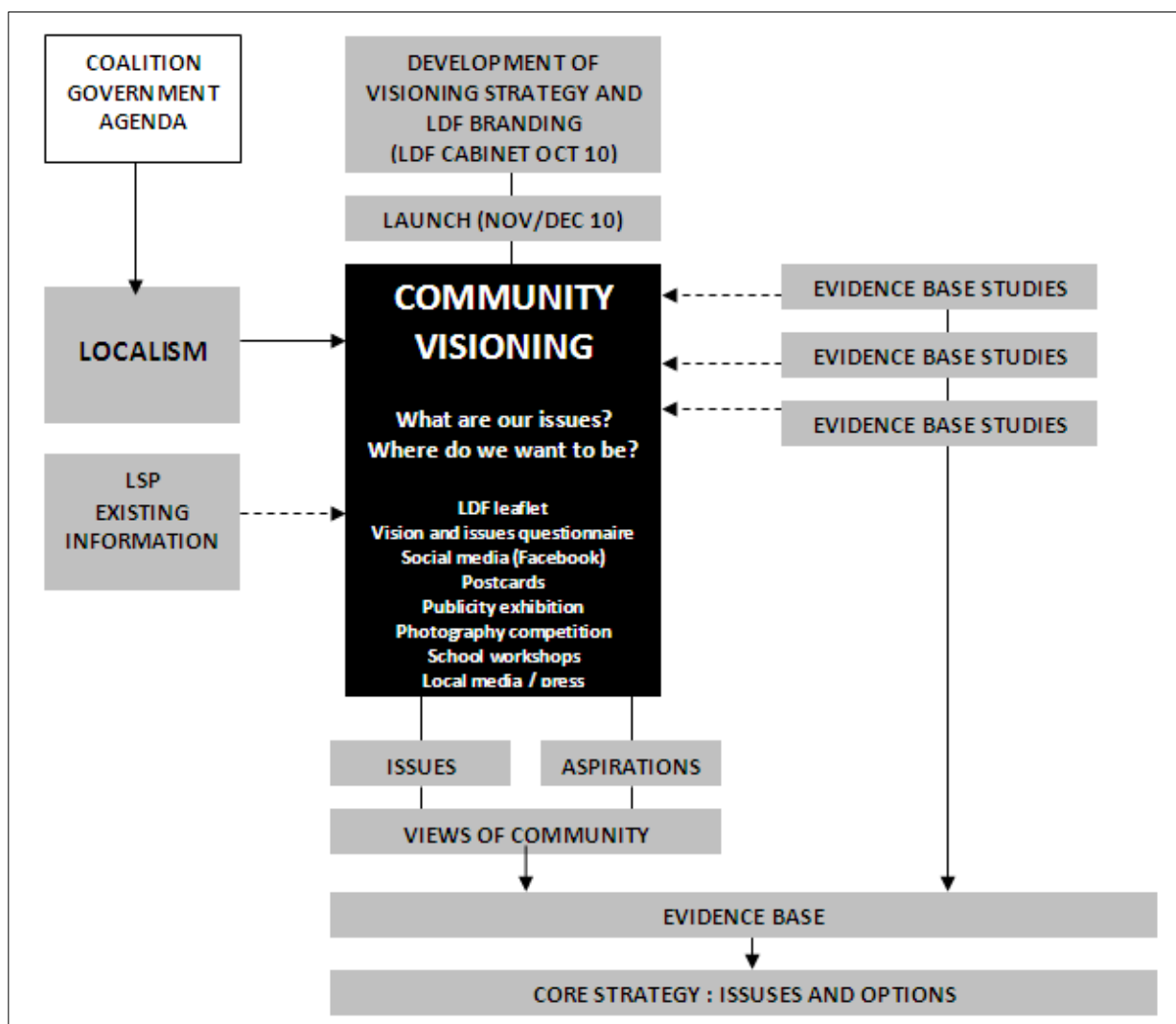
As mentioned earlier, the Council does not yet have an adopted Core Strategy. The Local Development Framework, and principally, the Core Strategy, will be the key delivery mechanism for the Local Investment Plan. The LDF will reflect the community's vision for their area, utilising a robust evidence base to help make decisions. The LIP must support the delivery of LDF objectives.

At present, it is anticipated that this Council will run consultation on Issues and Options for the future Core Strategy in Spring 2011, Preferred Options in Spring 2012, with Submission following, and adoption in 2014.

As work on an Issues and Options stage of consultation progresses, the Council intended to implement a scheme of community engagement, and is currently preparing a 'Communications Strategy' with this in mind.

The Communications Strategy will inform the future Statement of Community Involvement, and feed into the emerging LDF Core Strategy, as shown in Figure 9:

Figure 9: Communications Strategy – LDF Visioning Approach



The Council has undertaken other, significant community visioning exercises, which follow below.

Draft Sustainable Community Strategy

Epping Forest District Council, in conjunction with One Epping Forest (the Local Strategic Partnership), and other key partners, have already consulted with local people on their aspirations for the district (through the ‘Your Voice Matters’ consultation in Autumn 2009), to be fed into the new Sustainable Community Strategy (SCS) which is currently in draft form.

Consultation on the draft SCS, resulted in the following findings, relating to this LIP¹³:

- Nine out of ten residents are already happy with their own homes and over 85% are satisfied overall with their local area as a place to live. In the areas with the poorest satisfaction scores over 75% of residents still described themselves as satisfied overall

¹³ Draft Sustainable Community Strategy, 2010

- In terms of issues to be addressed local people, in common with those across the county have concerns around activities for teenagers, roads and pavements repairs and crime issues. However in Epping Forest specifically, protecting the green and unique environmental nature of the district is a major issue emerging across all groups and areas from recent consultation. This is a top local priority at the moment, second after crime in people responding to the “Your Voice Matters” consultation, and the top priority for the future along with addressing other green issues relating to carbon emissions
- There are no issues or factors that residents rate highly important in making somewhere a good place to live and which they think are really in need of improvement locally
- A substantial majority, over three quarters of residents, feel that this is a place where people from different backgrounds get on well together, residents in Waltham Abbey and Loughton are particularly positive about this aspect
- People locally are more likely to be dissatisfied with local bus services and local transport information and only around a quarter of respondents feel that they can influence local decision making
- Consultation with the public has also highlighted a perceived link between Antisocial behaviour and the need to create more activities and facilities for young people as alternatives to ‘hanging around on street corners’
- Young people taking part in the “Big Youth Debate” also echoed these concerns about crime and safety, but raised greater concern about issues around carbon emissions and the environment generally, and access to transport. The area of greatest concern however was for the provision of more activities for young people
- Face to face group discussions with residents in some of the more deprived areas of the district show people are positive about where they live, and their community but have concerns about crime and anti-social behaviour

Place Survey

The Coalition Government have now formally abolished the Place Survey, however, data collected in 2008 and in 2009 can still be helpful in determining the priorities of local people.

Figure 10¹⁴ shows the ranking of the issues (and the percentage of answers) which local people felt were most important, compared with Essex as a whole:

Figure 10 – Most important issues for local people

Issue	Epping Forest District		Essex	
	Rank	%	Rank	%
Level of crime	1	54.9%	1	52.3%
Health services	2	43.5%	2	41.6%
Clean Streets	3	37.8%	3	38.9%
Access to nature	4	32.1%	9	24.2%
Public transport	5	30.2%	4	27.8%
Parks and open spaces	6	27.5%	8	25.9%
Education provision	= 7	25.3%	5	26.6%
Shopping facilities	= 7	23.2%	6	26.2%
Affordable decent housing	8	19.3%	7	26.1%
Level of traffic congestion	9	18.3%	11	18.1%
Road and pavement repairs	10	17.9%	12	17.3%
Activities for teenagers	11	17.3%	10	18.5%
Sports and Leisure Facilities	12	12%	-	?
Facilities for young people	13	11.1%	14	11.8%
The level of pollution	14	10%	-	?
Cultural facilities	15	9%	-	?

Figure 11¹⁵ shows the ranking of the issues (and the percentage of answers) which local people felt were most in need of improvement, compared with Essex as a whole:

Figure 11 – Issues most in need of improvement

Issue	Epping Forest District		Essex	
	Rank	%	Rank	%
Road and pavement repairs	1	49.6%	2	42.4%
Activities for teenagers	2	45.7%	1	43.3%
Level of traffic congestion	3	31.2%	3	33.6%
Public transport	4	26.0%	4	23.6%
Level of crime	5	23.4%	5	22.8%
Clean Streets	6	19.3%	6	20.0%
Affordable decent housing	7	17.9%	7	18.9%
Facilities for young people	8	17.6%	10	15.0%
Shopping facilities	9	15.9%	9	15.7%
Health services	10	15.6%	10	15.0%
Community activities	12	13.4%	14	12.4%
Education provision	14	10.0%	-	5.4%
Job prospects	15	9.1%	8	16.2%
Parks and open spaces	16	8.4%	15	7.9%
Access to nature	-	2.0%	-	4.0%

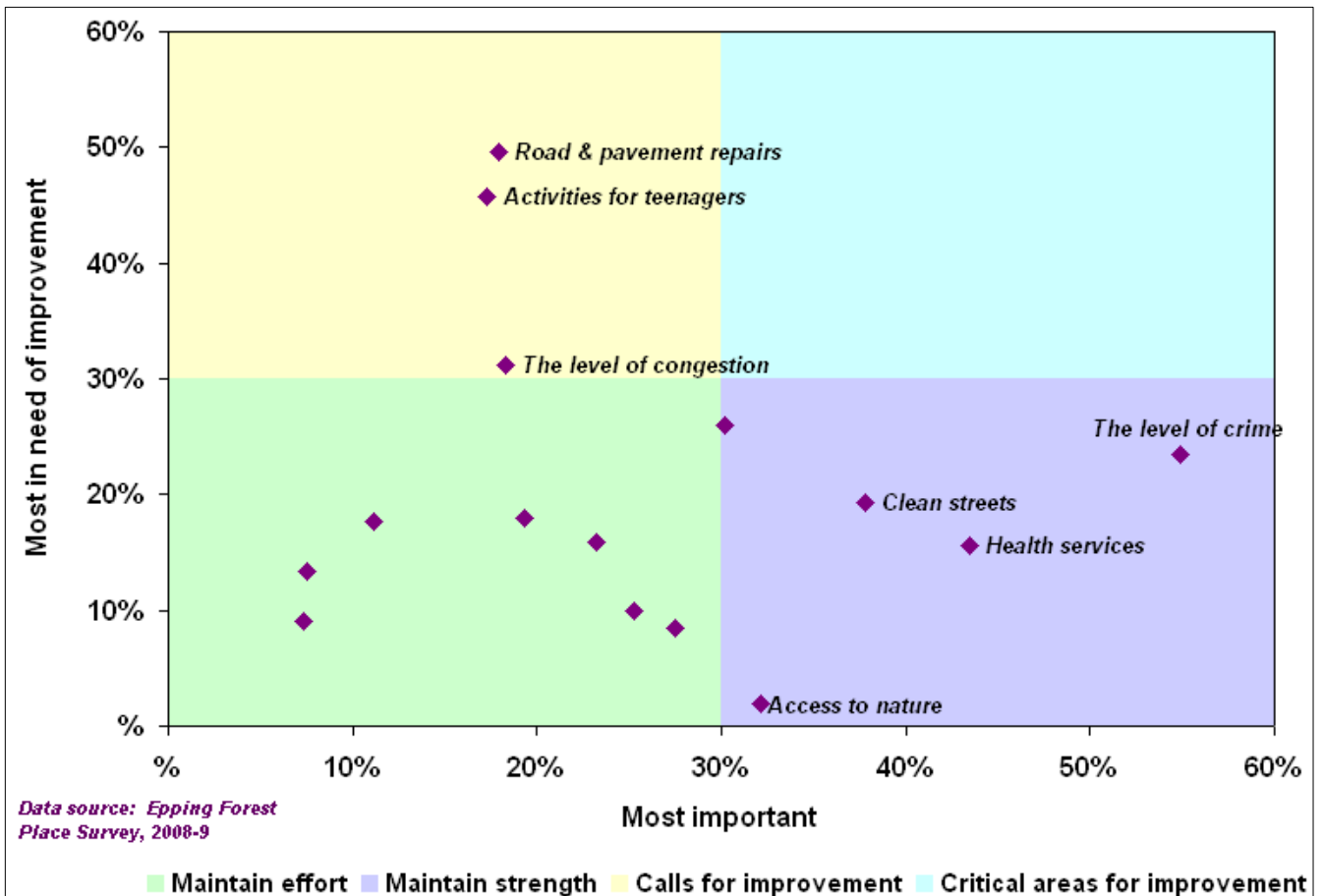
¹⁴ EFDC Place Survey, 2008/09

¹⁵ EFDC Place Survey, 2008/09

In most cases, the priorities of people living within the district were similar to those of people generally, living in Essex.

A matrix of issues raised, plotted by their importance (x axis) and their need for improvement (y axis) is shown in Figure 12.

Figure 12 - Graphical representation of Place Survey 2008/09 responses: most important issues vs. priorities for improvement



None of the issues raised fell within the critical square in the top right, representing issues which are 'critical areas for improvement'.

Priorities did vary, however, between the sub-areas surveyed. The Place Survey was conducted either by Ward, or by a group of Wards, depending on the size of the area.

The spread of the top 5 priorities for issues which need improving in the area, for each of the 17 sub-areas, is shown in Figure 13.

Figure 13 – Top 5 priorities for local people in sub-areas of the district

Area	Top 5 issues which need improving in the area				
	1	2	3	4	5
Buckhurst Hill: all wards	Road and pavement repairs	Activities for teenagers	The level of traffic congestion	<i>Joint:</i> Public transport AND Affordable decent housing AND Facilities for young children	Sports and leisure facilities
Chigwell: all wards, and Grange Hill	Road and pavement repairs	The level of crime	Activities for teenagers	The level of traffic congestion	Clean streets
Chipping Ongar, Greensted & Marden Ash, and Shelley	Public transport	Activities for teenagers	The level of traffic congestion	Affordable decent housing	Road and pavement repairs
Epping: all wards	Road and pavement repairs	The level of traffic congestion	Activities for teenagers	Affordable decent housing	Public transport
Loughton: all wards	Road and pavement repairs	Activities for teenagers	The level of traffic congestion	The level of crime	Clean streets
Waltham Abbey: all wards	Activities for teenagers	Road and pavement repairs	Public transport	Shopping facilities	<i>Joint:</i> The level of traffic congestion AND Affordable decent housing
Broadley Common, Epping Upland and Nazeing	The level of traffic congestion	Activities for teenagers	Health services	Road and pavement repairs	<i>Joint:</i> The level of crime AND Sports and leisure facilities
Hastingwood, Matching and Sheering Village	Road and pavement repairs	Activities for teenagers	Public transport	Facilities for young children	Affordable decent housing
High Ongar, Willingale and The Rodings	Activities for teenagers	Public transport	Road and pavement repairs	Affordable decent housing	Facilities for young children
Lambourne	Public transport	Road and pavement repairs	The level of crime	Clean streets	The level of traffic congestion
Lower Nazeing	Activities for teenagers	Road and pavement repairs	Sports and leisure facilities	<i>Joint:</i> The level of traffic congestion AND Public transport	Facilities for young children

Area	Top 5 issues which need improving in the area				
	1	2	3	4	5
Lower Sheering	Road and pavement repairs	The level of traffic congestion	Cultural facilities (e.g. libraries, museums)	Activities for teenagers	<i>Joint:</i> Affordable decent housing AND Parks and open spaces
Moreton & Fyfield	Road and pavement repairs	Public transport	Affordable decent housing	Activities for teenagers	<i>Joint:</i> The level of traffic congestion AND Sports and leisure facilities
North Weald Bassett	Activities for teenagers	Road and pavement repairs	Public transport	Health services	Facilities for young children
Passingford	Public transport	Road and pavement repairs	Clean streets	The level of crime	<i>Joint:</i> Activities for teenagers AND The level of traffic congestion
Roydon	Health services	Public transport	The level of traffic congestion	Road and pavement repairs	Activities for teenagers
Theydon Bois	Road and pavement repairs	Activities for teenagers	Public transport	Health services	The level of traffic congestion

Housing

Housing Monitoring Overview

Data on the yearly housing completion rates for the district since 2001/02 are shown below in Figure 14. The district has, historically, met its targets within the Essex and Southend on Sea Structure Plan, and then the East of England Plan, with relative ease. The area continues to be attractive to housebuilders and developers, and although recent years have seen a downturn in completions due to the recession, the situation seems now to be slowly improving.

Figure 14: Historical completion rates

Financial year	Net new housing units completed
2001/02	237
2002/03	271
2003/04	208
2004/05	240
2005/06	286
2006/07	277
2007/08	108
2008/09	157
2009/10	176
Total	1,960

The former East of England Plan target was for 3,500 new homes between 2001 and 2021 (plus a contribution to the growth of Harlow); as at the time of the last 5 Year Assessment of Land Supply (see Appendix 3) the Council had either been completed, or granted permission for, the majority of the 3,500 figure. The calculations are shown below in Figure 15.

Figure 15: 5 Year Assessment of Land Supply data

	Net new housing units
Former East of England Plan Target 2001-2021	3,500
Minus units completed 2001/02 to 2009/10	- 1,960
Minus units identified in 5 Year Assessment for completion between 2010/11 and 2014/15 (incorporates an assumed 10% non-build rate)	- 1,190
Remainder to provide by 2021	350

Housing Need

District Overview

Epping Forest is one of twelve districts within the county of Essex. There are around 54,000 homes in the district of which 85% of homes are within the private sector, 12% are owned by the Council and approximately 3% are owned by housing associations.

The District has a high level of housing need, that cannot be met by the current and projected supply of affordable accommodation. Unlike other areas of the country, it is predicted that this position will not change in either the short or longer term.

The Epping Forest District is within the London Commuter Belt (LCB) Sub Region for housing purposes. Six districts of the Sub Region, including Epping Forest, joined to form the London Commuter Belt (East)/M11 Strategic Housing Market Assessment (SHMA) area. Strategic housing market assessments do not provide definitive estimates of housing need, demand and market conditions. However, they do provide valuable insights into how housing markets operate, both now and in the future. Opinion Research Services (ORS) was commissioned to undertake a comprehensive and integrated SHMA. The other five districts in the SHMA area are Brentwood, Broxbourne, East Herts, Harlow and Uttlesford. The research used secondary data from sources such as the UK Census, the former Housing Corporation, HM Land Registry and the Office for National Statistics, along with a qualitative consultation programme with a wide range of stakeholders.

The Key Findings of the (SHMA), relevant to this Local Investment Plan are:

- The key factors that characterise the SHMA area:
 - Its proximity to London;
 - Its house prices;
 - The diversity of the area that appeals to both residents and migrant households.

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

Some unsuitably-housed households may choose to move elsewhere, but not all unsuitable housing problems require a move from the householder's current home. For example, a problem may be resolved by extending or repairing the home, or - where overcrowding exists - one or more member(s) of the household may be able to move out of the property. Where such solutions could not be applied, due to affordability or other reasons, a household is considered to be in 'housing need' (a much rarer event than being unsuitably housed). The draft SHMA estimates that, across the SHMA area there are 4,800 households in housing need, and 1,300 (27%) of these are Epping Forest residents.

Local Housing Market

Local market factors can have a significant bearing on future housing demand and/or the sustainability of current rent structures. Indeed, the Council's future rent levels under the Government's proposed rent reforms are affected by property values.

The recent Strategic Housing Market Assessment (SHMA) established that the average property price in Epping Forest in 2008 (Quarter 1) was around £365,000. The average property price rose by 133% between 2000 and 2008 (Quarter 1) – the highest increase in the SHMA Area.

In 2002, the average property price in Epping Forest was 9 times the median full-time earnings of someone working in the District. This rose to 11 times the median earnings by 2007 which is, by far, the highest ratio in the SHMA Area.

New Affordable Housing Provision

The Council's aim is to maximise and increase the amount of good quality affordable housing in the District, in the form of social rented housing and low cost home ownership.

The objectives are to:

- a) Work with registered social landlords and developers to increase the number of affordable homes within the District;
- b) Seek to achieve the provision of at least 40% affordable housing on large housing developments (over 0.5Ha or 15 properties) in urban areas through the use of agreements under Section 106 of the Town and Country Planning Act 1990, with the affordable housing mix on such sites reflecting the private housing mix;
- c) In exceptional circumstances, where on-site affordable housing provision is inappropriate, seek the off-site provision of affordable housing, equivalent to at least 40% of the combined total number of properties developed on-site and off-site provision, or the provision of a financial contribution equivalent to the amount of subsidy the developer would have needed to contribute to the affordable housing, if it was provided on-site;
- a) Generally, seek up to 30% of the total affordable housing provided on Section 106 sites - and up to 40% of the total on Green Belt sites - as shared ownership, to assist first time buyers to gain access to home ownership;
- e) In order for them to be affordable, ensure that - for shared ownership schemes:
 - (i) The average initial equity share sold to shared owners across all the shared ownership homes within any development is no more than 35%;
 - (ii) Shared owners are able to purchase a minimum equity share of 25% and a maximum equity share of 50% for shared ownership schemes;
 - (iii) Shared owners are able to purchase additional equity shares (staircase) up to full 100% ownership, except for rural housing schemes for which a maximum of 80% equity can be purchased under current Homes and Communities Agency policy; and
 - (iv) Shared owners pay an initial rent of no more 2.5% of the unsold equity per annum, with subsequent rent increases determined in accordance with the relevant housing association's rent setting policy;
- f) If the property market is slow, and it is not possible for RSLs to easily sell shared ownership properties, reduce the amount of shared ownership to be sought on Section 106 sites by increasing either the amount of affordable housing for rent and/or the amount of intermediate affordable housing, possibly with an arrangement that allows these properties to be converted to shared or full ownership in the future;

- g) Through the Council's Preferred RSL Partnering Scheme, encourage partnerships with RSLs already operating within the district, rather than new RSLs, in order to maximise their individual management bases;
- h) Maximise the amount of funding provided by the Homes and Communities Agency to provide "additionality" for affordable housing schemes;
- i) Generally, only provide Local Authority Social Housing Grant for developments which the Homes and Communities Agency is not prepared to fund, resourced by financial contributions from developers for sites where the on-site provision of affordable is not appropriate;
- j) Seek to ensure that affordable homes meet the Homes and Communities Agency's Design and Quality Standard, and at least Level 3 of the Code for Sustainable Homes;
- k) On an exceptional basis, consider planning applications for developments on land currently in the Metropolitan Green Belt, for which planning permission would not normally be granted, if they provide high levels of affordable housing (at least 80%) and are otherwise considered suitable for residential development.

In March 2010, the Council's monitoring arrangements for new affordable housing provision identified the following:

- 208 properties on 5 development sites were currently on site
- 231 properties on 7 development sites had detailed planning permission, but had not yet started on site
- An estimated 10 properties on 1 development site had outline planning permission
- Developers were giving active consideration to the development of a further 225 properties on 6 sites in the District, although it is unlikely that all these developments will receive planning permission

The Council's Housing Register

The numbers of applicants on the Housing Register confirm the levels of households seeking social housing in the District. The following table (Figure 16) illustrates the levels of need over the past two years, based on the numbers registered on the Housing Register.

Figure 16: Comparison of Housing Need

COMPARISON OF HOUSING NEED (2008 – 2009)				
	March 2010	March 2009	Difference (2008 – 2009)	
			(Nos.)	%
1 Bed	3,014	2,749	+ 265	+ 9.6 %
2 bed	1,312	1,181	+ 131	+ 11.1 %
3 bed	593	585	+ 8	+ 1.4 %
4 Bed	89	80	+ 9	+ 11.3 %
TOTAL	5,008	4,595	+ 634	+ 9.0 %

Social Housing Turnover

The following table (Figure 17) compares turnover of Housing Register, homeless and other applicants for vacancies in the Council's housing stock over the last two years. As can be seen, turnover increased by 2.7% in 2009/10, compared to the previous year.

Figure 17: Housing Stock Turnover

HRA HOUSING STOCK TURNOVER (2007/8 and 2008/9)		
	2008/9	2009/10
Housing Register (inc homeless)	400	395
Mutual exchanges	121	140
TOTAL	521	535

In addition, 116 applicants were nominated and accepted in 2009/10 for vacancies in stock owned by registered social landlords, compared with 61 in 2008/9.

The Council operates a Choice Based Lettings Scheme 'HomeOption' which is administered by Locata, an outside agency. Homeseekers on the Housing Register can search for available vacant council properties across the district, and housing association properties where the Council has 'nomination rights'. Vacant properties are advertised every fortnight and applicants can 'express an interest' in them (also known as bidding).

Tenants under-occupying their properties are encouraged to consider a mutual exchange. The Council aims to provide them with every assistance and subscribes to the HomeSwapper, one of the UK's largest mutual exchange services, on behalf of tenants. A maximum of only one spare bedroom is allowed as a result of any mutual exchange between Council and RSL tenancies.

Homelessness

The Council's aim is "To prevent homelessness and to respond to homelessness applications in accordance with statutory requirements, efficiently, effectively and fairly, helping homeless people to secure appropriate accommodation and keeping the use of bed and breakfast accommodation to a minimum."

Interim and temporary accommodation includes Bed and Breakfast (B&B) accommodation for households without children, self contained flats at Hemnall House, Epping and rooms at Norway House hostel, where housing related support is provided. The Council aims to minimise the use of B&B accommodation, and seek to ensure that only single people are accommodated in B&B.

This Council has successfully met the 2010 target for placing households in temporary accommodation. This has been achieved by incorporating effective prevention measures and significantly reducing the numbers of households occupying temporary accommodation. The 2010 target is no more than 104 households in temporary accommodation.

Homeless prevention and measures used

The Council works in conjunction with the Government's Communities and Local Government Department and seeks to implement initiatives that will assist with the prevention of homelessness across the district. The aim is to prevent homelessness wherever possible, and provide appropriate advice and assistance to homeless and potentially homeless people. Significant levels of funding have been obtained from the Government for homelessness initiatives.

A variety of measures are used:

- In partnership with Supporting People and the other 12 districts across Essex the Council has a Tenancy Support scheme which provides support for up to 12 single homeless vulnerable people in the district who are housed in the Council's own accommodation.

- Support and practical help for victims of domestic violence is provided in conjunction with Harlow Women's Aid. The scheme is referred to as the Stay Safe Scheme. A supported housing scheme for victims of domestic violence is also provided, under a partnership between the Council and East-Living.
- Women dealing with relationship breakdowns involving violence may, in certain circumstances, benefit from the Council's 'Sanctuary Scheme' which was set up jointly by the Council and the District's Crime and Disorder Partnership.
- Clients seeking privately rented accommodation, but unable to fund the deposit, may be referred to the Epping Forest Housing Aid Scheme (EFHAS). The scheme assists through the issue of a rent deposit guarantee, in the form of a bond instead of the usual deposit.
- In June 2009, the Council received a Government grant of £47,500, to enable the Council to extend small loans to families at risk of homelessness. The Preventing Repossessions Fund provides financial assistance through interest free loans ranging from £1,000 to £3,000 per household capped to a maximum of £5,000. They are only provided where the Council would owe the applicant a full homelessness duty if they were to lose their home.
- The Mortgage Rescue Scheme is targeted at the most vulnerable households, those on incomes of less than £60,000 a year who would be entitled to be re-housed under homelessness legislation. Epping Forest was one of the first councils in the country, and the first in Essex, to assist a potentially homeless applicant through the scheme.
- The Finder's Fee Scheme is for property owners, where the property has been vacant for more than 6 months. If property is let to a person on the Housing Register, for a minimum of 12 months, the owner can receive a one off payment of £1,000.
- The Council has made significant progress with private sector leasing through the Fresh START Scheme, in partnership with the East Thames Housing Group. Under the Scheme, East Thames leases up to 20 properties in the District at any one time from private landlords, for three years. Rents are guaranteed including during void periods. The properties are let at market rents to homeless nominees from the Council.
- Epping Forest is one of five councils within the London Commuter Belt that has set up a scheme with Central Government funding – called PLACE (Private Lease Agreements Converting Empties). It specifically targets long term empty properties that require substantial works to bring them back into habitable use.
- The Single Accommodation for Epping Forest (SAFE) Project is managed by NACRO which offers supported accommodation to single people with housing difficulties. The core client group being 16-18 year olds. SAFE is a partnership with Social Care, the Essex Probation Service, Connexions, the Youth Offending Team and In-Touch floating support.
- In order to help tackle the problems created by relationship breakdowns, the Council has established a service level agreement with Relate. Relate has trained mediators who can assist clients with the difficulties they are having within their family relationships.

Partnerships

The Council works in partnership with a variety of organisations as detailed above. Other agencies not covered in the above include the Community Drug and Alcohol Team (CDAT), the Essex National Probation service, the North Essex Mental Health Partnership, the Assessment and Child Protection Team, the Team Around School Children in the Community (TASCC) and the Leaving and After Care Team. The Citizens Advice Bureau provides debt advice and an important outreach service in partnership at Norway House hostel offering advice to all residents.

Much of the data provided above is sourced from the Epping Forest District Council Homelessness Strategy¹⁶, Housing Strategy and the Housing Revenue account Business Plan.

¹⁶ Epping Forest District Council Homelessness Strategy

Strategic Challenges

Deprivation Overview

The most recent Indices of Multiple Deprivation (IMD) were issued in 2007¹⁷. The Indices provide an overview of the level of deprivation in an area, split between different topics e.g. employment, income, living environment, etc. Data is shown by Lower Super Output Area (LSOA). Figure 18 shows the 2007 Index of Multiple Deprivation data for the LSOAs in the district. The IMD score is a measure which considers all the topics together and presents an overall deprivation score. A full copy of the individual index scores is available as Appendix 7.

The Index ranks the LSOAs in the district (a total of 78), against each other, producing the 'local' rank. It also ranks each LSOA against all the LSOAs in the UK (a total of 32482), producing a 'national' rank. A lower rank indicates a more deprived area. The LSOAs are ordered alphabetically by ward name.

The top 10 most deprived LSOAs are shown in red (and in bold)

The 'next worst' 10 most deprived LSOAs are shown in orange

The top 10 least deprived LSOAs are shown in green

Figure 18 – Indices of Multiple Deprivation 2007 for the district

Ward this SOA falls within	LSOA name	NATIONAL rank of IMD	LOCAL rank of IMD
Broadley Common, Epping Upland and Nazeing	(Ward is same as LSOA)	16156	26
Buckhurst Hill East	South	24794	51
Buckhurst Hill East	Central	21978	43
Buckhurst Hill East	North	18574	34
Buckhurst Hill West	North East	29405	72
Buckhurst Hill West	South East	29177	71
Buckhurst Hill West	South West	28821	69
Buckhurst Hill West	North West	28207	66
Chigwell Row	No LSOAs	22537	45
Chigwell Village	Central	29873	75
Chigwell Village	North	23231	48
Chigwell Village	South	25107	55
Chipping Ongar, Greensted and Marden Ash	South	29610	73
Chipping Ongar, Greensted and Marden Ash	North	29987	76
Chipping Ongar, Greensted and Marden Ash	West	20633	37
Epping Hemnall	East	25700	58
Epping Hemnall	South	22988	47
Epping Hemnall	North	29062	70
Epping Hemnall	West	15281	25
Epping Lindsey and Thornwood Common	North	25223	56
Epping Lindsey and Thornwood Common	East	17371	30
Epping Lindsey and Thornwood Common	South West	25073	53
Epping Lindsey and Thornwood Common	South	17541	31
Grange Hill	North East	20198	36
Grange Hill	South East	6979	2
Grange Hill	North West	25391	57
Grange Hill	South West	21730	42
Hastingwood, Matching and Sheering Village	(Ward is same as LSOA)	17348	29

¹⁷ CLG Indices of Multiple Deprivation, 2007

Ward this SOA falls within	LSOA name	NATIONAL rank of IMD	LOCAL rank of IMD
High Ongar, Willingale and The Rodings	(Ward is same as LSOA)	16521	27
Lambourne	(Ward is same as LSOA)	14676	22
Loughton Alderton	South	5988	1
Loughton Alderton	East	14541	21
Loughton Alderton	North	17934	32
Loughton Broadway	East	10613	6
Loughton Broadway	South	10486	5
Loughton Broadway	North West	11257	7
Loughton Fairmead	West	11854	11
Loughton Fairmead	North East	14990	23
Loughton Fairmead	South East	18187	33
Loughton Forest	South	30103	77
Loughton Forest	East	28432	67
Loughton Forest	North	29640	74
Loughton Roding	Central	24818	52
Loughton Roding	North	25078	54
Loughton Roding	South	12290	14
Loughton St John's	North West	28168	65
Loughton St John's	North East	26465	60
Loughton St John's	East	27171	62
Loughton St Mary's	West	27651	63
Loughton St Mary's	East	12607	16
Loughton St Mary's	South	28028	64
Lower Nazeing	South	28773	68
Lower Nazeing	West	27098	61
Lower Nazeing	East	18602	35
Lower Sheering	(Ward is same as LSOA)	22898	46
Moreton and Fyfield	(Ward is same as LSOA)	20796	39
North Weald Bassett	South West	13106	18
North Weald Bassett	South East	26014	59
North Weald Bassett	North	20656	38
Passingford	(Ward is same as LSOA)	12010	13
Roydon	(Ward is same as LSOA)	21303	41
Shelley	(Ward is same as LSOA)	12904	17
Theydon Bois	South West	23312	49
Theydon Bois	Village	31907	78
Theydon Bois	North East	24446	50
Waltham Abbey High Beach	(Ward is same as LSOA)	13505	19
Waltham Abbey Honey Lane	North	17155	28
Waltham Abbey Honey Lane	South East	21246	40
Waltham Abbey Honey Lane	West	11543	10
Waltham Abbey Honey Lane	North East	11501	9
Waltham Abbey North East	South East	10113	4
Waltham Abbey North East	South	22126	44
Waltham Abbey North East	North	12302	15
Waltham Abbey Paternoster	North	11915	12
Waltham Abbey Paternoster	South East	11319	8
Waltham Abbey Paternoster	South West	7965	3
Waltham Abbey South West	South	13714	20
Waltham Abbey South West	North	15196	24

Summary of most deprived areas

The top ten most deprived LSOAs are within parts of Loughton, Waltham Abbey, and Grange Hill. Figure 19 shows gives a more detailed picture of these ten most deprived LSOAs.

The deprivation in these regions seems mostly to relate to income, employment, health and disability, and education, skills and training.

All three of the LSOAs within the Loughton Broadway Ward are within the group of ten most deprived LSOAs in the district.

Figure 19: Top ten most deprived LSOAs (by Index of Multiple Deprivation score)

Ward this SOA falls within	LSOA name	INCOME	EMPLOYMENT	HEALTH DEPRIVATION & DISABILITY	EDUCATION SKILLS & TRAINING	BARRIERS TO HOUSING & SERVICES	CRIME & DISORDER	LIVING ENVIRONMENT
Grange Hill	South East	1	5	7	8	16	4	12
Loughton Alderton	South	2	1	3	2	11	2	18
Loughton Broadway	East	7	7	11	13	42	3	60
Loughton Broadway	South	8	8	2	19	44	18	9
Loughton Broadway	North West	9	11	6	14	20	20	23
Waltham Abbey Honey Lane	West	13	16	16	7	10	22	49
Waltham Abbey Honey Lane	North East	26	4	5	6	31	30	58
Waltham Abbey North East	South East	5	3	10	3	33	6	67
Waltham Abbey Paternoster	South East	11	6	9	4	43	20	65
Waltham Abbey Paternoster	South West	3	2	4	1	17	21	62

Please note, a full set of Index of Deprivation data, including the individual indices for all Wards, is available as Appendix 4.

Ward Profiles & Comparison Document

The Ward Profiles¹⁸ were prepared by Forward Planning Officers at Epping Forest District Council, supported by the Local Strategic Partnership, initially to feed into the draft new Sustainable Community Strategy. These 32 profiles bring together useful data at a local Ward level and cover several topics such as perception of the area, demographics, health, deprivation, employment, travel and crime/anti-social behaviour.

A 'Comparison Summary'¹⁹ document was also prepared, which compares the Wards' scores on different topics, highlighting similarities, differences, and issues within the district.

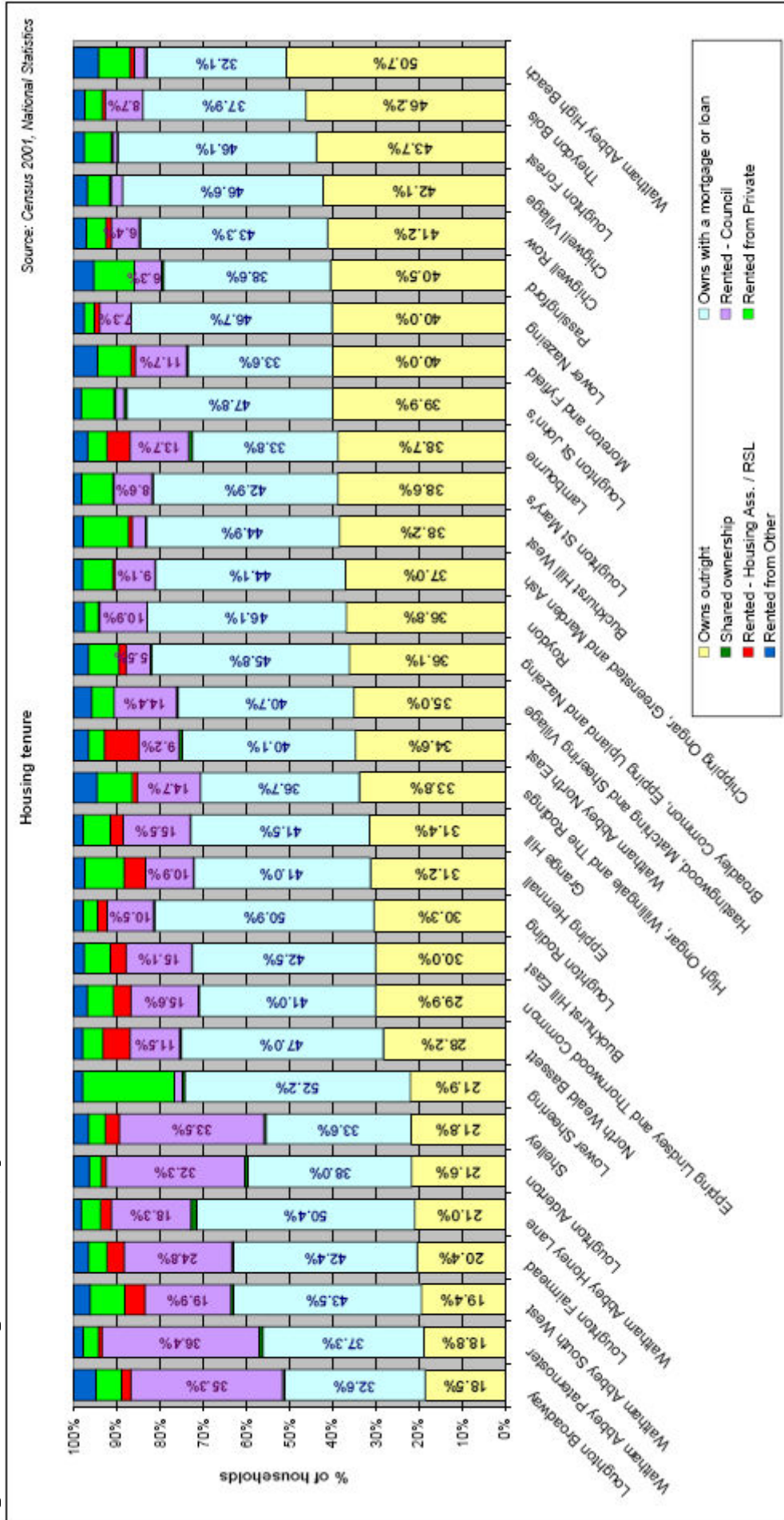
A full copy of the Comparison Summary is available as Appendix 5.

Figures 20, 21 and 22 show some of the comparisons, on housing tenure, Job Seekers Allowance claimants, and crime and anti-social behaviour, respectively.

¹⁸ EFDC Ward Profiles (set of 32 Individual Wards), 2010

¹⁹ EFDC Ward Profile Comparison Summary, 2010

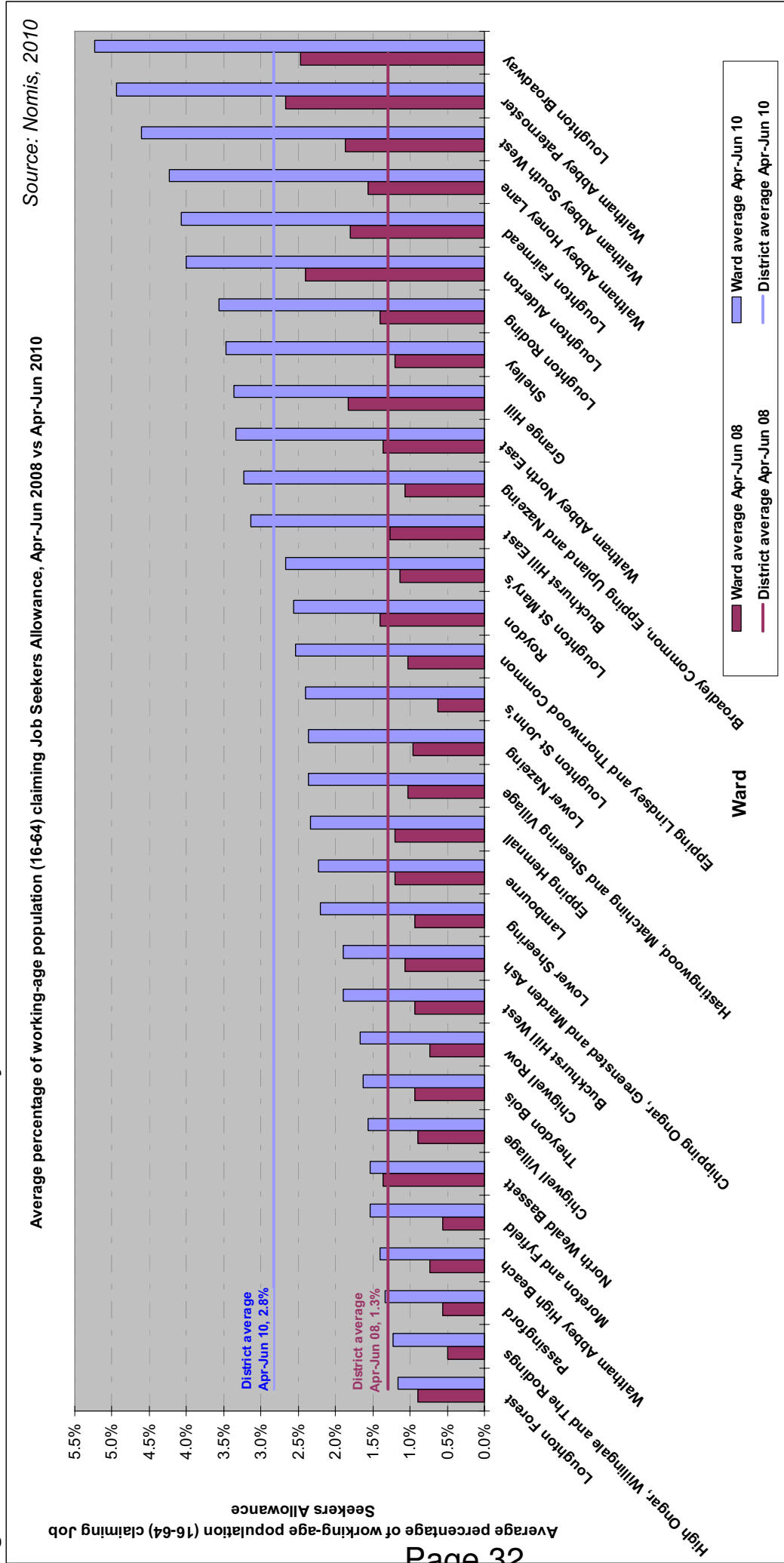
Figure 20: Housing tenure mix, by Ward



The wards are ordered from that with the 'least ownership' on the left (i.e. the ward with the smallest proportion of residents who own their own homes outright), to the ward with the 'most ownership' on the right.

The ward with the 'least ownership', on the far left, is Loughton Broadway, with less than 19% of residents owning their own homes, and over 35% of residents renting their property from the Council. Most of the Wards with high proportions of rental from the Council are within Loughton and Waltham Abbey.

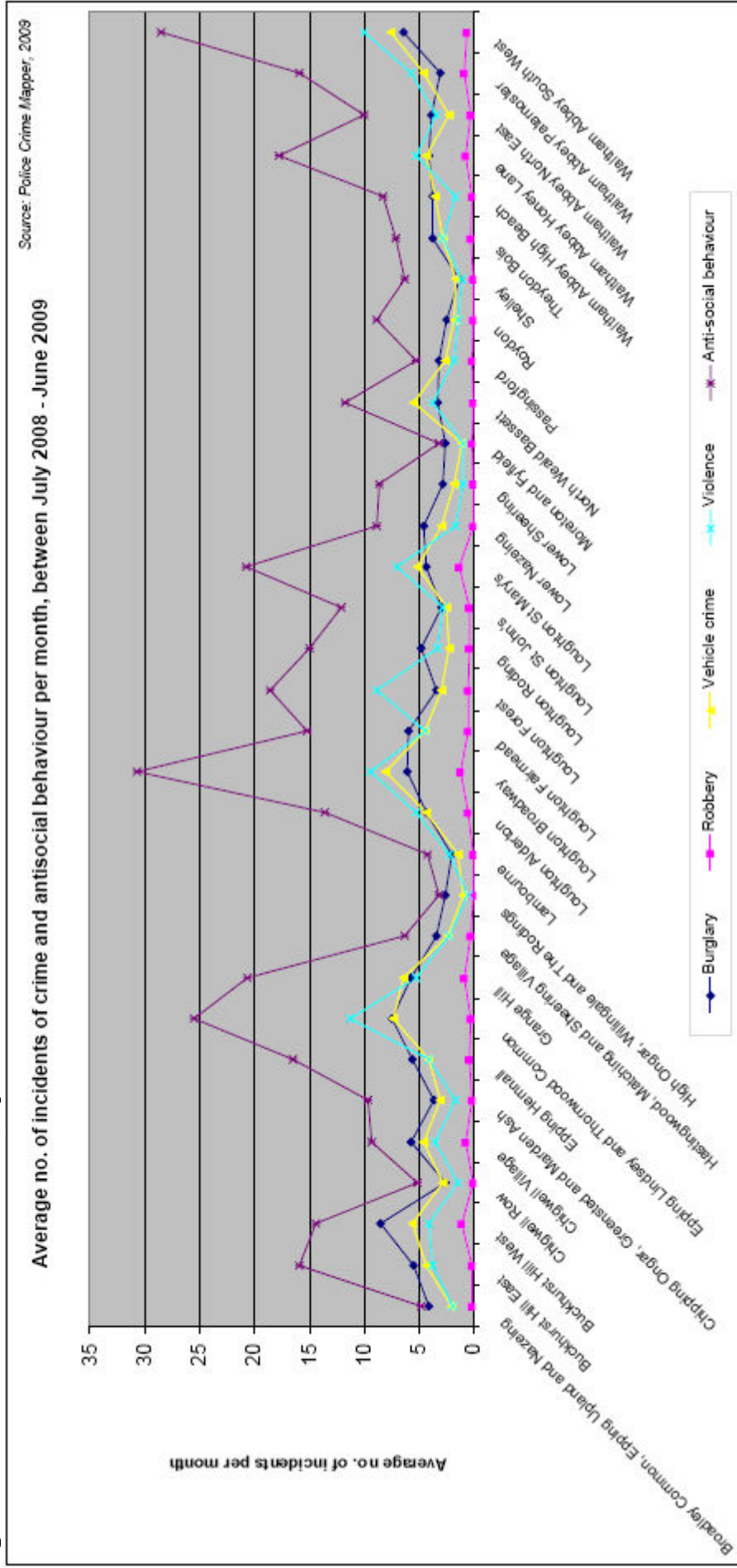
Figure 21: Job Seekers Allowance claimants, by Ward²⁰



This graph shows the percentage of the working age population claiming Job Seekers Allowance (JSA) for the April-June period in 2008 and 2010. The wards are ordered from the least JSA claimants in 2009 on the left, to the most in 2009 on the right. The impacts of the recession are very clear; over half of the wards showed the number of JSA claimants to be at least double in 2010 what they were in 2008. The highest levels of unemployment are again in areas of Loughton and Waltham Abbey, the highest being in Loughton Broadway.

²⁰ This graph uses average data for the months of April, May and June, in the years 2008 and 2010.

Figure 22: Crime/anti-social behaviour, by Ward



The above graph shows the average number of incidences of crime and of anti-social behaviour in all wards, for all months between July 2008 and June 2009. Data is from Essex Police's 'crimemapper'²¹.

The wards are ordered alphabetically. It is important to note that this graph only shows average incidences for the period of one year, and that levels can vary between years.

²¹ Essex Police Crimemapper 2010 <http://essex.crimemapper.co.uk>

SWOT analysis of District

STRENGTHS

- Buoyant before recession with low unemployment rates
- Proximity to London
- Transport infrastructure – M11/M25/London Underground/rail stations (Roydon/Sawbridgeworth on border). Stansted Airport and London City Airport close-by as well as North Weald and Stapleford airfields
- Quality of life and pleasant natural environment – Green & Unique
- Rich heritage, Epping Forest, Lee Valley Regional Park etc.
- Location is in demand - attractive to potential house buyers/residents
- Parts of local community engaged with planning policy already, lots of residents groups

WEAKNESSES

- Availability of developable land given Green Belt constraint
- High levels of out-commuting of skilled workforce impacting on productivity levels
- Certain areas of the District poorly served by public transport
- Pockets of deprivation that can be overlooked when viewing the broad affluence of the district
- Lack of sufficient affordable housing
- Do not yet have an adopted LDF Core Strategy
- Potential lack of extra capacity on the Central Line

OPPORTUNITIES

- To capitalise further on the district's green and unique character e.g. enhancing tourism/leisure
- Strategic development opportunities associated with potential Harlow growth? (e.g. connected with potential new junction 7a on M11)
- Opportunities related to the 2012 Olympics
- Increased community engagement through new political agenda of localism and start of LDF Core Strategy
- Housing provision through schemes involving regeneration and employment/retail:
 - Redevelopment of Broadway area in Loughton Broadway, incorporating housing, employment, retail
 - Potential retail warehouse scheme at Langston Road, Loughton Broadway, including potential improvements to public transport accessibility and public realm
 - Redevelopment of site on St John's Road, Epping

THREATS

- Reduced public sector support in current economic climate. Contraction in public sector employment given central government's budget cuts
- High residential property costs
- Lack of Broadband access in rural areas, causing a loss of potential economic activity
- Loss of labour through out-commuting of workforce and increasing dormitory role for the district
- Lower development during the recession leading to lower provision of affordable housing
- Confusion of national/regional policy situation following change of Government

Current Capital Investment Priorities

Clearly, at this early stage in the Council's Local Development Framework, the LIP will have to be revisited regularly as new development sites are identified through the Core Strategy.

Furthermore, the Council is conducting an ongoing review of its own land assets, and it is expected that some sites will come forward through this process, in the next few years. The Council will also seek to engage further with other public organisations, regarding their landholdings, through the LDF.

The LDF is of course, likely to bring forward smaller sites for development also, including affordable housing provision, especially on smaller sites in rural areas.

Moreover, the future availability of grant funding from the HCA is very uncertain, and will be dependent on the outcome of the Coalition Government's Comprehensive Spending Review in October 2010. However, all the indications suggest that the future availability of grant funding will be far less than in recent years.

In the absence of a Core Strategy, the following proposals have been identified. They have been given priority on the basis of:

- Deprivation of the area (see pages 26-28)
- Corporate Priorities (see pages 9-12)
- Existing Local Plan policy (see Data Sources in Appendices)
- Housing Strategy's Key Housing Objectives (KHO - see Data Sources in Appendices)

Ultimately, the Council wishes to bring sites forward through the LDF, as shown in Figure 8 on page 13.

The investment priorities shown are split into the following categories:

- Schemes with planning permission - grant funding still required
- Schemes without planning permission – grant funding still required
- Schemes with grant funding already allocated – works not yet commenced
- Schemes with grant funding already allocated – works commenced
- Potential schemes with Development Brief in existence/in development
- Other potential developments, under consideration for the future

Those for which the scale of funding required can be/has been quantified, are shown in the schedule on page 51.

Schemes with planning permission - grant funding still required

The following are proposals which have planning permission, and are in need of grant funding.

Jennikings Nursery, Manor Road, Chigwell	
Funding Priority: # 1 of 11 specified	
Need for the project:	
• Deprivation	Ward: Grange Hill High areas of deprivation relating to income, housing, employment, health, education and crime. 2 of 4 LSOAs are in 10 most deprived LSOAs.
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Not yet commenced
Project description	Deliver 54 (of total 69) affordable housing units on former garden centre site, with public open space and a community facility.
Planning reference	EPF/1399/09
Affordable housing %	80%
Mix	37 units for social rent, 17 for low cost home ownership
Lead provider	Moat
Landowner	Private
Deliverability/Barriers	S106 still under negotiation
Intervention funding required	£2,190,000
Timescales	2011/12
Other notes	Green Belt site.

High Street, Ongar	
Funding Priority: # 8 of 11 specified	
Need for the project:	
• Deprivation	Ward: Chipping Ongar Local issues with crime, one LSOA is within top third most deprived LSOAs for this index.
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Not yet commenced
Project description	Delivery of 1 affordable housing unit
Planning reference	?
Affordable housing %	20%
Mix	1 unit for low cost home ownership
Lead provider	Hastoe
Landowner	Private
Deliverability/Barriers	
Intervention funding required	£20,000
Timescales	2011/12
Other notes	

Nursery site, Manor Road, Chigwell	
Funding Priority: # 2 of 11 specified	
Need for the project:	
• Deprivation	Ward: Grange Hill High areas of deprivation in Grange Hill relating to income, housing, employment, health, education and crime. 2 of 4 LSOAs are in 10 most deprived LSOAs.
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Not yet commenced
Project description	Delivery of 17 affordable housing units (of total 21) on former nursery site.
Planning reference	?
Affordable housing %	80%
Mix	17 units for social rent.
Lead provider	To be decided
Landowner	Private
Deliverability/Barriers	S106 Agreement required. Needs access from adjacent site.
Intervention funding required	£850,000
Timescales	2011/12
Other notes	Green Belt site.
Intervention funding required	£1,570,000
Timescales	2013/14
Other notes	

St John's School site, Epping	
Funding Priority: # 9 of 11 specified	
Need for the project:	
• Deprivation	Ward: Epping Lindsey and Thornwood Common Some deprivation related to barriers to housing and to crime and disorder in the 3 local LSOAs, one LSOA is within top 10 for crime, one in top 10 for barriers to housing services, and one LSOA in top 20 for income and health deprivation.
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing
• Local Plan policy	H5A - Provision for Affordable Housing CF5 – Educational buildings
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Not yet commenced
Project description	Delivery of 38 affordable housing units (of total 149) on former school site, involving re-provision of new school.
Planning reference	EPF/0585/09
Affordable housing %	25%
Mix	27 units for social rent, 11 units for low cost home ownership
Lead provider	To be decided
Landowner	Essex County Council
Deliverability/Barriers	Scheme being reviewed, due to lack of funding to build new school
Intervention funding required	£1,570,000
Timescales	2013/14
Other notes	

Schemes without planning permission – grant funding still required

The following are proposals which do not yet have planning permission, but will be in need of grant funding.

Leader Lodge, North Weald	
Funding Priority: # 6 of 11 specified	
Need for the project:	
• Deprivation	Ward: North Weald Bassett Deprivation related to income, employment, health and crime and disorder in 2 or 3 LSOAs, several in top 20 worst.
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing Cabinet Key Objective 12 – use of Council landholdings
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Not yet commenced, no planning permission
Project description	Deliver 6 affordable housing units.
Planning reference	n/a
Affordable housing %	100%
Mix	6 units for low cost home ownership
Lead provider	To be decided
Landowner	Epping Forest District Council
Deliverability/Barriers	Options currently being reviewed
Intervention funding required	£120,000
Timescales	2011/12
Other notes	Rural site

Millfield, High Ongar	
Funding Priority: # 3 of 11 specified	
Need for the project:	
• Deprivation	Ward: High Ongar, Willingale and the Rodings LSOA is within top 10 most deprived for barriers to housing services, and living environment.
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing Cabinet Key Objective 12 – use of Council landholdings
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Not yet commenced, no planning permission
Project description	Deliver 4 affordable housing units.
Planning reference	n/a
Affordable housing %	100%
Mix	4 units for social rent
Lead provider	Hastoe
Landowner	Epping Forest District Council
Deliverability/Barriers	Options currently being reviewed
Intervention funding required	£200,000
Timescales	2011/12
Other notes	Rural site. Proposed exemplar straw bales development.

Winston Churchill PH, Loughton Broadway (part of Debden Brief, see page 52)	
Funding Priority: # 7 of 11 specified	
Need for the project:	
• Deprivation	Ward: Loughton Broadway All 3 of 3 LSOAs within top 10 most deprived overall (multiple index), deprivation relates to income, employment, health and living environment, and crime
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing Corporate Plan Action EP2 – Enhance Town Centres in Loughton Corporate Plan Theme EP – Economic Prosperity
• Local Plan policy	H5A - Provision for Affordable Housing TC1 – Town Centres
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Not yet commenced, no planning permission
Project description	Deliver 24 affordable housing units (of a total 60) on former public house site, as part of larger redevelopment scheme.
Planning reference	n/a
Affordable housing %	40%
Mix	17 units for social rent, 7 units for low cost home ownership
Lead provider	To be decided
Landowner	Private
Deliverability/Barriers	Options currently being reviewed
Intervention funding required	£990,000
Timescales	2011/12
Other notes	

Knollys Nursery, Waltham Abbey	
Funding Priority: # 5 of 11 specified	
Need for the project:	
• Deprivation	Ward: Waltham Abbey Paternoster Ward is most deprived in district for health deprivation, also in top 10 for education/skills, and top 120 for income and employment
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Not yet commenced, no planning permission
Project description	Deliver 135 affordable housing units (including 50-home Extra Care Scheme flats for older people, 12-home wheelchair bungalows) on former nursery site.
Planning reference	n/a
Affordable housing %	80%
Mix	106 units for social rent, 29 units for low cost home ownership
Lead provider	East Thames
Landowner	Private
Deliverability/Barriers	
Intervention funding required	£7,740,000
Timescales	likely to be 2013/14
Other notes	Partly a supported housing site.

Schemes with grant funding already allocated – works not yet commenced

The following are proposals which have planning permission, and have already been allocated grant funding, on which works have not commenced.

Epping Forest College (Phase 2)	
Need for the project:	
• Deprivation	Ward: Loughton St Mary's (East) LSOA is 16 most deprived LSOA in District in Multiple Index, within top 10 most deprived LSOAs for income and education, and within top 20 most deprived for employment and health
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing Corporate Plan Action EP5 – Respond to issues of deprivation
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Not yet commenced, but has planning permission
Project description	Deliver 24 affordable homes on part of large former college site (total site 268 new dwellings – ‘Reserved matters application for 268 no. residential dwellings and associated infrastructure.’)
Planning reference	EPF/2100/06
Affordable housing %	30%
Mix	15 units for social rent, 9 units for low cost home ownership
Lead provider	Home
Landowner	Redrow
Deliverability/Barriers	
Intervention funding required	(already provided)
Timescales	2011/12
Other notes	

Schemes with grant funding already allocated – works commenced

The following are proposals which have planning permission, and have already been allocated grant funding, on which works have commenced.

Epping Forest College (Phase 1)	
Need for the project:	
• Deprivation	Ward: Loughton St Mary's (East) LSOA is 16 most deprived LSOA in District in Multiple Index, within top 10 most deprived LSOAs for income and education, and within top 20 most deprived for employment and health
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing Corporate Plan Action EP5 – Respond to issues of deprivation
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Permission granted. Works have begun on the site.
Project description	Deliver 2 affordable homes on part of large former college site (total site 268 new dwellings – ‘Reserved matters application for 268 no. residential dwellings and associated infrastructure.’)
Planning reference	EPF/2100/06
Affordable housing %	30%
Mix	2 units for social rent
Lead provider	Home
Landowner	Redrow
Deliverability/Barriers	None – grant funding has been allocated
Intervention funding required	(already provided)
Timescales	2010/11
Other notes	

Young Parent scheme, Ongar

Need for the project:	
• Deprivation	Ward: Chipping Ongar Some deprivation related to crime.
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing Corporate Plan Action EP5 – Respond to issues of deprivation Corporate Plan Action HN2 – Prevent homelessness
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing KHO3 – Accommodation for special needs
Project Status	Permission granted. Works have begun on the site.
Project description	Deliver 13 affordable homes for young parents with families.
Planning reference	?
Affordable housing %	100%
Mix	13 units for social rent
Lead provider	East Thames
Landowner	Barretts
Deliverability/Barriers	
Intervention funding required	(already provided)
Timescales	2011/12
Other notes	Nominations to be shared with Brentwood BC and Harlow DC.

School Lane, Abbess Roding

Need for the project:	
• Deprivation	Ward: High Ongar, Willingale and the Rodings LSOA is in top 10 most deprived for barriers to housing, and living environment
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Permission granted. Works have begun on the site.
Project description	Deliver 6 affordable homes in rural area
Planning reference	EPF/1529/09
Affordable housing %	100%
Mix	4 units for social rent, 2 units for low cost home ownership
Lead provider	Hastoe
Landowner	Private
Deliverability/Barriers	None – grant funding has been allocated
Intervention funding required	(already provided)
Timescales	2010/11
Other notes	Rural exceptions scheme

Merlin Way, North Weald (part a)**Need for the project:**

• Deprivation	Ward: North Weald Bassett Deprivation related to income, employment, health and crime and disorder in 2 or 3 LSOAs, several in top 20 worst.
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing Cabinet Key Objective 12 – use of Council landholdings
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Permission granted. Works have begun on the site.
Project description	Deliver 50 affordable homes on part of large former parade ground site redevelopment (total 126 units)
Planning reference	EPF/0081/09
Affordable housing %	40%
Mix	43 units for social rent, 7 units for low cost home ownership
Lead provider	Home
Landowner	Epping Forest District Council
Deliverability/Barriers	None – grant funding has been allocated
Intervention funding required	(already provided)
Timescales	2010/11
Other notes	Must be completed by 31st March 2010 (to ensure Kickstart funding)

Merlin Way, North Weald (part b)**Need for the project:**

• Deprivation	Ward: North Weald Bassett Deprivation related to income, employment, health and crime and disorder in 2 or 3 LSOAs, several in top 20 worst.
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing Cabinet Key Objective 12 – use of Council landholdings
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Permission granted. Works have begun on the site.
Project description	Deliver 30 affordable homes on part of large former parade ground site redevelopment (total 126 units)
Planning reference	EPF/0081/09
Affordable housing %	24%
Mix	30 units for low cost home ownership
Lead provider	Crest (developer)
Landowner	Epping Forest District Council
Deliverability/Barriers	None – grant funding has been allocated
Intervention funding required	(already provided)
Timescales	2010/11
Other notes	Homebuy Direct - Must be completed by 31.3.10 (to ensure Kickstart funding)

Acres Avenue, Ongar**Need for the project:**

• Deprivation	Ward: Shelley LSOA is within top 20 most deprived for income, education and barriers to housing and services.
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing Cabinet Key Objective 12 – use of Council landholdings
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Permission granted. Works have begun on the site.
Project description	Deliver 12 affordable homes.
Planning reference	EPF/1608/08
Affordable housing %	100%
Mix	12 units for low cost home ownership
Lead provider	Estuary
Landowner	Epping Forest District Council
Deliverability/Barriers	None – grant funding has been allocated
Intervention funding required	(already provided)
Timescales	2010/11
Other notes	

Epping Forest College (Redrow part)

Need for the project:

<ul style="list-style-type: none"> • Deprivation 	Ward: Loughton St Mary's (East) LSOA is 16 most deprived LSOA in District in Multiple Index, within top 10 most deprived LSOAs for income and education, and within top 20 most deprived for employment and health
<ul style="list-style-type: none"> • Corporate Priorities 	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing Corporate Plan Action EP5 – Respond to issues of deprivation
<ul style="list-style-type: none"> • Local Plan policy 	H5A - Provision for Affordable Housing
<ul style="list-style-type: none"> • Housing Strategy 	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Permission granted. Works have begun on the site.
Project description	Deliver 15 affordable homes on part of large former college site (total site 268 new dwellings – ‘Reserved matters application for 268 no. residential dwellings and associated infrastructure.’)
Planning reference	EPF/2100/06
Affordable housing %	30%
Mix	15 units for low cost home ownership
Lead provider	Redrow (Developer)
Landowner	Redrow
Deliverability/Barriers	None – grant funding has been allocated
Intervention funding required	(already provided)
Timescales	2010/11
Other notes	

White Lodge, Waltham Abbey**Need for the project:**

• Deprivation	Ward: Waltham Abbey High Beach LSOA is within top 10 most deprived for barriers to housing and services, top 20 worst for crime, and for employment, and is worst LSOA in district for living environment
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Permission granted. Works have begun on the site.
Project description	Deliver 95 affordable homes on part of larger scheme (119 units)
Planning reference	EPF/0383/09
Affordable housing %	80%
Mix	57 units for social rent, 38 units for low cost home ownership
Lead provider	To be decided
Landowner	Private
Deliverability/Barriers	None – grant funding has been allocated
Intervention funding required	(already provided)
Timescales	2010/11-2012/13
Other notes	Rural exceptions scheme. Green Belt - To be completed in phases over three years

Great Stony (Theatre Resource), Ongar

Need for the project:

• Deprivation	Ward: Chipping Ongar Some deprivation related to crime.
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing Corporate Plan Action EP5 – Respond to issues of deprivation
• Local Plan policy	H5A - Provision for Affordable Housing H9A – Lifetime Homes
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing KHO3 – Accommodation for special needs
Project Status	Permission granted. Works have begun on the site.
Project description	Deliver 9 affordable homes on former school site, for people with learning disabilities.
Planning reference	EPF/1859/08
Affordable housing %	100%
Mix	9 units for social rent.
Lead provider	East Thames
Landowner	Theatre Resource
Deliverability/Barriers	None – grant funding has been allocated
Intervention funding required	(already provided)
Timescales	2011/12
Other notes	For people with learning disabilities. Supported housing.

Station Approach, Ongar

Need for the project:

• Deprivation	Ward: Chipping Ongar Some deprivation related to crime.
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Permission granted. Works have begun on the site.
Project description	Deliver 6 affordable homes as part of a larger development (49 units)
Planning reference	EPF/0122/09
Affordable housing %	12%
Mix	2 units for social rent, 4 units for low cost home ownership
Lead provider	East Thames
Landowner	Barretts
Deliverability/Barriers	None – grant funding has been allocated
Intervention funding required	(already provided)
Timescales	2011/12
Other notes	

EF College (Phase 2)**Need for the project:**

• Deprivation	Ward: Loughton St Mary's (East) LSOA is 16 most deprived LSOA in District in Multiple Index, within top 10 most deprived LSOAs for income and education, and within top 20 most deprived for employment and health
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing Corporate Plan Action EP5 – Respond to issues of deprivation
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Permission granted. Works have begun on the site.
Project description	Deliver 15 affordable homes on part of large former college site (total site 268 new dwellings – 'Reserved matters application for 268 no. residential dwellings and associated infrastructure.')
Planning reference	EPF/2100/06
Affordable housing %	30%
Mix	15 units for social rent
Lead provider	Moat
Landowner	Redrow
Deliverability/Barriers	None – grant funding has been allocated
Intervention funding required	(already provided)
Timescales	2011/12
Other notes	

Summary table (of quantifiable sites)

Schedule of Affordable Housing Sites											
EPPING FOREST											
Funding Priority	Site	Registered Provider	Prev/Current Landowner	Rent LCHO	Rural?	Supported Housing?	Grant Allocated	Grant Required	Completion Year	Afford Housing %	Comments
On-Site											
	EF College (Phase 1)	Home	Redrow	2	0		Y	0	2010/11	30%	Nominations to be shared with Brientwood BC and Harlow DC Rural exceptions scheme Must be completed by 31st March 2010 (to ensure Kickstart funding) Homebuy Direct - Must be completed by 31.3.10 (to ensure Kickstart funding) Former EFDC land Green Belt - To be completed in phases over three years For people with learning disabilities
	Young Parent Scheme, Ongar	East Thames	Sarritts	13	0	X	Y	0	2010/11	100%	
	School Lane, Abbess Roding	Hasloe	Private	4	2		Y	0	2010/11	100%	
	Merlin Way, North Weald	Home	EFDC	43	7	X	Y	0	2010/11	40%	
	Merlin Way, North Weald	Crest (Developer)	EFDC	0	30	X	Y	0	2010/11	24%	
	Acres Avenue, Ongar	Esuary	EFDC	0	12		Y	0	2010/11	100%	
	Epping Forest College	Redrow (Developer)	Redrow	0	15		Y	0	2010/11	30%	
	White Lodge, Waltham Abbey	To be decided	Private	57	38	X	Y	0	2010/11-2012/13	80%	
	St Story (Theatre Resource), Ongar	East Thames	Theatre Resource	8	0		Y	0	2011/12	100%	
	Station Approach, Ongar	East Thames	Sarritts	2	4		Y	0	2011/12	12%	
	EF College (Phase 2)	Moat	Redrow	15	0		Y	0	2011/12	30%	
Total				145	108						
With Planning Permission and Grant - Not Yet Commenced											
	Epping Forest College (Phase 2)	Home	Redrow	15	9		Y	0	2011/12	30%	
Total				15	9						
With Planning Permission - Grant Required & Not Yet Commenced											
1	Jennikings Nursery, Manor Road	Moat	Private	37	17			2,190	2011/12	80%	Green Belt
8	High St, Ongar	Hasloe	Private	0	1			20	2011/12	20%	
2	Nursery Site, Manor Road, Chigwell	To be decided	Private	17	0			850	2011/12	80%	Green Belt
9	St. Johns School, Epping	To be decided	ECC	27	11			1570	2013/14	25%	Scheme being reviewed, due to lack of funding to build new school
Total				81	29			£4,630			
With Planning Permission - No Grant Required & Not Yet Commenced											
Total				0	0						
No Planning Permission - Under Consideration											
6	Leader Lodge, North Weald	To be decided	EFDC	0	6	X		120	2011/12	100%	EFDC-owned building - Options currently being reviewed
3	Millfield, High Ongar	Hasloe	EFDC	4	0	X		200	2011/12	100%	EFDC-owned land - Proposed straw bales development
7	Winston Churchill PH, Loughton	To be decided	Private	17	7			990	2011/12	40%	
4	Merlin Way, North Weald	Home	EFDC	7	3	X		410	2011/12	100%	EFDC-owned land
5	Knollys Nursery, Waltham Abbey	East Thames	Private	106	29			7740	2013/14	80%	To include 50-home Extra Care Scheme, 12-home wheelchair housing
10	St. John's Regeneration, Epping	To be decided	ECC	77	33	X (Partly)		4,510	2013/14	40%	Former ECC school site - Subject to proposed Development Brief (under consultation)
11	Broadway Regeneration, Loughton	To be decided	EFDC	54	36			3,420	2013/14	100%	Dev't Brief approved (Supp. Planning Guidance). On various EFDC land holdings
Total				265	114			£17,390			
Forecast of Affordable Properties Completed as a Result of Windfall Sites - Not Currently Identified											
Summary of Completions by Year (Planned and Windfalls)											
				Rent	LCHO	Total		Planned	Windfall	Total	
	2010/11			0	0	0		171	0	171	
	2011/12			0	0	0		270	0	270	
	2012/13			0	0	0		171	0	171	
	2013/14			70	30	100		0	100	100	
	2014/15			70	30	100		0	100	100	
	5-Year Total			140	60	200		612	200	812	
Total Grant Required - 5 Years											
£30,220,000											
Average P/A over 5-Year Period											
£6,044,000											

Potential schemes with Development Brief in existence/in development

The following are proposals which are the subject of completed, or emerging, development briefs.

The Broadway, Loughton/Debden	
Funding Priority: # 11 of 11 specified	
Need for the project:	
• Deprivation	Ward: Loughton Broadway All 3 of 3 LSOAs within Ward are within top 10 most deprived overall (multiple index), deprivation relates to income, employment, health and living environment, and crime
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing Corporate Plan Action EP5 – Respond to issues of deprivation Cabinet Key Objective 12 – use of Council landholdings Corporate Plan Theme EP – Economic Prosperity Corporate Plan Action EP2 – Enhance Town Centres in Loughton Cabinet Key Objective 5 – Mitigate impact of economic conditions Corporate Plan Theme FL – Fit for Life
• Local Plan policy	H5A - Provision for Affordable Housing TC1 – Town Centres RST1 – Recreational, Sporting & Tourist Facilities
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	No planning permission – development brief has been prepared and agreed by Members
Project description	Deliver 489 homes (of which many affordable) as part of a larger redevelopment on 8 smaller sites in the Broadway area, also involving retail, leisure and public realm improvements (see below) – funding has been quantified for 90 units – see schedule on p50.
Planning reference	n/a
Affordable housing %	For 90 identified units – 100%
Mix	For 90 identified units - 54 social rent, 36 low cost home ownership
Lead provider	Not yet decided
Landowner	Mostly Epping Forest District Council, some London Underground Ltd.
Deliverability/Barriers	Not yet known
Intervention funding required	£3,420,000
Timescales	Mixed – likely to be 2013/14 for 90 identified units
Other notes	see also Winston Churchill PH site page 40, and Sainsburys/BP Garage sites, Torrington Drive site page 57

Epping Forest District Council appointed Urban Practitioners to prepare a Vision and Development Brief for the Debden Broadway Area, leading consultants CB Richard Ellis and Colin Buchanan. The Council owns a large part of the land in this area. The report, entitled 'Debden Town Centre and Broadway Development Options'²², identifies 12 key themes for Debden, and a series of opportunities for redevelopment and regeneration of the area, involving housing, retail, commercial, leisure and public realm improvements. Epping Forest District Councillors formally adopted the Brief on 25th September, 2008. More information is available at Appendix 6. A copy of the Development Brief is available at Appendix 7. A description of the consultation undertaken on the Brief can be found at Appendix 8.

²² Debden Town Centre and Broadway Development Options, Urban Practitioners, 2008

St John's Road area, Epping	
Funding Priority: # 10 of 11 specified	
Need for the project:	
• Deprivation	Ward: Epping Lindsey and Thornwood Common Some deprivation related to barriers to housing and to crime and disorder in the 3 local LSOAs, one LSOA is within top 10 for crime, one in top 10 for barriers to housing services, and one LSOA in top 20 for income and health deprivation.
• Corporate Priorities	Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing Corporate Plan Theme EP – Economic Prosperity Cabinet Key Objective 5 – Mitigate impact of economic conditions Corporate Plan Theme FL – Fit for Life Cabinet Key Objective 12 – use of Council landholdings
• Local Plan policy	H5A - Provision for Affordable Housing TC1 – Town Centres RST1 – Recreational, Sporting & Tourist Facilities
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	No planning permission – consultants are working on a brief at present
Project description	Redevelopment of the current school site (replacement school to be provided elsewhere in the town). Possible provision of a mixture of housing, retail, leisure, and public realm improvements. 110 units (possible)
Planning reference	n/a
Affordable housing %	40% (possible)
Mix	77 units for social rent, 33 for low cost home ownership (possible)
Lead provider	Not yet decided
Landowner	Epping Forest District Council/Essex County Council/Town Council/Private
Deliverability/Barriers	Not yet known
Intervention funding required	£4,510,000
Timescales	Likely to be 2013/14
Other notes	

Epping Forest District Council and Essex County Council have jointly commissioned consultants to prepare a development and design brief for the St John's Road area of central Epping. This brief seeks to provide a collective vision for the future of this important part of Epping and ensure an integrated and planned approach to future development. The primary driver for the brief is the construction of a replacement school elsewhere in the town. The St John's Road school site was vacated in Spring 2010. The area under consideration for the brief extends beyond the vacated school to also include sites owned by the District and Town Council as well as private landholders. A number of mixed use development options are currently under investigation with anchor uses to potentially include a new foodstore for the town and/or a replacement sports centre. Any development scheme will include residential provision, community and commercial uses, enhancements to public realm and the creation of optimum linkages with Epping High Street. It is not possible to provide firm timescales as to the completion of the brief at this point but it is intended that a draft will be presented to the District Council's Cabinet for approval to go out to public consultation later in 2010. A copy of a presentation given to Members by consultants in January 2010 on some ideas for the area are shown at Appendix 9.

Other potential developments, under consideration for the future

The following are sites under consideration for potential development in the future, but are not certain at this time.

Only one site with potential has not been included below, as it is far too early to quantify. This regards North Weald Airfield; consultants were invited to tender for a study on the possible intensification of aviation on the airfield, combined with some form of enabling development, possibly involving limited business or other uses, including leisure. However, it is too early to suggest details.

<i>Site to West of Parade Ground, Merlin Way, North Weald</i>	
Funding Priority: # 4 of 11 specified	
Need for the project:	
• Deprivation	Ward: North Weald Bassett Deprivation related to income, employment, health and crime and disorder in 2 or 3 LSOAs, several in top 20 worst.
• Corporate Priorities	Corporate Plan Action EP5 – Respond to issues of deprivation Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing Cabinet Key Objective 12 – use of Council landholdings
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Discussions are ongoing
Project description	This site was to be developed for a medical centre, but the developer has pulled out due to a lack of financial viability. This site could now be developed for affordable housing.
Planning reference	n/a
Affordable housing %	100%
Mix	7 units for social rent, 3 units for low cost home ownership
Lead provider	Home
Landowner	Epping Forest District Council
Deliverability/Barriers	Not yet known
Intervention funding required	£410,000
Timescales	2011/12
Other notes	Rural exception site

Council Depot/T11 site, Langston Road, Loughton Broadway

Need for the project:

• Deprivation	Ward: Loughton Broadway All 3 of 3 LSOAs within top 10 most deprived overall (multiple index), deprivation relates to income, employment, health and living environment, and crime
• Corporate Priorities	Corporate Plan Action EP5 – Respond to issues of deprivation Cabinet Key Objective 12 – use of Council landholdings Corporate Plan Theme EP – Economic Prosperity Corporate Plan Action EP2 – Enhance Town Centres in Loughton Cabinet Key Objective 5 – Mitigate impact of economic conditions
• Local Plan policy	TC1 – Town Centres E2/E3 – Employment – business and industrial sites
• Housing Strategy	n/a
Project Status	Discussions are ongoing, working towards a planning application
Project description	Redevelop the Council Depot, and adjoining T11 site (in conjunction with owners of T11), for a retail park of approx. 10,000m ²
Planning reference	n/a
Affordable housing %	n/a
Mix	n/a
Lead provider	Not known
Landowner	Epping Forest District Council/Private
Deliverability/Barriers	Access/traffic issues to be addressed
Intervention funding required	Not yet quantified
Timescales	Not known
Other notes	

Cabinet Members considered a report on the possible redevelopment of these two, adjoining sites, for a retail park, in July 2010. This would involve a future joint planning application with the private owners of the T11 site.

The development of the Depot site for retail warehousing would provide a wide range of comparison retail goods that are not currently available in the District and would prevent leakage of spend from the District that is currently at a high level for comparison goods.

The development of the Depot site would provide a high level of new employment in the District whilst it is being constructed and once completed. It is also likely that the development would make a substantial contribution to highways improvements in Chigwell Lane, to improve traffic flow.

Combined Countrycare/District Museum storage facility, 148 Brooker Road, Waltham Abbey

Need for the project:

• Deprivation	Ward: Waltham Abbey South West (South) LSOA is the 20 th most deprived ward in the District (using Multiple Index), and within top 20 most deprived for income, education, barriers to housing and living environment.
• Corporate Priorities	Cabinet Key Objective 12 – use of Council landholdings Corporate Plan Theme GN – Green and Unique
• Local Plan policy	RST1 – Recreational, Sporting & Tourist Facilities
• Housing Strategy	n/a
Project Status	No planning permission yet – gathering information/quotes on the potential project.
Project description	Provision of a combined working space for Countrycare with appropriate facilities, and storage space for the District Museum
Planning reference	n/a
Affordable housing %	Not yet decided
Mix	Not yet decided
Lead provider	Not yet decided
Landowner	Not known
Deliverability/Barriers	Not yet known
Intervention funding required	Museum is seeking £500,000 funding from Heritage Lottery fund, total cost of project (capital and revenue) likely to be approx. £573,000. Other possible funding sources are being investigated.
Timescales	Not yet known
Other notes	

**Sainsburys/BP Garage sites, Torrington Drive, Loughton Broadway
(part of Debden Brief, see page 52)**

Need for the project:

• Deprivation	Ward: Loughton Broadway All 3 of 3 LSOAs within top 10 most deprived overall (multiple index), deprivation relates to income, employment, health and living environment, and crime
• Corporate Priorities	Corporate Plan Action EP5 – Respond to issues of deprivation Cabinet Key Objective 12 – use of Council landholdings Corporate Plan Theme EP – Economic Prosperity Corporate Plan Action EP2 – Enhance Town Centres in Loughton Cabinet Key Objective 5 – Mitigate impact of economic conditions
• Local Plan policy	TC1 – Town Centres H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Discussions are ongoing
Project description	Redevelop the Sainsbury and BP garage sites to provide a larger supermarket with 100+ residential units (of which approx. 40 affordable)
Planning reference	n/a
Affordable housing %	40%
Mix	Not known
Lead provider	Not known
Landowner	Epping Forest District Council
Deliverability/Barriers	Not known
Intervention funding required	Not yet quantified
Timescales	Not known
Other notes	

Church Hill Car Park, Church Hill, Loughton

Need for the project:

<ul style="list-style-type: none"> • Deprivation 	Ward: Loughton St Johns Not much deprivation locally, although 1 of the 3 LSOAs is the most deprived in the District for crime.
<ul style="list-style-type: none"> • Corporate Priorities 	Corporate Plan Action EP5 – Respond to issues of deprivation Corporate Plan Theme EP – Economic Prosperity Cabinet Key Objective 5 – Mitigate impact of economic conditions Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing
<ul style="list-style-type: none"> • Local Plan policy 	TC1 – Town Centres H5A - Provision for Affordable Housing
<ul style="list-style-type: none"> • Housing Strategy 	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Discussions are ongoing
Project description	Redevelop existing petrol garage and adjacent car park site for new garage with larger store. Should discussions with owner of petrol station not be successful, potential for residential development on car park instead.
Planning reference	n/a
Affordable housing %	Not known
Mix	Not known
Lead provider	Not known
Landowner	Epping Forest District Council/Private
Deliverability/Barriers	Discussions ongoing, depends on participation of garage owner.
Intervention funding required	Not yet quantified
Timescales	Not known
Other notes	

Town Mead Depot, Waltham Abbey*(linked to reprovion of site for Countrycare, see page 56)***Need for the project:**

• Deprivation	Ward: Waltham Abbey South West (South) LSOA is the 20 th most deprived ward in the District (using Multiple Index), and within top 20 most deprived for income, education, barriers to housing and living environment.
• Corporate Priorities	Corporate Plan Action EP5 – Respond to issues of deprivation Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing
• Local Plan policy	H5A - Provision for Affordable Housing
• Housing Strategy	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Discussions are ongoing
Project description	Redevelop existing depot site for residential housing, with affordable element. Potentially 15-20 units?
Planning reference	n/a
Affordable housing %	Not known
Mix	Not known
Lead provider	Not known
Landowner	Epping Forest District Council
Deliverability/Barriers	Discussions ongoing, main issue is that site is designated Level 23a flood zone. This would need to be mitigated in order to develop the site. Also depends upon reprovion of facility for Countrycare elsewhere (Brooker Road).
Intervention funding required	Not yet quantified
Timescales	Not known
Other notes	

Pyrls Lane nursery site, Loughton

Need for the project:

<ul style="list-style-type: none"> • Deprivation 	Ward: Loughton Fairmead (West) LSOAs is within top 20 most deprived in the District (Multiple Index), and also within top 10 most deprived for income, employment, crime, and living environment. Also within top 20 most deprived for health.
<ul style="list-style-type: none"> • Corporate Priorities 	Corporate Plan Action EP5 – Respond to issues of deprivation Cabinet Key Objective 4 – Provide affordable housing Corporate Plan Theme 3 – Homes and Neighbourhoods Corporate Plan Action HN1 – Increase amount of affordable housing
<ul style="list-style-type: none"> • Local Plan policy 	H5A - Provision for Affordable Housing
<ul style="list-style-type: none"> • Housing Strategy 	KHO1 – Sustainable growth for housing KHO2 – Availability of affordable housing
Project Status	Discussions are ongoing
Project description	If nursery relocates to Oakwood Hill depot site, this site could be redeveloped for residential units, potentially 30+.
Planning reference	n/a
Affordable housing %	Not known
Mix	Not known
Lead provider	Not known
Landowner	Epping Forest District Council
Deliverability/Barriers	Discussions ongoing, main issue is highways access, also depends of relocation of existing nursery.
Intervention funding required	Not yet quantified
Timescales	Not known
Other notes	

Site to North West of Parade Ground, Merlin Way, North Weald

Need for the project:

• Deprivation	Ward: North Weald Bassett Deprivation related to income, employment, health and crime and disorder in 2 or 3 LSOAs, several in top 20 worst.
• Corporate Priorities	Corporate Plan Action EP5 – Respond to issues of deprivation Cabinet Key Objective 12 – use of Council landholdings Corporate Plan Theme EP – Economic Prosperity Cabinet Key Objective 5 – Mitigate impact of economic conditions
• Local Plan policy	E2/E3 – Employment – business and industrial sites
• Housing Strategy	n/a
Project Status	Discussions are ongoing
Project description	Potential office/industrial development
Planning reference	n/a
Affordable housing %	n/a
Mix	n/a
Lead provider	Not known
Landowner	Epping Forest District Council
Deliverability/Barriers	Not yet known
Intervention funding required	Not yet quantified
Timescales	Not known
Other notes	

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