

Supplementary Committee Agenda



**Epping Forest
District Council**

Local Development Framework Cabinet Committee Monday, 7th February, 2011

Place: Council Chamber
Civic Offices, High Street, Epping

Time: 7.00 pm

Democratic Services: Gary Woodhall (The Office of the Chief Executive)
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5. ADOPTION OF THE WEST ESSEX LOCAL INVESTMENT PLAN (Pages 63 - 130)

The latest draft version of the Local Investment Plan has been distributed to all members of the Cabinet Committee and is available on the Council's website as a supplementary agenda. If any other Member requires a hardcopy of the draft Local Investment Plan then please contact either the Responsible Officer or Democratic Services Officer listed on the report before the date of the meeting.

7. ANNUAL MONITORING REPORT 2009/10 (Pages 131 - 194)

A copy of the full monitoring report has been placed in the Members' Room, distributed to all members of the Cabinet Committee and is available on the Council's website as a supplementary agenda. If any other Member requires a hardcopy of the full monitoring report then please contact either the Responsible Officer or Democratic Services Officer listed on the report before the date of the meeting.

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West Essex



Local Investment Plan 2011



The Local Investment Plan for Epping Forest District Council, Harlow District Council and Uttlesford District Council.

January 2011

West Essex Local Investment Plan

Foreword

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Section 1 – West Essex in Context

1.0 Introduction to the West Essex Local Investment Plan

1.1 Background to the West Essex Local Investment Plan

West Essex is an attractive area of great opportunity. It comprises the predominantly rural Districts of Epping Forest and Uttlesford, around the urban sub-regional centre, Harlow. The area is also home to Stansted Airport. This Local Investment Plan (LIP) describes a clear vision for West Essex, and sets out priorities for housing, infrastructure, and regeneration activity to deliver the vision over the next 15 years. It draws on the priorities for each local area as set out in key local plans and is an ongoing, evolving and dynamic process. It has at its core, shared visions and objectives for places.

A key function of this LIP is to provide a framework for future partnership working with the Homes and Communities Agency (HCA). It will articulate the shared priorities of each local authority and other partner agencies and will be the starting point for partners to consider resource allocation to local areas. The development of the Local Investment Plan (LIP) has been led by a joint steering group in partnership with Housing, Planning and Economic Development teams and Members of the three District Councils, the County Council's regeneration team and supported by the Homes and Communities Agency, Harlow Renaissance Ltd, East of England Development Agency, Government Office for the East of England, and the Environment Agency. Development of this Local Investment Plan has also fed into the development of *Opportunity Essex – an Integrated Strategy for Greater Essex* [NB title of the integrated county strategy has yet to be agreed / finalised]. It should also be noted that consultation with the communities affected has taken place through the Local Development Framework and associated processes.

The amount and location of new housing provision is properly a matter for the three District Councils through their Local Development Frameworks (LDFs) and any revised planning processes that are required through the Government's localism agenda and subsequent statutory requirements. This LIP has been developed recognising that all three LDFs are at the early stages of development. In identifying priorities it has drawn on the evidence base prepared for the LDFs, but will necessarily need to be reviewed and revised as the LDF processes go forward. Until recently LDFs were being developed in the context of the East of England Plan (EEP) which, amongst other things, set housing delivery targets for Epping Forest, Uttlesford, and the Harlow Area. Following the decision to revoke the EEP, all three Districts are reviewing the most appropriate level of housing delivery for their area in light of the evidence and the views of local communities. This work is being further informed by the emerging direction from central government which is set out in the Localism Bill, published in December 2010.



Fig 1. The West Essex LIP Area

1.2 The origins of our joint approach to Local Investment Planning

The three partners have a history of working together, with joint discussion on the previous regional spatial strategy, joint working on Harlow's growth, and in the work with the Homes and Communities Agency on their original Single Conversations with the Districts. The development of this LIP has been led by a Steering Group which includes senior officers from all three Districts.

On the 30th July 2010 the Leaders of the three District Councils and the Leader of East Herts District Council jointly wrote to the Housing Minister, Grant Shapps setting out their approach to housing growth, primarily in Harlow, as requested by the Minister. A copy of the letter is attached at Appendix 1.

This plan reflects the development of the joint thinking set out in that letter and recognition that joint co-operation and development of shared objectives can provide a range of mutual growth and economic benefits.

This commitment to partnership working was further strengthened in December 2010 when the three authorities signed up to a joint Memorandum of Understanding which set out how they would work together to improve their organisational economy, efficiency and effectiveness. The Councils agreed that when acting together they would be known as the West Essex District Councils Group. The Memorandum of Understanding is attached at Appendix 2.

It is fully recognised that the LIP will be a 'living document' and the Steering Group will continue to have a pivotal role in overseeing and monitoring the delivery of priorities.

The Steering Group will meet quarterly to review the status of the LIP and to update it as projects progress and as additional information is provided. The core group shall engage with relevant partners and undertake any necessary actions. The Affordable Housing Delivery Schedules (see Section 6) will be updated by the three Districts every two months, and provided to the HCA.

1.3 The Aims of the Local Investment Plan

The West Essex LIP demonstrates that investment in West Essex will:

- Meet the significant need for additional housing including affordable housing , infrastructure and community facilities
- Meet key objectives for the County and the Local Economic Partnership in delivering sustainable growth and regeneration
- Represent excellent value for money
- Demonstrate that growth and regeneration projects in West Essex can be delivered.

The LIP provides an introduction to the West Essex Authorities supported by detailed evidence setting out the strategic case for West Essex. The appendices draw on a range of policy documents to provide this evidence.

2.0 West Essex – The Vision and the Three Districts in context

2.1 The Shared Vision

West Essex has become an area of importance in its own right, still with strong links to London, but increasingly working with Cambridgeshire and Hertfordshire as well with partners in the rest of Essex. The West Essex area offers an unparalleled opportunity in close proximity to London, Cambridge and Stansted Airport, which can deliver economic and jobs growth in the private sector.

The West Essex area has a unique role to play in the future prosperity of the region and the nation, encompassing the following vision which will be delivered by taking advantage of its opportunities and assets:

- The area has consistently been identified as a location for both economic and housing growth over the last two decades. This status recognizes the unique mix of the sub regional role of Harlow within West Essex and the importance of protecting the high quality environment of Epping Forest and Uttlesford. This combination along with the excellent strategic transportation links of West Essex creates a focus for untapped and unparalleled opportunity in close proximity to London
- The green and unique character of much of the Epping Forest and Uttlesford Districts is very important to the residents of these two Districts, which the two Local Authorities are anxious to protect, whilst encouraging appropriate development – particularly in support of Harlow's growth ambitions. Therefore an appropriate balance needs to be struck

- Existing sector strengths with the potential for growth and significant contribution to national recovery e.g. research & development, knowledge based industries, pharmaceuticals, health care sector, construction, distribution, advanced engineering and electronics aligned with a large amount of potential employment land in Harlow.
- An international airport at Stansted with the capacity to be a strong driver for economic growth, and attract inward investment to the area and wider region
- The necessary infrastructure for an excellent tourism industry bringing jobs and marketing opportunities that will be of positive benefit to business, residents and the community as a whole. The mix of ancient Forest, waterways, proximity to the Olympic Park and the cycling and white water canoeing venues, historic environments, green approach and spirit of enterprise produces an excellent foundation for this area of growth
- An area that has existing partnerships attracting funding and resources, with a record of delivery
- An area where business and the public sector have already identified priority issues for investment that will support a thriving private sector
- The opportunity for a collective solution and drive across the three Districts to achieve economic prosperity and housing growth.

The opportunity of promoting the identity and strengths of West Essex as an area offering a diverse and unique offer to residents and businesses will contribute to the regional and national economy through marketing the breadth of physical, natural and social environment in this area. These opportunities will be delivered with respect to the purposes of the Metropolitan Green Belt that forms its setting and the desire to protect and enhance the rural character of much of the rest of the West Essex area.

Historically this area has had strong links with London. Epping Forest District for many years has both supported and benefited from the Capital. Harlow New Town is looked to internationally for its role in creating a new living environment for some of the post-war population of London and Stansted is regarded as London's third airport. The area enjoys good transport links with London, Harlow and other nearby centres, through the M11 and M25 motorways and several Transport for London underground stations on the Central Line. There are however, issues with congestion in some areas. Conversely, many of the more rural areas lack sufficient public transport, and residents without a car can find travel difficult.

West Essex is an area that has huge potential with these strategic transport links, road, rail and air, its potential for providing housing and employment land to contribute towards growth in the region and its fantastic heritage and rural environment. This potential can best be realized with a strategic partnership that is local enough to concentrate on the positive challenges but also recognize the areas of concern and more importantly a vision for the future that is particular to this functional economic area.

The West Essex area is ideally located in the east of England to realize the potential of the UK's research and development which is centred in Cambridge as there are spatial opportunities for growth. The area has untapped potential which requires

strategic leadership to deliver, contributing to the nation's economic prosperity. We believe that the Steering Group tasked to deliver the West Essex area Local Investment Plan has the necessary skills, drive and enthusiasm to fulfil this role. Partners have already proved their capacity for joint delivery for example through joint housing, planning, regeneration and employment initiatives for example, the Growth Area Fund Programme of Development and the West Essex Future Jobs Fund programme.

Harlow as a town has an aspiration for housing and economic growth but recognizes the importance of a wider partnership. Neighbouring Districts support the regeneration of Harlow because of the significant benefits this will bring to the wider area, but have significantly less appetite for growth in their Districts. Developing the mutual benefits and the relationship between the opportunities for growth in the Harlow and the shared impact on the more diverse strengths of Epping Forest and Uttlesford will be key to delivery of this Local Investment Plan. Epping Forest and Uttlesford can continue to contribute to national economic growth through such elements as the high number of new enterprises, the potential for Stansted airport and the growth in tourism knowing that Harlow is in an excellent position to absorb housing and economic growth that could otherwise be detrimental to the historic and natural environment that makes this area so special.

Delivering housing and economic growth is central to delivering this much needed regeneration and to deliver this, growth will need to be concentrated at Harlow but jointly directed and supported by Epping Forest and Uttlesford's developed and prosperous economies. With this in mind we welcome the opportunity to establish a Local Investment Plan for the West Essex area which will seek to support both aspiration and achievement and to provide a compelling case for the private sector to invest in the area.

The West Essex LIP is a good approximation to a real functional economic area, with strong links to East Hertfordshire, Cambridgeshire and North East London. This is demonstrated by the Business Survey 2010 which found that 54% of business respondents in the West Essex area claim to have a market reach within 20 miles. In recognition of this, business representative organizations are increasingly collaborating across the area, reflecting issues of common interest.

The West Essex Area falls within the approved boundary of the Kent, Greater Essex and East Sussex Local Enterprise Partnership (LEP). As the plans for the LEP evolve, the Steering Group will assess how the priorities set out in the west Essex LIP can be realised through partnership working within the LEP framework.

2.2 The West Essex Districts' Community Strategies

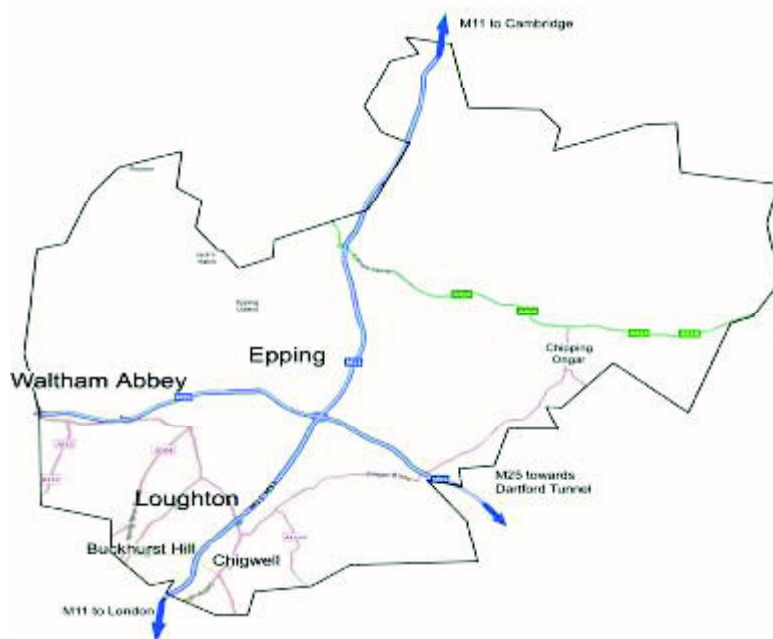
Set out below is a summary of the key priorities set out in the three Districts Community Strategies which are reflected in this Local Investment Plan.

Epping Forest	Harlow	Uttlesford
<ul style="list-style-type: none"> • Accommodate appropriate levels of growth whilst protecting the rural landscape. • Work to deliver environmental gains from effective planning of floodwater retention and water gathering areas. • Develop a rural transport strategy in partnership with ECC. <ul style="list-style-type: none"> • Increase levels of waste recycling and promote energy and water efficiency • Ensure that growth in the number of homes in the District is properly planned, along with adequate infrastructure • Make affordable housing available, in rural and urban locations • Accommodate homeless people in suitable accommodation. • Ensure that all homes are in a decent condition • Co-ordinate land use, planning policies, housing, transport and infrastructure in a way that ensures economic prosperity. • Encourage and support innovation and enterprise, small businesses. • Work to secure vibrant and viable town centres. 	<ul style="list-style-type: none"> • Develop a dynamic economic base, by retaining attracting business and investment • Continuing to regenerate the Town Centre • Training a skilled workforce to meet employers' needs • Raising aspirations and achieving progress across all phases of learning • Securing the best possible educational staff, facilities and resources • Developing a strategy which enables all sections of the community access to lifelong learning • Enhancing our open spaces and improving the way they are used, to meet the needs and aspirations of local people • Increasing the supply of good quality, decent and affordable housing • Reducing waste and maximising recycling • Improving the local neighbourhood street scene and enhancing the green environment • Ensuring that Harlow is able to exploit fully its geographical position in relation to major regional economic developments by developing transport networks in our area 	<ul style="list-style-type: none"> • Developing high value jobs in small businesses • Reduced carbon footprint of local businesses • Reduce pockets of deprivation, poverty and low economic activity • Raise the benefits of local tourism • A smaller carbon footprint with less waste • A well managed environment

2.3 Individual District Profiles

Set out below is further detail on the three Districts in the West Essex Local Investment Plan area

2.3.1 Epping Forest District



Epping Forest District is an area of contrasts. It has some very rural and agricultural areas, particularly in the north and east of the District, and some more urban areas, mostly towards the south and south west, near to the border with London. The District is, in the main, quite affluent, but pockets of deprivation exist primarily in the urban areas. The District comprises a total of 24 Parishes, or 32 Wards. Epping Forest District abuts four Greater London authorities (Enfield, Havering, Redbridge and Waltham Forest), four Essex authorities (Brentwood, Chelmsford, Harlow and Uttlesford) and two Hertfordshire authority areas (Broxbourne and East Hertfordshire).

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.

Epping Forest is a strong business location with excellent communication links, a substantial local business base and a fairly diverse economy. The District does not operate in isolation and its economy is impacted by its location adjacent to London and there is a large volume of out commuting.

The District boasts very high levels of entrepreneurship and business creation with local levels fairly significantly outperforming all higher geographical areas. In 2008 Epping Forest District achieved 95.6 business start-ups registrations per 10,000 people aged 16 years +. This may be compared to regional and national rates of 56.4 per 10,000 residents and 57.2 per 10,000 residents respectively.

Growth industries include construction, distribution, hotels, restaurants, banking, finance and insurance sectors, all of which have experienced significant growth in recent years. The public administration, education and health sectors, which although significant in the local profile, are substantially smaller than the regional and national average. Horticulture and farming continue to play a role in the local economy, with tourism and leisure seen as a sector of the economy with much growth potential.

The District has tremendous assets in terms of its built and natural heritage with distinctive towns and rural villages set in pleasant countryside, as well as the ancient Epping Forest itself and the River Lea. The development of the Lee Valley White Water Centre in Hertfordshire on the western boundary of the District for the London 2012 Games is seen as a key opportunity for the wider area particularly in relation to the post Games operation of the venue.

2.3.2 Harlow



Harlow is a compact, strategically located town in West Essex that was built from the 1950s onwards as one of the post-war new towns. In 1947, Harlow was a rural area with a scattered population of about 4,500. By 1980 it was a prosperous town, housing about 80,000 people and providing work, shopping and entertainment for a large surrounding area.

The town was built by Harlow Development Corporation to the Master Plan of Sir Frederick Gibberd. Sir Frederick created a town plan based on a series of neighbourhoods separated by green wedges, which are highly valued by local people. These green spaces enabled the residential areas to be built at a higher density, often using experimental designs. The neighbourhoods were designed with access to amenities such as community centres, shopping, primary schools, leisure and employment within walking distance. The town was also designed with a comprehensive and well integrated network of excellent cycle ways and Harlow's 'green wedges' complement the surrounding Green Belt giving an overall feel of space and connectivity with the surrounding countryside.

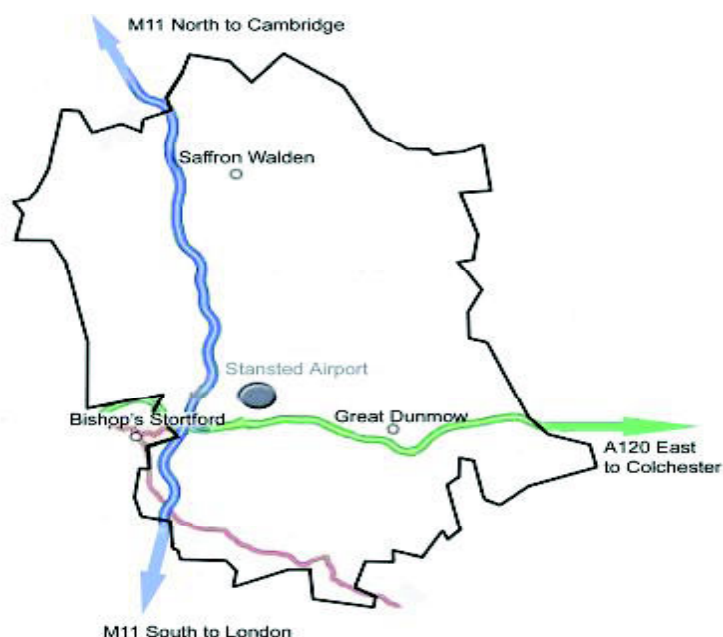
Harlow and the wider area's close proximity to London, Cambridge, Stansted airport and the motorway network enable easy access to UK and global markets. It offers value for money business space to facilitate economic growth, with a population of 4 million people within a one hour journey time from Harlow; and is a sub regional employment hub providing 40,000 jobs.

Harlow has underperformed economically and positive regeneration initiatives have not yet been delivered through the market. Co-coordinated and strategic interventions have been required to bring significant renewal projects forward. The recession impacted disproportionately upon the town creating regionally high levels of unemployment and will require similar interventions to enable it to recover. There is also an economic mis-match, with Harlow residents earning on average 23% less than those who commute into the town to work. This is in large part because Harlow's highly paid workforce does not choose to live in the town because of a lack of high quality housing, weak town centre offer, and negative image.

Harlow offers an unparalleled opportunity in close proximity to London to deliver economic growth to the benefit of the area. The areas of advanced electronics and ICT, pharmaceuticals, advanced manufacturing, and health related industries have been highlighted as sectors with significant potential for economic growth. Harlow has a base in each of these and will be looking to maximise the potential that it has as a hub for each of these industries, contributing to national economic recovery and growth.

The town, which saw the birth of fibre-optic cable, the development of cutting edge radar equipment and which has been home to significant research and development activity, has the potential again to create a vibrant future.

2.3.3 Uttlesford



Uttlesford District is located in North-West Essex and covers an area of approximately 250 square miles. Uttlesford is considered a predominantly rural area but has major road networks running through it which allow easy access to London. The main residential areas of Saffron Walden, Great Dunmow and Thaxted are all historic market towns displaying a wealth of beautiful and distinctive architecture.

A predominantly rural, sparsely populated District it has good road and rail links to both London and many regional towns, but public transport in the more rural areas is poor. Most importantly for the District's infrastructure though is that London's third largest airport, Stansted, lies within its boundaries. The airport itself offers economic growth opportunities for the West Essex LIP to progress.

Its rural nature, coupled with its proximity to London and Cambridge, make it a highly desirable place to live. The area provides desirable homes at the higher end of the market. However this causes difficulty for the local economy. Businesses find it increasingly difficult to locally recruit staff as their workforce cannot afford to live in the area. The construction of affordable housing, as yet, has proved inadequate to meet demand.

Given the presence of Stansted Airport, it is not surprising that the sector with the highest density of industry in Uttlesford is air transport followed by land transport and agriculture. Communications, metals & engineering and construction are also located in the District but the majority of sectors with high densities in Uttlesford are service sectors serving local residents or visitors to the District's attractions. Knowledge economy businesses are also well represented in the area. The aerospace industry is also extremely important on Uttlesford, naturally this cluster around Stansted.

Chesterford Research Park hosts fourteen hi tech industrial laboratories with strong links to Cambridge University. Close to this site a further Science Village is to be built, offering 28,000 sq ft plus a further 60,000 sq ft in one unit. This illustrates the links between Uttlesford and Cambridge.

Uttlesford is an area of contrasts - a strong agricultural base with funding to develop low carbon schemes alongside a growing aerospace industry benefiting from the UK's third largest airport. The District benefits from a growing tourism industry based on its heritage but needs the support of areas such as the regeneration of Harlow to provide a local workforce for successful business growth.

2.4 Summary of key Evidence

The three Districts have all produced substantial evidence base documents to support this Local Investment Plan. Set out below is a summary of some of the key indicators derived from these studies.

Key Evidence Area	Stand out Evidence	LIP Outcome Required
Population Growth	Substantial population growth in excess of 10,000 people primarily in Harlow and Uttlesford over the next 10 years	Growth in jobs and affordable homes
Population Growth - Elderly	Substantial population growth of older persons in excess of xx people across all three Districts	Growth in suitable homes and appropriate care
Unemployment	Harlow 4.3% Epping Forest 2.8% Uttlesford 3.3%	Growth in jobs required
Education, Employment and Training requirement	Not in Education, Employment or Training (NEETs) 16 – 19 year olds: Harlow 6.2% Epping Forest 2.3% Uttlesford 3.6%	Investment required in jobs growth, educational opportunity and apprenticeships
Deprivation	Harlow is the 3 rd most deprived District in Essex Epping Forest and Uttlesford have 'pockets' of deprivation	Investment required in jobs growth, educational opportunity and apprenticeships
Health	Harlow has below average health indicators, Uttlesford is above average. Epping Forest is xx	Investment required in jobs growth, educational opportunity and apprenticeships
Education	Harlow below average Underperformed GCSE	Investment required in jobs growth, educational opportunity and apprenticeships
Housing Need	4,800 households in housing need and 8,448 registered on waiting lists	New Affordable Homes required
Affordability	Average House price to earnings ratio of minimum of 8:1	New Affordable Homes required

2.5 Strengths, Weaknesses, Opportunities and Threats (SWOT) Exercise

Partners across all three Districts carried out a SWOT exercise and identified the following strengths, weaknesses, opportunities and threats:

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Buoyant before recession with low unemployment rates • Proximity to London • Transport infrastructure – M11/M25/London Underground/rail stations, 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. 	<ul style="list-style-type: none"> • Availability of developable land given Green Belt constraint • High levels of out-commuting of skilled workforce impacting on productivity levels • Certain areas poorly served by public transport • Poor access to M11 in some places • Pockets of deprivation, particularly in Harlow that can be overlooked when viewing the broad affluence of the area • Lack of sufficient affordable housing • All three Districts have yet to adopt a Local Development Framework Core Strategy • Potential lack of extra capacity on the Central Line in to Epping Forest.
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • To capitalise further on the area's green and unique character • Strategic development opportunities associated with potential Harlow growth (e.g. connected with junction 7a on M11) • Opportunities related to the 2012 Olympics • Increased community engagement localism agenda and progression of Local Development Framework Core Strategies • Housing provision through schemes involving regeneration and employment/retail • Redevelopment of Loughton Broadway, incorporating housing, employment, retail (Epping DC) • Potential retail warehouse scheme at Langston Road, Loughton Broadway, (Epping DC) • Redevelopment of site on St John's Road, Epping (Epping DC) • Redevelopment of Harlow Town Centre. 	<ul style="list-style-type: none"> • Reduced public sector support in current economic climate. • Contraction in public sector employment given central government's budget cuts • High residential property costs In some areas • 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 area • Lower development during the recession leading to lower provision of affordable housing • Confusion of national/regional policy situation following change of Government.

Section 2 – The Objectives of the Local Investment Plan

3.0 Growth in West Essex

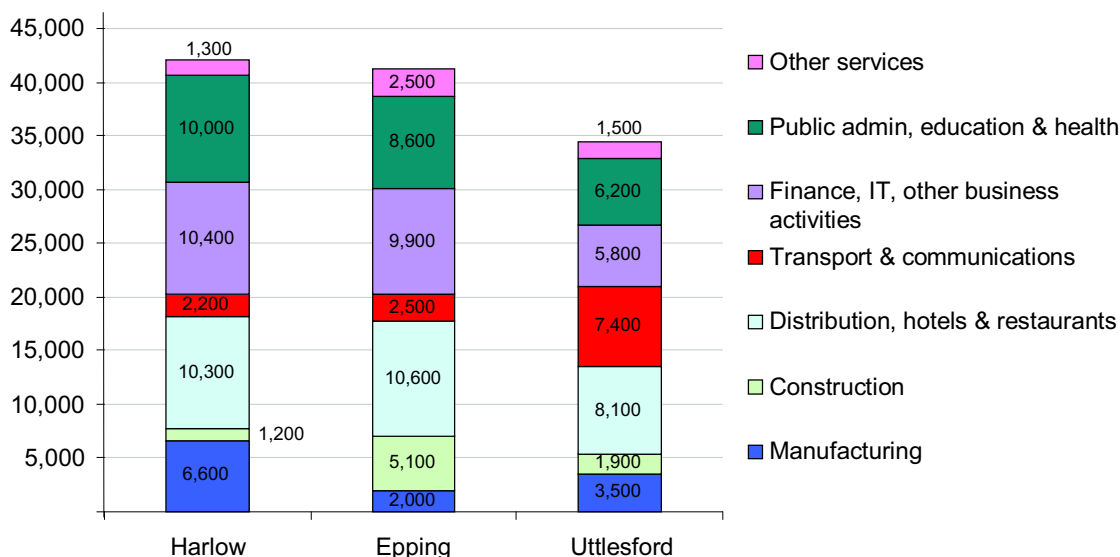
3.1 Economic Growth

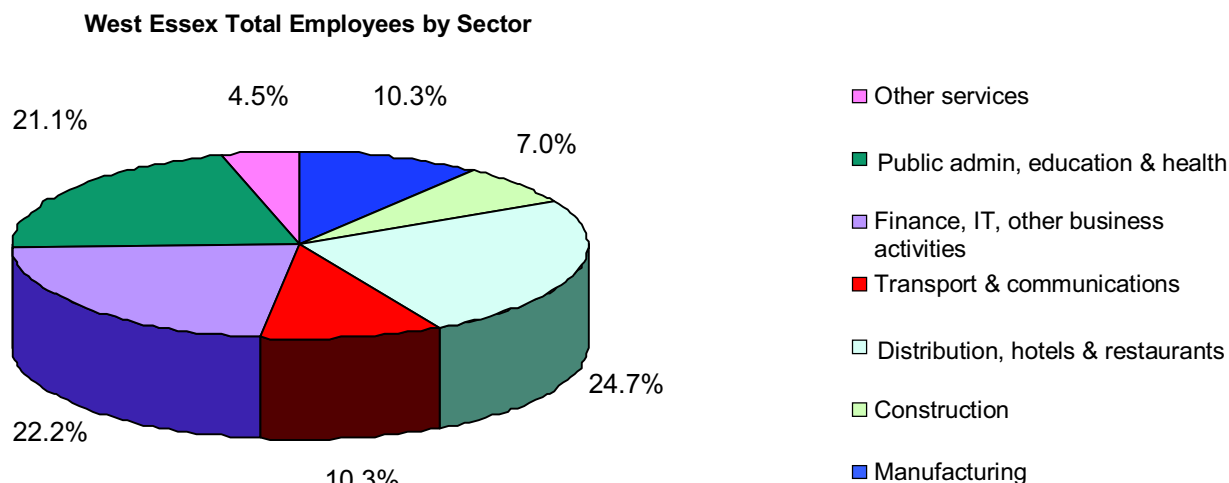
The West Essex LIP will have focus on a real functional economic area and can deliver the strategic leadership for the economic revitalization of the area and the housing growth needed to support it.

West Essex alone has a population of over a quarter of a million people (276,600), covers over 1,000 square kilometres, and is home to 14,000 businesses, including major employers such as Raytheon, Kier, Higgins, GSK, the Bank of England, BUPA Home Healthcare and London Stansted Airport. Epping Forest District by itself has a larger population than many unitary authorities, and growth in Harlow will make it similarly significant.

In 2007, the Gross Value Added of West Essex was roughly £5.5bn, larger than unitary authorities such as Derby, Southampton and Brighton, and similar in size to Milton Keynes and Leicester. The sub-region's economy is forecast to be worth £6.8 billion by 2020 and over £8 billion by 2030. The Portsmouth/Southampton partnership, which was one of the first to establish effective sub-regional working, had a 2007 combined GVA of around £9bn – not dissimilar in scale to that of West Essex.

Employee Jobs by Sector





3.1.1 Harlow’s role as the Growth Hub in West Essex

Following consultation with Harlow Council’s ‘People’s Panel’ in 2008, *Regenerating the Town* has been identified as Harlow Council’s top corporate priority. Epping Forest and Uttlesford support the regeneration of Harlow Town because of the benefits this will bring to the wider area. Delivering housing and economic growth is central to delivering this much-needed regeneration. Ongoing informal consultations associated with the preparation of Harlow’s Core Strategy reinforce the need to improve the range of housing within the District, supported with appropriate levels of infrastructure provision and environmental enhancements in order to meet community needs.

Harlow now suffers from high levels of deprivation, ageing infrastructure and a poor range of housing. Nonetheless, the town’s location means it is ideally placed for the growth that will ensure its long-term regeneration.

Harlow’s aim is to create a place that is economically thriving and with the positive attributes and vibrancy of a city. The cornerstones of these aims are:

- Harlow as a place of aspiration and a University town (As part of Anglia Ruskin)
- Harlow as a prime business location
- Harlow as a cultural hub
- Harlow as a sub-regional centre and retail destination.

Regeneration and growth of the town need to recognise and respect its setting in the Metropolitan Green Belt, and the purposes for including land in the Green Belt. The whole of Epping Forest District and the southern part of East Herts District, which together surround Harlow, are within the Green Belt, with only towns and larger villages being excluded.

All partners are signed up to considering appropriate levels of growth in/around Harlow, in appropriate locations, which assist Harlow with its growth ambitions, whilst respecting and recognising Epping Forest’s and Uttlesford’s lower growth ambitions.

Realising these aims for Harlow will be fundamentally dependent upon the continuation and extension of partnership working between the public, private and voluntary sectors, and the local community. It is also dependent upon delivery of new homes and associated infrastructure, for which there is cross-party political support in the town, and from Uttlesford and Epping to create the broad based economy and society that will deliver sustainable prosperity.

It should be noted that East Herts DC is currently consulting on its issues and options for their LDF core strategy. This includes proposals for a major urban extension to the north of Harlow, of around 10,000 homes. Harlow Council supports housing growth, including at North Harlow, provided it is of high quality and accompanied by appropriate infrastructure.

To the east of the town, the Newhall development of 3000 homes is continuing. The area is being built in line with an ambitious master plan which aims to develop a high quality living environment. Phase 1 of Newhall will be complete by the end of 2011 with the last 3 elements, 'North Chase', 'Be' and 'Slo' completing this phase.

Phase 2 of Newhall will include a further 2500 dwellings, neighbourhood centre, commercial District and school and is currently in the final stages of planning.

3.1.2 London-Harlow-Stansted Programme of Development Partnership

The three Districts are part of a broader sub-regional partnership which has collectively delivered a programme of housing, economic development and environmental projects over the last two years. The London-Harlow-Stansted Programme of Development Partnership (LHSP) comprises Broxbourne, East Hertfordshire, Epping Forest, Harlow and Uttlesford District Councils along with Essex and Hertfordshire County Councils and a number of other key stakeholders including Harlow Renaissance Ltd, British Waterways and the Harlow Area Green Infrastructure Partnership. The LSHP aims to:

- ensure that the delivery of new homes, infrastructure and economic growth plays a major role in the regeneration of Harlow and the Lee Valley
- ensure that development in the area meets the highest possible quality, sustainability and design standards, is supported by the necessary services and infrastructure, and is well integrated with existing communities
- protect and enhance the rural character of the majority of the area and the character of smaller and historic towns
- recognise the important role that historic buildings, conservation areas and other features can play in creating communities with a sense of place
- make the most of existing, and create new, green infrastructure as a resource for local communities, and in particular promote cycling and walking for recreation and transport
- use growth at Harlow, and its proximity to London, Stansted Airport and Cambridge, to promote its role as a substantive sub-regional centre and as a catalyst for a fundamental change in its image
- establish Harlow as a key location for airport-related employment and housing, and as a university town
- tackle the significant transport issues facing the area, particularly congestion at Harlow, by appropriate management of existing and provision of new infrastructure and by a major increase in the provision of facilities for and use of public transport, walking and cycling.

To deliver this vision, growth will need to be concentrated at Harlow – to support the regeneration of the town, to respect its setting within the Metropolitan Green Belt and to protect and enhance the rural character of much of the rest of the area. In order to deliver this vision all future growth will be determined through the Local Development Framework processes where it has the support of local communities. The Partnership will continue to support such growth where it is locally supported.

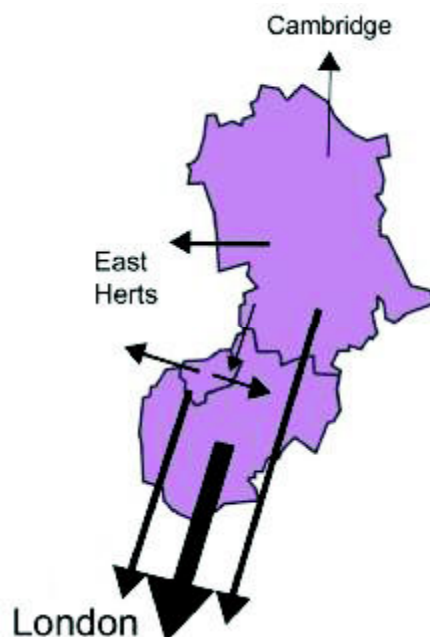
Whilst the delivery of growth at the level proposed in the expected to be revoked Regional Spatial Strategy would not be achievable by the original date of 2021, substantial new housing in Harlow is desirable and deliverable in that timeframe. Planning permission has already been granted for 3,000 new homes at Newhall, in the eastern part of the town, with a number of developers considering proposals within the town. The precise level of growth appropriate to the wider Harlow area, and options for the location of that growth, will be the main ingredients of community engagement starting this autumn, as the first stage in the preparation of Local Development Frameworks for Harlow, Epping Forest, and East Herts Districts. Attention will need to be paid to the differing housing needs of the partner authorities – Harlow has identified a need for more aspirational housing, while Epping Forest and Uttlesford require significant numbers of affordable homes.

Harlow Council and its partners recognise that Harlow need to take the opportunity to renew and reinvigorate itself. Epping Forest and Uttlesford recognise Harlow's aspiration to provide a compelling case for the private sector to invest in the town and for people wanting to live in the town. The delivery of new housing, and in particular a wider mix of housing, is essential to lift the town from a long period of stagnation and for it to deliver valuable benefits for the wider area. Achievement in this area will assist the strategic priorities of Epping Forest and Uttlesford.

Broxbourne Borough Council and East Herts District Councils will be producing their own Local Investment Plans and are expecting to contribute to a wider over arching Herts County Local investment Plan.

3.1.3 Business and Workforce Development

Businesses in the area have all identified that while the transport links offer great advantages to the area they are also of concern and need to be planned and managed strategically. The area of West Essex encompasses a great diversity of housing types/tenures/values and in order to ensure that an overall package of housing options can be delivered to existing expanding businesses as well as enterprises attracted to the area a strategic overview is crucial. All three Districts are in a position to provide additional housing at affordable prices whilst areas of Epping and Uttlesford are extremely attractive to the highest earners. These factors contribute to a clear travel to work area which the proposed West Essex area mirrors.



Over the course of the last year, the Local Authorities of West Essex have increasingly been working together on economic development and shared needs, opportunities and priorities, and now have a well established understanding. Recently this has included the delivery of economic intelligence and business advocacy work to EEDA (under the banner of “London Arc East”), a substantial and successful West Essex submission to the Future Jobs Fund and current proposals for the establishment of a more formal M11 Economic Partnership to feed into the Kent, Greater Essex and East Sussex Local Enterprise Partnership.

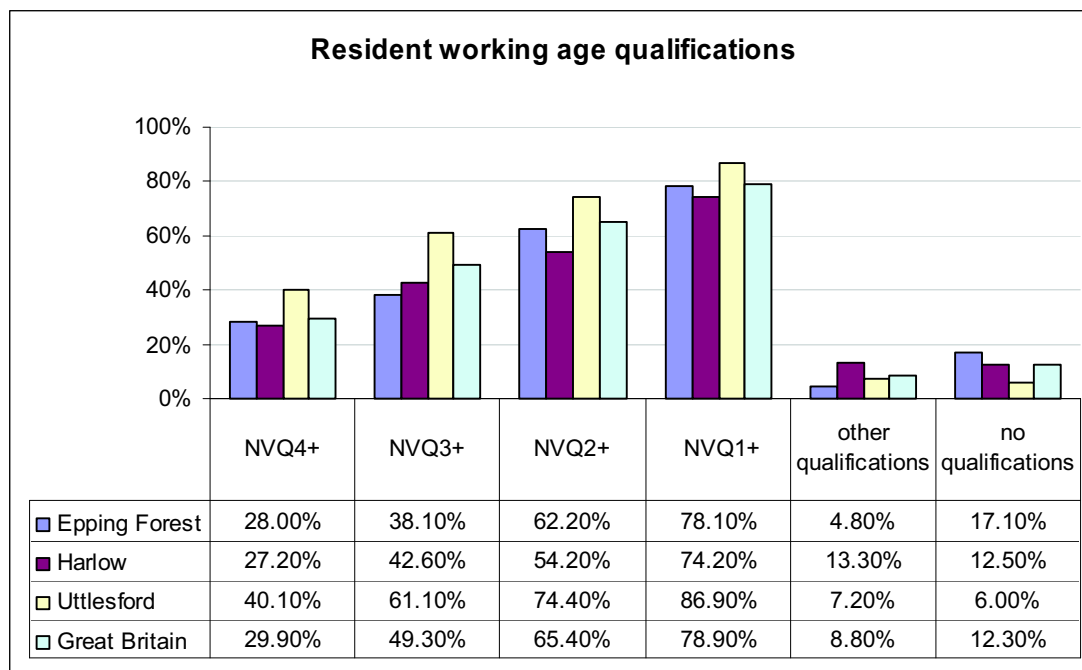
A desire to embrace sustainability has been identified from the business community. The business case is clear with increasing energy costs it is an area mentioned by the majority of businesses where assistance is required. The culture for enterprise in the area (highest % of start ups in the UK) aligned with the concentration of knowledge driven businesses (31% in Harlow) give a unique baseline for developing businesses addressing the low carbon agenda.

Traditionally this area of West Essex has been lacking high quality education facilities. It has benefited from the Eastern region’s superb academia (the Universities of Cambridge, Hertfordshire, Essex and London) but this has perhaps stifled local provision. However, new opportunities recognizing the needs of local businesses, including large international companies can ensure that universities with sites in Harlow and Epping Forest provide skills and qualifications required to service the local workforce and businesses. Also importantly local businesses working in partnership with academic institutions can benefit from research and development. The establishment of the Anglia Ruskin University campus at Harlow, with courses running from September 2010 and a new University Centre opening in 2011, will be of major benefit to the sub-region.

3.1.4 Skills, Employability & Aspirations

Parts of the sub-region, particularly Uttlesford, have highly skilled populations. However, skills attainment must increase to ensure economic prosperity of the sub region; in particular Harlow needs to continue to increase educational attainment and up-skill the proportion of its residents attaining NVQ Levels 1-4 .This will be critical to ensuring that local residents are able to attain better quality and remunerated work thus decreasing the large wages disparity between resident and workplace earnings in Harlow. Additionally, Epping Forest has pockets of deprivation where education

and skills attainment levels suffer. It should also be noted that there are difficulties in assessing further education in rural parts of Uttlesford.



About a half of businesses (49%) in the West Essex area identify skills gaps in their current workforce. There is an urgent need for a strategic overview of skills delivery to ensure step change improvement is achieved. The Districts will need to consider how best this can be led and ensure business needs are delivered, building upon successful existing relationships for example the arrival of Anglia Ruskin University (ARU) to Harlow including a part of its highly regarded Business School provision. Such expertise would greatly benefit the area in its endeavours to encourage business innovation and economic growth. Indeed ARU has already commenced discussion with local businesses. In addition to this, the provision will increase access to skills training for Uttlesford.

3.2 Transport & Infrastructure

Tackling congestion is identified by the Local Authorities and local business as the highest priority for action for the benefit of the sub-region. There is extensive support for a second M11 junction to the north of Harlow. Improvements such as this are critical to local business success. The Authorities wish to support businesses and the excellent transport links that attracted them to the area in the first place need to be assured now and in the future. The infrastructure serves a much larger area but with local guardians of it with the highest motivation of ensuring efficient movement of people and goods for their own businesses will ensure that the much wider population also benefits. Future decisions on Stansted Airport also need to be supported by a local partnership which can look both to the immediate picture and the far reaching implications.

The Harlow and Stansted Gateway Transportation Board is a successful public-private partnership of the West Essex area working together to achieve improvements in the transportation infrastructure. Wider infrastructure needs, for

example the enhanced provision of water, energy, and broadband infrastructure, will be required to support both economic and housing growth.

3.3 Community Support

Widespread community support for growth has been evidenced in Harlow over many years. It has long been seen that growth, combined with the appropriate infrastructure provision, can deliver the wider regeneration of the town. The Communities and Local Government funded Growth Area Funding 2 projects have all been subject to extensive local community consultation through dozens of residents meetings to discuss community needs and project design. At these meetings, a common theme has been the need to provide new housing for current and future generations combined with improved local retail and health facilities, which are now being delivered through these projects.

In 2009 a consultation process on the proposals for the re-development of Harlow Town Centre saw more than 2,500 people visit the exhibition with 90% of those responding supporting the need for regeneration, and over 80% supporting the proposals.

Access to good quality housing and regeneration are two of the key themes to have emerged from informal consultations associated with the preparation of Harlow's Core Strategy. This will be delivered through the Council's growth aspirations. The Council's 2010 'Call for Sites', and other technical work, has revealed considerable interest from landowners, developers and other interested parties to develop land. This has indicated potential for future development opportunities in and around the town.

The Council commenced its formal consultation on its Core Strategy Issues and Options in the autumn of 2010 to ensure the community is involved in developing an appropriate policy base to underpin Harlow's growth and regeneration aspirations.

Epping Forest Council will shortly adopt a "Local Development Framework Communication Strategy". This is an initial response to the Government's localism agenda, and the results of the engagement will form a key part of the LDF evidence base and will be used to develop the Core Strategy Issues and Options. Consultation on the latter will commence in June 2011. The Communication Strategy will eventually be expanded to form the Council's Statement of Community Involvement.

The Council commenced a Call for Sites exercise in 2008, and will shortly re-run this to try and encourage a more meaningful response from public sector organisations. As with Harlow, the initial exercise revealed considerable interest from landowners and private developers.

The Debden Broadway regeneration scheme was the subject of a number of successful consultation exercises, and it is anticipated that the St John's Road, Epping regeneration scheme will be published for public consultation in early 2011.

Uttlesford DC is also expecting to undertake formal consultation on key areas around employment and housing provision as part of the development of its Local Development Framework in 2011.

3.4 Enabling Delivery

All the LIP partners recognise that the main requirement for Growth Funding is for Harlow.

To date, Harlow Council and its partners have been able to use Growth Fund money to stimulate housing delivery, provide the infrastructure needed to facilitate growth, and to deliver wider packages of community benefit to complement growth. This has been seen, and continues to be seen, the following activities:

- Delivery of local neighbourhood based mixed use projects, affordable and market housing, new shops, health centres and other community facilities.
- Development of a major town centre scheme
- Development of renewal plans for some of the town's poorer estates
- The launch of an inward investment and re-branding campaign
- Acquisition of sites for new affordable housing
- Completion of the funding package to bring Anglia Ruskin University to the town
- Completion of the necessary evidence base to support the growth plans
- Development and delivery of transportation proposals designed to support growth
- Delivery of a range of enhancements to the green infrastructure of the town and the wider area of the Stort and Lee Valleys.

The Partnership intends to complete this programme over the next year, utilising the existing Growth Fund allocation, whilst developing plans for future activity from 2011/12 through the community consultation processes to be undertaken in 2010 and 2011 on the respective Local Development Frameworks. These will determine the preferred extent of and locations for growth as well as the range of additional measures required to facilitate this growth. Details of the nature of any future growth cannot be quantified until the Local Authorities within the partnership have completed their community engagement processes. This consultation will also determine the way in which the individual authorities within the Partnership implement any incentive schemes.

The other main area for delivery funding across all three Districts of West Essex is in the provision of grant from the HCA and the exploration of the use of rent revenue generated through the new 'affordable rent' tenure to maximise the provision of affordable housing. Details of the need for affordable housing are set out in Section 5.

3.5 Responding to Incentives

The LIP partners seek to balance the requirements to deliver housing growth with packages of measures that will provide the necessary benefits to existing residents. For example, in Harlow, the key requirements have been to deliver the necessary transport infrastructure to tackle the existing infrastructure deficit as well as to accommodate future growth. The current works to widen the A414 into Harlow is a good demonstration of this.

The West Essex Partnership welcomes the Government's intentions to deliver incentivised growth. We support the innovation of local retention of Council Tax match funding and would benefit if delivery of incentives took place in advance of housing delivery. This particularly relates to the provision of infrastructure. For this

reason we would urge the retention of Growth Funding as a non-ringfenced block grant as we have found this to be invaluable as a mechanism for stimulating delivery.

All three authorities will also be considering the impact of the proposed New Homes Bonus and revisions to the Community Infrastructure Levy in incentivising growth through the provision of additional funding.

4.0 Regeneration

In addition to the growth aspirations set out above, there is a substantial requirement for the regeneration of specific areas across West Essex.

4.1 Epping Forest

The main objectives for Epping Forest within West Essex are as follows:

- Limited, but planned, housing growth
- Protection of its green and unique character
- Allocation of Green Belt land for additional housing growth to be minimised as much as possible. Currently 94% of the District is in the Green Belt with only towns and larger villages being excluded.
- Encourage and promote the reuse or redevelopment of brownfield sites
- Increased affordable housing
- Limited funding for infrastructure required – main investment requirement is from the HCA for maximising affordable housing provision.

Epping Forest has 2 regeneration schemes in the Loughton Broadway and St John's Road area, Epping, with other potential housing sites located on smaller windfall brownfield sites owned primarily by developers.

4.1.1 The Broadway area (Debden) Loughton Broadway

The Broadway is part of overspill estate from 1950s, town centre constructed in range of 2 broad runs of buildings with retail and community facilities on ground floor, residential above. Debden estate was originally 100% council housing with substantial homes now sold under right to buy with the remainder still in Council control. Most of the land is in public ownership, apart from Debden Underground Station.

Land assembly is expected to be straightforward, but existing developments may cause problems, e.g. BP site and the small Sainsbury's. There is a local aspiration for a petrol station but the current brief specifies the site as re providing retail, with housing above, and significant improvement to transport interchange. Other sites such as the Winston Churchill Pub have fairly new leases. There is lot of interest in the pub site from one small-scale developer

The Broadway Development and Design Brief was adopted by EFDC at Council on 25 September 2008; the report included the following paragraph; "Following adoption, the brief will become a material consideration in the assessment of any future planning applications for the locality. The brief will also build upon Local Plan policies and may eventually provide the basis of an Area Action Plan - a Development Plan Document within the new Local Development Framework."

The Council is looking at how it can use its land assets to deliver the aspirations set out in the Brief. Discussions are at an early stage and an officer group is being formed. The Council needs to determine how much housing should be affordable and how much private. Affordable housing is the priority for the Council in the area although a substantial capital receipt could be gained from market housing. The expectation is that there will be at least 40% affordable housing as set out in the policy. The location is sustainable as it is near a school, tube station, shops etc. It is expected that the Council could move forward on the more straightforward parts of Broadway regeneration during the first half of 2011.

4.1.2 St John's Road area, Epping

St John's is set in the area of Epping centred around a historic church, the town centre with some retail elements, listed buildings, the library, County offices and a school site. The County decided to reprovide that school on existing nearby site and there have been some concerns that this site would be developed for purely housing.

The Council is working on a development brief to look at that area and a number of options have been considered. Officers are now looking at a significant retail-led scheme (but issues with impact on other businesses and access) with housing, and better pedestrian links. This could involve significantly altering the library building. The other option is to reprovide the existing council sports centre which is in another location in Epping but is arguably not fit for purpose. There is support for reproviding the sports centre but a sports led scheme could be less viable. It is possible that a retail/sports combination may be more deliverable.

Council Members are not yet ready to go out to consultation on the options identified so far. However, most of the sites are in public ownership and so not in a fragmented position. The area offers some exciting opportunities for a mix of uses including affordable housing.

If sports centre is re-provided on St John's site, a large site for housing could be freed up on the former sports site which is owned by the Council.

The main difficulty with St John's area is timing, as the Council has yet to identify the preferred option. The St John's situation is more complicated than Broadway, as there is more uncertainty over what the preferred option will be. Some viability assessment work on the options has been undertaken but this work is ongoing.

Since the proposed Design and Development Brief is still at an early stage, and has not yet been subject to public consultation, the numbers of new homes to be provided within the regeneration area has not yet been agreed. 4 options are currently under consideration:

- retail-led option, with residential accommodation
- a leisure-led option with residential accommodation
- a combined retail and leisure-led option, with residential accommodation
- a wholly residential accommodation option.

4.1.3 Small-scale sites

These are all the smaller sites that are ranked in the affordable housing schedule. set out in section 3 .They are smaller, but are more likely to come forward before the Broadway or St John's.

There would be added value from these housing sites which can provide much needed affordable housing. Addressing deprivation, protecting the Green Belt and providing affordable housing are very strong priorities in the District.

4.2 Harlow

Harlow's regeneration priorities lie in three different areas:

- Town Centre
- Appropriate Urban Extension
- Priority Estates
- Neighbourhood Centres.

4.2.1 Town Centre

The Council is committed to regenerating the town centre as it is seen as the place to break a potential cycle of failure. Improving the town centre is a priority to make the town more attractive to current and potential investors, residents, businesses and visitors. A regenerated town centre in Harlow will provide attractive shopping, employment and wider leisure opportunities

The key issues which will affect the success of the regeneration of the centre include

- Quality of business space
- Transport
- Meeting people's aspirations.

There is strong evidence to support the regeneration of the town centre

The regeneration of the town centre is not just about direct delivery of jobs, homes and shops etc; but also catalytic effect of attracting people to live and work in Harlow in the new and existing homes. A more attractive town centre aligned with substantial housing growth will provide somewhere cheaper and more attractive for people to potentially move in from Epping Forest and Uttlesford. A key aim of the Local Investment Plan is to make it more desirable to live in Harlow. By increasing the self containment of the town this will also reduce congestion both in Harlow and the wider sub-region. If this can be achieved it is envisaged that the housing offer can then be improved with more attractive higher end market housing becoming available over time.

It has been identified that improving the night time economy will also be a priority and make a significant difference to attractiveness of area to existing and potential residents.

The northern part of Harlow Town Centre suffers from large numbers of empty units, is of tired appearance with dated retail units and poor quality public realm, a very limited evening economy, a significantly diminished market offer and a fear of crime. An ongoing project will provide a much improved environment in this area of the town centre, with a greater variety of retail and leisure facilities which will be of benefit not only to the existing community, but also to the residents of the wider area including Epping Forest and Uttlesford.

The overall objectives for this project are:

- To improve and increase Harlow's retail offer ensuring the town centre becomes a regional centre that incorporates high quality retail including a major department store
- To improve the culture and leisure facilities within the town centre including the provision of a new library, a theatre/multi-purpose entertainment space and other leisure activities, complemented by bars, cafes & restaurants that help sustain an evening economy.
- To regenerate and connect the market square into the rest of the town centre, including high quality public realm and excellent linkages.
- To include a high quality residential development with a diversity of tenures
- To achieve a balanced transport and parking solution that creates a more positive streetscape, encourages public transport use and is safe and accessible for pedestrians, breaking the collar of the ring road.

It is recognised that the success of the scheme will depend on the mix of the offer and that the economic climate will have an impact on the scheme.

4.2.2 Priority Estates Projects

The Priority Estates programme was established in 2007, initially in response to concerns about the condition of housing, which in many cases has been designed to have a short life. The priority estates are:

- Aylets Field, Copshall Close and The Briars
- Barley Croft and Lower Meadow
- Northbrooks.

In late 2008 the programme was broadened to recognize the importance of taking a wide ranging approach to regenerating the estates by improving the quality of housing, the built environment and open spaces. The challenges facing the estates fall into three categories:

- Layout of streets, homes and open spaces
- Structural condition of the buildings
- Socio-economic deprivation.

The focus throughout 2009 was on gathering factual information about and professional assessments of the estates, in particular the condition of stock, the suitability of layouts, the cost of future maintenance and repair, and the state of the housing market in those neighbourhoods. In the first half of 2010, the emphasis shifted to community engagement and consultation, with a workshop for members and a series of consultation events with residents from the six estates.

A dedicated Priority Estates officer is now in post, and newsletters are now being issued quarterly to keep residents informed of developments on the project. Through that engagement with Members and the community the following separate vision for the Priority Estates has been confirmed:

“To create successful, desirable neighbourhoods which engender prosperity and an enhanced standard of living, of which current and future communities can be proud”.

This vision is underpinned by six core principles:

- Balanced and mixed neighbourhoods providing places of choice for a range of ages and incomes.
- Well designed layouts with good communal and public spaces that retain the best of Gibberd's philosophy, but also reflect changes in lifestyles.
- Good quality of green space in terms of views, accessibility and security.
- Provide sustainable dwellings that are economic to run in terms of energy, waste and long term maintenance
- To enable lasting improvements to community facilities, education and well being through the development of partnerships.
- Appropriately connected and accessible neighbourhoods.

The priority now is to take the information gathered from surveys and studies, from consultation and community engagement, and from other data sources such as the Indices of Multiple Deprivation, and to use it to make recommendations about how best to deliver the agreed vision. This will enable the Council to make decisions in principle about the future of the estates, thus providing residents with much greater certainty about what is likely to happen in future.

To this end EC Harris, a built asset consultancy, have been commissioned to prepare an options appraisal, and make recommendations for action on each estate. They will:

- Test the completeness of the data and highlight any key considerations that could have fundamental implications on the planning and delivery of the project, and also identify any gaps in information or knowledge that should be filled to enable a robust and effective assessment of the capacity to deliver the Priority Estates
- Look at examples of how other Local Authorities have tackled similar issues, and to look at examples of best practice
- Identify a range of possible solutions and options, including refurbishment, improvement and comprehensive redevelopment
- Consider the financial implications of these and
- Make recommendations as to the way forward.

EC Harris has also been asked to ensure that their recommendations are compatible with the delivering rooms of a 'liveable' size. Officers are considering how this might best be defined – one option might be to adopt the HCA standards for affordable housing for all tenure types.

The work above was completed with a final report being received from consultants by October 2010.

Following completion of this independent report, officers will brief residents on the findings and recommendations for the regeneration of the Priority Estates, before bringing both the recommendations, and residents' reactions to them, to Council in December 2010. These recommendations are:

- The Briars, Cophalls Close & Alylets Field – redevelopment of the estates. An architect or similar specialist will be appointed to work with residents to write a development brief.
- Lower Meadow & Barley Croft - a programme of retrofit, reconfiguration of open spaces and garages and some new build. An architect or similar specialist will be appointed to work with residents to write a development brief
- Northbrooks – Further work be undertaken to establish a master plan for the estate that can be implemented when financially viable

4.2.3 Renewed neighbourhoods and neighbourhood centres

Harlow's original Masterplan provided for a town comprising of a series of neighbourhoods with housing, leisure and green spaces, community facilities, education, health, neighbourhood retail centres and hatches. The town has evolved and aged, and the way communities live has changed. Some areas of the town are faring and functioning better than others but require regeneration.

Harlow will take a fresh look at its neighbourhoods, and of what a modern neighbourhood needs to be successful. It will develop neighbourhood programmes of activity for identified areas to address social, economic and physical regeneration needs.

4.3 Decent Homes

4.3.1 Background to the Decent Homes Standard

In July 2000 the previous Government announced additional resources for housing, especially social housing. As part of its desire to link increased spending to better outcomes, the Government established a target to:

“Ensure that all social housing meets standards of decency by 2010, by reducing the number of households living in social housing that does not meet these standards by a third between 2001 and 2004 with most of the improvement taking place in the most deprived local authority areas.”

The Government's standard for public sector housing called the Decent Homes Standard states that a property must:-

- Not have any category 1 hazards as defined by the Housing Health and Safety Rating System
- Be in a reasonable state of repair
- Have reasonably modern facilities and services
- Provide a reasonable degree of thermal comfort.

The Coalition Government made £2bn available for Local Authorities to bid for in order to meet the decent homes standard in November 2010. Harlow is the only West Essex authority to have made a bid from this funding pot.

4.3.2 Decent Homes - Harlow

On 1st February 2007, responsibility for the delivery of the Council's repairs and maintenance programmes was transferred to the Joint Venture Partnership (Kier Harlow Ltd).

In previous years performance against the Decent Homes Standard was good and figures for non-decent homes were reducing. In the past, work to Harlow's housing stock was confined mainly to the external fabric of the properties (e.g.: roof recovering; window replacement; door replacement; structural repairs). The Decent Homes Standard changed the emphasis to key elements of the property and also the internal condition of the property.

In June 2005 it was reported to the Housing Committee that expenditure on Decent Homes would need to be £99.8m over the following 5 years to achieve the Decent Homes Standard, with £60.8m being funded directly from the capital programme and

the remainder being funded by revenue. Following this report funds were identified for other priorities and performance against decent homes slipped.

By March 2009 it was reported to Committee that the current non-decency level was 10.85% of the overall council housing stock. However, based on the stock data available, it is estimated that at quarter one 2010/11, non-decency had risen to approximately 18%.

Since June 2008, the Council has been informing the Government Office for the Eastern Region that the Council has reprioritised its Decent Homes target in line with its Regeneration Strategy and Local Plans and Strategies, Corporate Priorities and the Medium Term Financial Strategy. Changes in the financial situation of the Council, the reduction in Right to Buy sales and the reduction in other estimated property disposals have all had an effect on the Council's ability to fully fund the Capital programme to the levels required. This has also put added pressure on reducing revenue and capital budgets as more properties are being maintained than had originally been budgeted for.

A lack of capital investment also places more pressure on revenue budgets, and responsive repairs volumes will rise as a result of the lack of investment. Currently there is an annual deficit of £4,000,000 between need and resources and this will also affect the Decent Homes delivery.

Since 2006, no stock condition surveys have been carried out, other than on the Priority Estates, due to reductions in the budgets. In 2010/11, £50,000 has been allocated for stock condition surveys.

A project is under way to introduce a new, fully supported stock condition database that will provide accurate data on the condition of our housing stock. This will go live by the end of the financial year.

The agreed priorities of the revised Housing Asset Management Strategy are to:-

- Deliver Decent Homes
- Improve energy efficiency and reduce the carbon footprint of Council dwellings
- Target works to priority estates
- Undertake a stock condition survey and review of sheltered housing.

A visual survey is currently being carried on the properties from years 6-10 of the stock condition survey to re- assess the elements identified as having failed the Decent Homes Standard.

To monitor this and to ensure work is targeted accurately, it is essential that stock condition surveys are carried out annually to 20% of our housing stock, and that the new database is brought online as quickly as possible. An action plan to deliver decent homes by 2015 is now in place.

4.3.3 Decent Homes – Epping Forest

Epping Forest undertook its stock condition survey in 2000, just prior to the announcement of the Decent Homes Standard. The survey data were based on a cloned survey whereby 20% of the stock was surveyed internally and 100% externally. This meant that the database had to be analysed carefully and then validated to establish the number of currently and potentially non decent homes.

The exercise revealed a total number of 1,627 homes which were non decent, which equated to 22% of all the Council's housing stock. In addition, if the Council were not to undertake any further investment in the stock that number would have increased to

3,797 (54%) by the year 2010. There were therefore 2,170 properties that were potentially non-decent in addition to those currently non decent.

The key strategy which was employed was to look at where properties were failing and then only undertake work that was absolutely necessary to ensure that the Council met the Decent Homes Standard. For example, where properties fail on three or more categories under the “Reasonably Modern Facilities” heading, then just one category of work was addressed so that it was no longer non decent (since it had less than three failures).

Using this approach, as of 2001 it was estimated that a total of £14 million was required to tackle non-decent homes by 2010, which excluded the resources necessary to prevent properties becoming non-decent. This also excluded other improvements the Council wished to continue funding such as door entry security, estate enhancements, off street parking, estate regeneration, digital TV etc

Since 2001, one area which not only required significant investment, but also needed a whole new programme to prevent homes from becoming non-decent, was the replacement of kitchens and bathrooms under the ‘Reasonably Modern Facilities’ category. Since 2001, the Council invested £6.7 million to improve the quality and layout of bathrooms and kitchens.

To tackle the backlog, the Council trained its own Housing Assets surveyors and began collecting stock condition data for each of its properties. The on-going stock condition surveys informed annual programmes of work, which were then focused on meeting Decent Homes. The database has subsequently been updated each year to include work undertaken as and when contracts are completed.

The Council completed its Decent Homes Programme by eliminating all non-decent homes in May 2010, which was 7-months ahead of the Government target of the end of December 2010. Within the HRA Business Plan, there is a 30-year programme for planned maintenance to the Council’s housing stock in place, which is focused on making sure all potentially non-decent homes are improved, thus making sure all homes are Decent. Based on the investment needed, the Council can continue to maintain its housing stock and meet the Decent Homes standard until around 2037/38 (28 years).

4.3.4 Decent Homes – Uttlesford District Council

As at 31 March 2010 of the 2872 Council owned homes, 28 failed the Decent Homes Standard. This equates to 0.97% of the stock. These failures are mainly due to tenants’ refusal to have certain improvement works carried out.

Whilst the Council has already nearly met the target in advance of the Government’s target date of 2010 this does not mean that the stock does not need further work - it is estimated that between 4% and 5% of properties per annum become non-decent and these require investment.

The introduction of the Decent Homes Standard caused the Council to re-evaluate its strategy so that a balance could be struck between meeting the Government’s target and completing works identified in existing planned maintenance programmes. Spending priorities were identified and an investment programme tied to broad maintenance headings aligned to Decent Homes is now in place for the next 5 years.

5.0 Delivering Affordable Housing

5.1 Overview

One of the pressing reasons for producing this Local Investment Plan is to assess and understand the need for additional affordable housing within West Essex, and then to plan the most effective way of maximising its delivery.

There is a desperate shortage of affordable housing across West Essex, but synergy can result from the three councils planning and working together, in partnership with the Homes and Communities Agency and Registered Providers.

This section of the Local Investment Plan:

- Summarises the current assessment of the housing market and housing need across West Essex
- Sets out the aims and objectives of the three Councils for affordable housing provision within West Essex, together with some specific objectives for individual councils

A programme of affordable housing developments for all three Councils, together with an associated prioritisation of grant funding requirements from the HCA is set out in Section 6 of the document.

Housing Officers from the three Councils have worked together to formulate a common aims and objectives for affordable housing provision in West Essex, based on their Housing Strategies and the outcome of the recently-completed Strategic Housing Market Assessment which includes coverage of the Epping Forest, Harlow and Uttlesford Districts.

In relation to the housing market the common aim is 'to understand West Essex's housing market and to identify the amount of housing necessary to accommodate the population of each District, at appropriate minimum standards and of suitable size, type and tenure'

In addition the following common objectives have been agreed:

- Achieve a deeper understanding of the housing market in each District and across West Essex, in order to establish the level of need and demand for housing in each District and West Essex
- Establish the overall proportions of households that are likely to require market or affordable housing, now and in the future
- Develop a robust and credible evidence base to inform the planning process at regional (if appropriate), sub regional and local levels.

5.2 The Housing Market and Assessment of Housing Need Within West Essex

5.2.1 Housing Completions and Outlook

Data on yearly completion rates for West Essex since 2001/02 are shown in figure x.

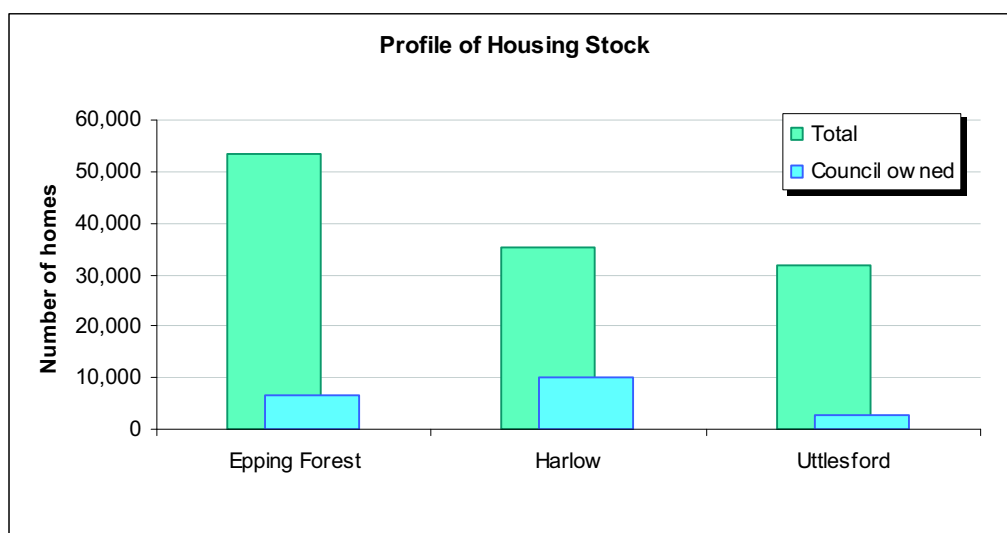
The West Essex area continues to be attractive to builders and developers, and although in recent years there has been a slowing in the completion rate, the situation seems to be slowly improving.

Net new housing units completed	
Financial year	
2001/02	357
2002/03	451
2003/04	329
2004/05	454
2005/06	816
2006/07	486
2007/08	309
2008/09	559
2009/10	375
Total	4136

The former East of England Plan target for the M11 Corridor was for 27,500 new homes by 2021. Of these, 16,000 were assigned for Harlow, 8,000 for Uttlesford and 3,500 for Epping Forest. (Note some of Harlow’s allocation was required to fall in neighbouring authorities, namely Epping Forest and East Herts).

5.2.2 Housing Need across West Essex

Within West Essex, there are 120,455 homes, of which 16% are council owned, 80% are within the private sector and 4% are owned by housing associations.



Harlow has 35,315 homes – of which 28% are Council-owned and a further 5% RSL-owned. This level of Council ownership is equal highest in the East of England. It should also be noted that a further third of the town’s housing stock are ex-Council properties that are now in owner-occupation.

Epping Forest has around 53,500 homes in the District, of which 87.5% are within the private sector, 12% are owned by the Council and around 3% are owned by housing associations.

In Uttlesford, there are around 31,600 homes in the District, of which 28,700 are within the private sector, 9% are owned by the Council and approximately 3% are owned by housing associations.

West Essex is within the London Commuter Belt (LCB) Sub Region for housing purposes. Six Districts of the Sub Region, joined to form the London Commuter Belt (East)/M11 Strategic Housing Market Assessment (SHMA) area. SHMAs 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 Districts in the SHMA area are Brentwood, Broxbourne and East Herts. 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 16,700 households are considered to be 'unsuitably housed' in West Essex area, broken down as follows:

Epping Forest - 7,100 households
Harlow - 6,300 households
Uttlesford - 3,300 households

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
- have social needs that can only be resolved through a move.

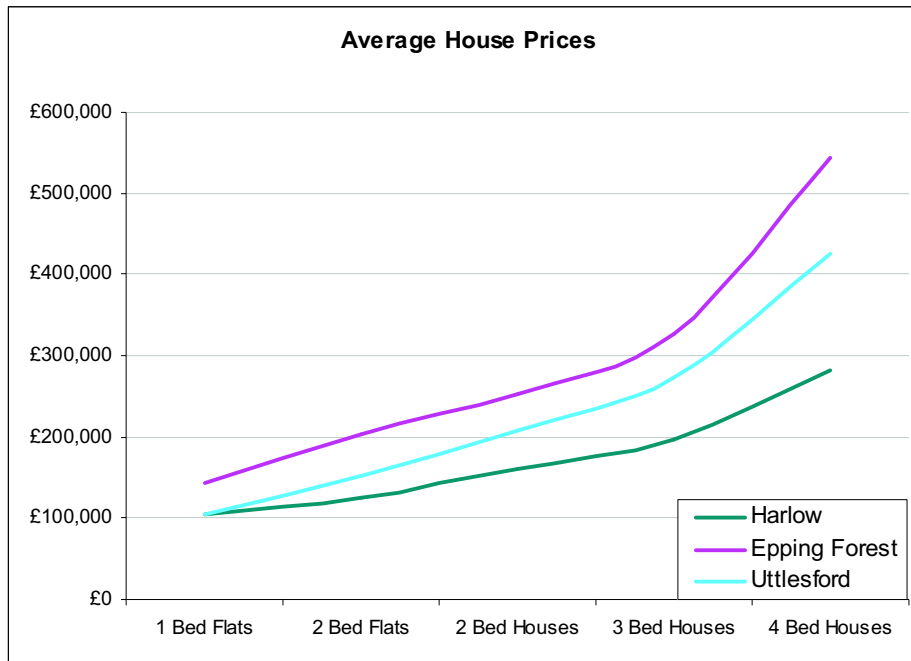
Some unsuitably-housed households may choose to move elsewhere, but not all unsuitable housing problems require a move from the householder's current home. For example, a problem may be resolved by extending or repairing the home, or – where overcrowding exists – one or more member(s) of the household 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 2,450 (51%) of these are West Essex residents, as follows:

Epping Forest - 1300 households

Harlow - 750 households
Uttlesford - 400 households

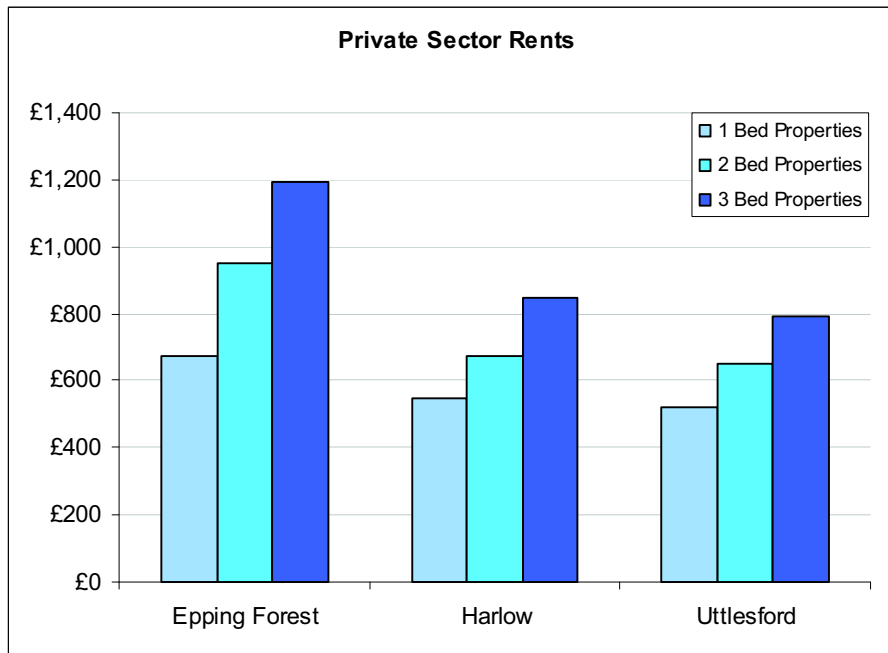
5.2.3 The Local Housing Markets

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. Property prices have significantly fluctuated in past years and their future is uncertain given the unstable economy. Figure shows house prices across West Essex, as at March 2010



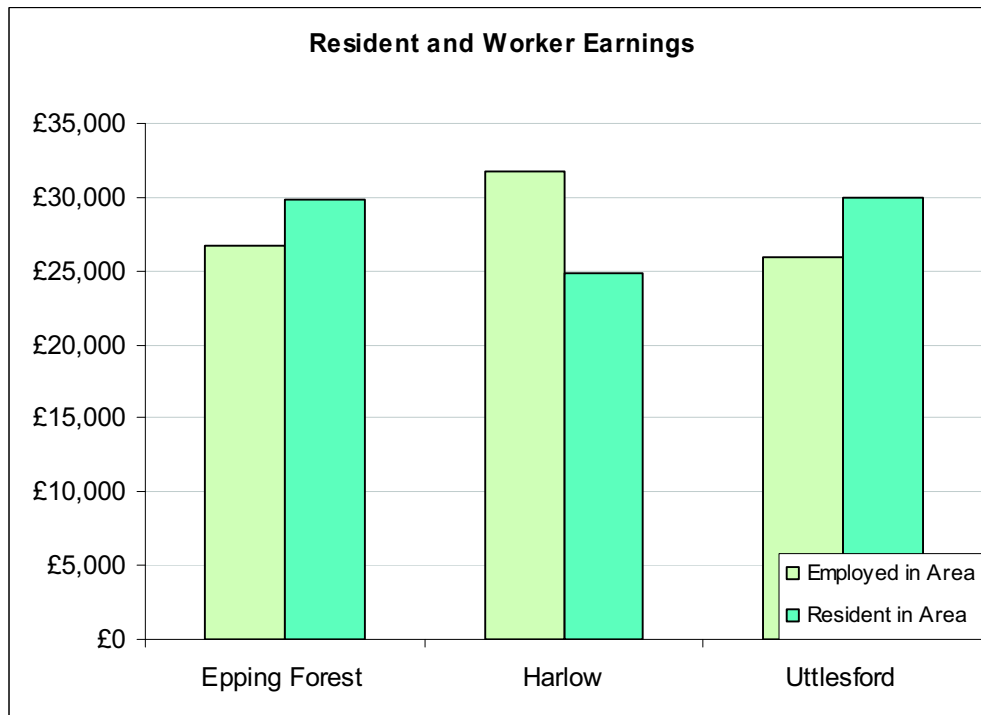
Source: Hometrack

Set out below are the average monthly private sector rents across the three Districts at March 2010.



Source: Hometrack

The table below shows the average earnings of those who work in each District compared to those both live and work in each District. Average house price to annual earnings ratio range from 8:1 in Harlow to 13:1 in Epping



Source: ASHE

5.2.4 The Councils' Housing Registers

The numbers of applicants on the Housing Registers of West Essex Councils confirm the levels of households seeking social housing in area. The table below illustrates the total level of people seeking council assistance over the past two years, based on

the numbers registered on the three Housing Registers. Between 2009 and 2010, the overall housing figure in West Essex decreased by 41%. This statistic is distorted however; as a review of the Housing Register by Harlow Council during late 2009 has seen a decrease in demand of nearly 4,000 caseloads. Demand in Uttlesford has fallen by 12% to 1,020 and Epping Forest has seen an 8% increase in demand in the past year to 5,008.

Housing Registers of West Essex Councils – March 2010

	Mar-10	Mar-09	Difference (09-10)	
			+/-	%
Epping Forest	5008	4611	+397	+8%
Harlow	2421	6165	-3744	-60%
Uttlesford	1020	1146	+125	-12%
Total	8449	11922	-3473	-41%

5.2.5 Social Housing Turnover

This table compares turnover of Housing Register, homeless and other applicants for vacancies in the sub-region's Councils' housing stock over the last two years.

	2008/09	2009/10
Housing Register (Inc Homeless)	1077	1322
Mutual Exchanges	239	281
TOTAL	1316	1603

In addition, 321 applicants were nominated and accepted in 2009/10 for vacancies in stock owned by Housing Associations, compared with 261 in 2008/9. All three Councils operate a Choice Based Lettings Scheme. Homeseekers on the Housing Registers can search for available vacant council properties across one or more Districts and for housing association properties where the Councils have 'nomination rights'. Vacant properties are advertised, and applicants can 'express an interest' in them (also known as bidding).

Tenants under-occupying their properties are encouraged to consider a mutual exchange. A maximum of only one spare bedroom is allowed as a result of any mutual exchange between Council and RSL tenancies.

All three West Essex Districts operate policies to incentivise under-occupying residents to move to smaller suitable properties offering both financial payments, practical assistance with moving and additional priority points within transfer schemes.

The authorities also take a pro active approach to bringing back into use empty properties within the Districts and will work with partner RSLs in tackling this issue with the assistance of the recently announced £100m funding set aside in the Homes and Communities Agency budget.

5.2.6 Homelessness

The three West Essex Councils' 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, and both self contained flats and rooms in hostels (where housing related support is provided) for households with and without children. The Councils aim to minimise the use of B&B accommodation, and seek to ensure that only single people are accommodated in B&B. All three Councils have successfully met the Government’s target to reduce the numbers of households placed in temporary accommodation by April 2010. This has been achieved by incorporating effective prevention measures and significantly reducing the numbers of households occupying temporary accommodation.

5.3 New Affordable Housing Provision

5.3.1 Provision of Affordable Housing and Tenure Mix

In relation to new affordable housing provision the common aim is to maximise and increase the amount of good quality affordable housing in West Essex, in the form of social rented housing and low cost home ownership”. The Government will be introducing a new flexible tenure in 2011 which will attract an ‘Affordable Rent’ set at up to 80% of local market rents. The three Districts will work closely with Registered Providers to set objectives around the use of this new tenure.

In addition the following common objectives have been agreed:

- a) Work with Registered Providers and developers to increase the number of affordable homes within West Essex;
- b) Seek to achieve the provision of 40% affordable housing (33% in Harlow) 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 either:
 - (i) the off-site provision of affordable housing, equivalent to the percentage of affordable housing that would normally be required to be provided on-site and at the off-site location combined; and /or
 - (ii) the provision of an appropriate 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;
- d) Seek an appropriate mix of social-rented housing and low cost home ownership for the affordable housing provision on Section 106 sites;
- 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 initial equity share of 25% and a maximum initial equity share of 50% (75% in Uttlesford) 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 2.75% (2.5% in Epping Forest) of the unsold equity per annum, with subsequent rent increases determined in accordance with the relevant housing association's rent setting policy;
- f) Generally, seek up to 30% in Uttlesford and Epping Forest (apart from Green Belt sites) – and no less than 50% in Harlow – of the total affordable housing provided on Section 106 sites as shared ownership, to assist first time buyers to gain access to home ownership; and
- g) Seek to ensure that affordable homes meet the Homes and Communities Agency's Design and Quality Standard, and at least Level 3, but preferably Level 4, of the Code for Sustainable Homes.

The following Specific Objectives have been agreed for Epping Forest:

- a) In exceptional circumstances, where on-site affordable housing provision is inappropriate, seek the off-site provision of affordable housing within Epping Forest, 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;
- b) Generally, seek up to 40% of the total affordable housing provided in Epping Forest on Section 106 sites in the Green Belt as shared ownership, to assist first time buyers to gain access to home ownership; and

On an exceptional basis, consider planning applications for developments on land within Epping Forest, 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.

The following Specific Objective has been agreed for Harlow:

In exceptional circumstances, where on-site affordable housing provision is inappropriate, the Council may require the contribution to be greater than the cost of providing affordable housing on site to reflect the additional costs incurred in providing affordable housing elsewhere. The calculation of any commuted sums will be based upon 75% of the current local market costs of acquiring properties of the required size and type, reflecting the broad findings of the current housing requirements.

The following Specific Objective has been agreed for Uttlesford:

In exceptional circumstances, where the provision of 40% affordable housing on a site is proved unviable, other options will be considered. In such circumstances, the Council may accept a commuted sum but this, and the amount to be paid, would have to be agreed in each case.

5.3.2 New Supported Housing Provision for Older & Other Vulnerable People

In relation to new supported housing provision for older & other vulnerable people the common aim is to help vulnerable people with special housing needs to live in homes suitable for their needs, with appropriate levels of support.”

In addition the following Common Objectives have been agreed:

- a) Work with other statutory and voluntary agencies to enable people with special housing needs to live in homes suitable for their needs, with appropriate levels of support;
- b) Work with the Essex Supporting People Team to ensure that supported housing and floating support services are provided to those in most need at an economic cost; and
- c) Seek the provision of the following amounts of “lifetime homes” within new developments in the three Districts:

Epping Forest - At least 10% of homes on sites in excess of 10 homes
Harlow - At least 5 homes, or 25% of homes
Uttlesford - All homes.

In addition the following specific objective has been agreed for Uttlesford:

In new housing developments of between 10 and 20 units, at least one dwelling should be built to wheelchair accessible standards and, in developments of 20 units and over, at least 5% should be built to wheelchair accessible standards.

5.3.3 Affordable Housing in Rural Areas (Epping Forest and Uttlesford only)

In relation to Affordable Housing in Rural Areas in Epping Forest and Uttlesford the common aim is to increase the amount of affordable homes within rural areas, in order to help meet the housing needs of local people, whilst safeguarding the essential qualities of rural life”

In addition the following Common Objectives have been agreed:

- a) Work with parish councils to assess the housing needs of local people living in rural areas and to identify sites suitable for the provision of affordable housing schemes; and
- b) Increase the amount of affordable housing in rural areas, by granting planning permission for small scale affordable housing schemes on appropriate sites within the Green Belt, adjacent to rural settlements, as an exception to normal planning policy, where there is a demonstrable local housing need, subject to:

- 100% of the dwellings being affordable and provided through a Registered Social Landlord
- The development meeting a particular local need that cannot be met in any other way
- The development being of a scale appropriate to the size, facilities and character of the settlement; and the site adjoining the settlement.

In addition the following specific objective specific objective has been agreed for Epping Forest:

In villages with a population of less than 3,000 people within Epping Forest, on new developments comprising;

- (a) two or more dwellings on greenfield sites – seek the provision of 50% of the homes as affordable housing; and
- (b) three or more dwellings on previously-developed land – seek the provision of at least 33% of the homes as affordable housing.

5.3.4 Gypsies and Travellers

Recent Government announcements have suggested that future allocation and development of pitches for Gypsies and Travellers is likely to be encouraged through the Government's proposed new home bonus which is expected enable Local Authorities to receive additional funding equivalent to their local Council tax rates for up to 6 years. Of the three Districts, Epping Forest has experienced significant recent activity in relation to the provision of Gypsy and Traveller sites.

Epping Forest

Gypsy and Travellers pitches are considered an "inappropriate" use of land in the Green Belt, which only adds to the difficulties of identifying potentially suitable sites. Two recent separate appeal decisions in Epping Forest District concluded that sites in the Green Belt were the only feasible options because of land values and other reasons.

The biannual caravan counts from about 2004 to 2007 consistently showed that about 25% of caravans were on unauthorised sites. The Labour Government concluded that this was such a high figure that urgent action was needed to address the problem. In October 2007 the Council was served with a Direction to prepare a separate Development Planning Document (DPD) on Gypsy and Traveller pitch provision ahead of the Core Strategy, with submission of the draft DPD timetabled for October 2009.

A public consultation exercise on potential sites was held from November 2008 to February 2009. There was a very significant negative response from the settled community. The quantity and complexity of the replies quickly made it apparent that the original timetable was quite unrealistic, and the Council entered into discussions with the Government Office about a more realistic timescale in July 2009. No conclusions had been reached by the time of the General Election in May 2010.

The travelling community chose to respond to the consultation in a different way – by submitting planning applications for sites which were either long-tolerated, had temporary permissions, or were otherwise unauthorised. The number of such

applications submitted in previous years had consistently been much lower, so the Council concludes that the consultation exercise (which included the use of specialist consultants, the preparation of DPDs explaining how to submit planning applications, and the process for preparing the DPD, and the staging of an exhibition solely for the local travelling community) was particularly successful in reaching the target community. The applications have been dealt with in accordance with current Local Plan policies – some have been granted, some refused and some granted on appeal. A conscious effort has also been made to contact some Traveller families individually to encourage the submission of applications, and to ask relevant planning agents to deal with some other long-standing unauthorised sites.

The overall result has been that, at July 2010, there were 103 pitches (comprising 127 caravans) with permanent permission (16 of those (pitches and caravans) are on a County Council managed site – the rest are privately owned and run), 16 pitches (36 caravans) with temporary permission, and at least 6 caravans which are unauthorised.

There are current applications and some in the pipeline for some of the temporary and unauthorised sites, so these figures may yet change. If all the outstanding/anticipated applications were granted, the Council would be very close to the 2016 target for authorised pitches in the Gypsy and Traveller Accommodation Assessment. In July 2010, the coalition Government revoked the Direction so the Council has ceased further work on the preparation of a separate DPD. The issue will be included in the Core Strategy and relevant subsequent DPDs.

Harlow

In 2008 it was identified that all 36 official pitches in Harlow were fully occupied, but also that there was no use of unofficial pitches, suggesting that current need is being met. The report also identified that the formation of new family units and the need to tackle some overcrowding of existing pitches would lead to a requirement of an additional 12.7 pitches in the period to 2013. It is believed that this requirement can be accommodated within the two official sites at Fernhill and Elizabeth Way.

Uttlesford

In 2010, a total of 63 gypsy and traveller caravans were present in Uttlesford. It is estimated that 59 of these were on authorised sites with planning permission. 2 were recorded as on 'unauthorised gypsy owned land without planning permission and not tolerated' and 2 were on tolerated sites without planning permission.

6.0 Sustainability and Quality

The West Essex LIP is committed to the highest quality design and sustainability levels.

New affordable homes will be built to at least the minimum standards required to attract government funding currently set at the Code for Sustainable Homes level 3 rising to Code 6 by 2016.

Section 3 – Prioritisation and Outputs

7.0 Overview of the West Essex approach to Prioritisation

This section gives details of the scheduled programmes, required programmes and projects and their prioritisation based on their deliverability and agreement between the three Districts.

7.1 Prioritisation

Set out below are the priority areas for investment that have emerged from the evidence set out in the West Essex Local Investment Plan. The individual areas are set out as either themes i.e affordable housing) or by geographical location (i.e Harlow Town Centre) or a combination of both (i.e. (Uttlesford Decent Homes)

They have been prioritised in terms of both importance and timescale deliverability. These judgements have been made collectively by the West Essex LIP Steering group taking into account the following criteria:

- Existing prioritisation as agreed by individual Councils
- Deliverability and viability
- Funding availability
- Potential contribution to overall LIP vision.

Further details of each area are set out in section 7.2 below.

	Immediate – Now – 2 years	Medium term - 3 – 5 years	Longer term 5 years plus
Priority 1 *	<p>Affordable Housing (Epping Forest & Uttlesford)</p> <p>Harlow Town Centre Regeneration</p> <p>Harlow Housing Growth</p>		<p>M11 Junction 7A</p>
Priority 1	<p>Loughton Broadway Regeneration</p> <p>Affordable Housing (Harlow)</p> <p>Harlow Decent Homes</p> <p>A414 road improvements</p>	<p>Harlow Priority Estates Project (Delivery)</p> <p>West Anglia main line railway upgrade</p> <p>Epping St John's Regeneration</p>	<p>Uttlesford Decent Homes</p> <p>Epping Forest Decent Homes</p>
Priority 2	<p>Harlow Neighbourhood Centre Regeneration</p>	<p>Supported Housing</p> <p>Harlow Town station area development</p> <p>Uttlesford Gypsies and Travellers site provision</p> <p>Harlow Gypsies and Travellers sites provision</p>	<p>Epping Forest Gypsies and Travellers sites provision</p>

7.2 Growth and Regeneration projects

Growth project outputs in each District prioritised by as set out in 7.1

Issue	Partners	Project / scheme	Priority	HCA input sought			Progress/ Comments
				Investment ¹	Advice	Influe ncing	
Harlow Town Centre Regeneration		Harlow Town Centre North	H*	✓ Now - 2016	✓ Now - 2016	? 2010 onwar ds	Top priority for HCA investment support. Would welcome advice on structure of delivery vehicle, and potentially on further value engineering. May require some covenant release.
Estate Regeneration		Priority Estates	H*	✓ 2012 - 2018	✓ Now - 2018?	? 2010 onwar ds	May suggest slight reshaping of green spaces and/or moving community facilities, which would require HCA covenant release.
Housing Growth		Ram Gorse	H	✓		✓ 2010	Scheme contingent on transfer of HCA 'green wedge' land

¹ Excludes projects already allocated GAF3 funding

Issue	Partners	Project / scheme	Priority	HCA input sought				Progress/ Comments
				Investment ¹	Advice	Influencing	Property rights	
								to HDC for provision of new Rugby Club.
		Wych Elm redevelopment land	M	✓ 2011/12 (for affordable element)			✓ 2011/12?	HCA / HDC have jointly appointed agents to agree release of land to developer
		Harlow North	H					Up to 10,000 homes in conjunction with East Herts Council
Pitch Regeneration		As per Gateway scheme	H	✓ 2010				Gateway scheme / pool receipts. The high priority reflects the fact that it is an already committed / publicised commitment that needs to be honoured
Town Park		Town Park Masterplan – HLF match funding	M	✓ 2011			?	Offsetting clawback on sale Marshgate Farm (within Park) with equivalent grant to support

Issue	Partners	Project / scheme	Priority	HCA input sought				Progress/ Comments
				Investment ¹	Advice	Influencing	Property rights	
Station regeneration		Implementation of emerging masterplan	M	?	?			Park regeneration. Covenant release?
Neighbourhood Centres		Staple Tye Regeneration	H	?			✓ 2010	Harlow Renaissance study underway. Possible investment in social housing elements? Release of covenant on Lister House Health Centre to allow redevelopment for housing / mixed use; health centre being replaced under GAF2
		Stow	M	? 2011 onwards			? 2011 onwards	3 land owners keen to redevelop area, as yet no clear master plan. Could have a significant number of home

Issue	Partners	Project / scheme	Priority	HCA input sought			Progress/ Comments
				Investment ¹	Advice	Influe ncing	
Sewage Treatment Capacity		Increase capacity at Rye Meads STP	H			✓	and business units built. May require buy out of private sector landowners keen to sell. May require covenant release s.t. detail of proposals Environment Agency
Epping Forest		Pipework upgrades					Assumed developer funded
Loughton Broadway	Epping Forest District Council Essex County Council Stobarts Broadway Town Centre Partnership HCA	To provide a new supermarket, a sustainable mix of new residential housing (with higher proportions of affordable housing than usually required), a new bus interchange at	H	2011			An EFDC Officer Project Team is currently being established to take the project forward. Stobarts are in discussion with EFDC planning and estates officers about the provision of a new

Issue	Partners	Project / scheme	Priority	HCA input sought			Progress/ Comments
				Investment ¹	Advice	Influencing	
		Debden Underground Station and environmental improvements					supermarket.
St John's Regeneration	Epping Forest District Council Essex County Council Epping Town Council Urban Practitioners HCA	To provide either a retail-led, leisure-led or combined retail/leisure regeneration scheme, together with the provision of new residential housing (including affordable housing) and other environmental improvements	H	2011			A draft Design and Development Brief is under consideration and a public consultation exercise on the options will be undertaken in early 2011.
Transport							
		J7A	H*			✓	Need to lobby now to secure delivery by 2020
		A414-J7A Link Road	H			No w - ?	Longer term priority
		Southern Way / Second Avenue	H				Need to address problems with

Issue	Partners	Project / scheme	Priority	HCA input sought				Progress/ Comments
				Investment ¹	Advice	Influencing	Property rights	
								Southern Way to facilitate urban extensions to S and W. GAF funded study kicking off shortly.
		Crossing the Stort – Burnt Mill	M		?	?	?	To facilitate growth within Harlow. HCA own adjacent land.
		Crossing the Stort – Other North	M		?	?		To facilitate growth to north?
		Crossing the Stort – East	M		?	?		To facilitate growth to north?
		Crossing the Stort – Pinnacles	M		?	?		To facilitate growth to north and/or increased employment at pinnacles?
		Public transport improvements			?		✓	To ensure RFA commitment is honoured.

7.3 Affordable Housing – 2010 – 2015

7.3.1 Overview

Prior to the production of this Local Investment Plan, the three West Essex Councils have been working with land-owners, developers and housing associations to facilitate the provision of additional affordable housing, and will continue to do so over the period of the Local Investment Plan.

Generally, the proposed affordable housing provision is in the form of either social rented housing or shared ownership (sometimes referred to as low cost home ownership – LCHO). Social rented housing is generally offered to those housing applicants who have expressed an interest in a housing vacancy through the choice based lettings scheme, and have the highest assessed level of housing need - and have been waiting on the Housing Register the longest - compared to other applicants who have also expressed an interest.

Shared ownership is sometimes referred to as “part rent - part buy”, and enables first time buyers to join the property ladder when they would otherwise have insufficient income to purchase a property. A housing association owns the freehold of the property and provides a shared ownership lease to the housing applicant. The housing applicant purchases part of the equity (e.g. 25%) from the housing association through a mortgage and, possibly, savings, and then pays the housing association a rent for the equity remaining with the housing association – this is usually around 2.5%-2.75% of the value of the equity retained by the housing association per annum. Overall, the combined cost of the applicant’s mortgage and rent for a shared ownership property is far less than the cost of a full mortgage for the same property. The shared-owner can then purchase additional tranches of equity, usually up to 100% (in urban areas) - often referred to as “stair-casing”.

As set out above, the three Districts will need to take account of the new flexible tenure, ‘affordable rents’ and other social housing reform proposed by the Government and which is likely to be introduced in 2011

7.3.2 Schedules of Affordable Housing Sites

Set out below are the Schedules of Affordable Housing Sites for each District, and provides the following information for each site:

- A list of affordable housing sites in development, separated into:
 - Development schemes on-site;
 - Sites with both planning permission and grant from the HCA or other sources, but which have not yet started on-site;
 - Sites with planning permission, but grant is still required from the HCA or - other sources before the development can commence;
 - Sites with planning permission, that do not require any grant from the HCA or other sources; and
 - Sites without planning permission, but are under consideration by developers;
- The site location and name of the housing association (“registered provider”) undertaking the affordable housing (if decided);

- Whether the site is owned by the District Council, Essex County Council or a developer, or whether the site is privately-owned (usually prior to a sale to a developer);
- The actual or forecast number of affordable homes to be provided as social rented housing, or through shared ownership (LCHO)
- Whether the site is within a Designated Protected (Rural) Area, whereby certain requirements apply to shared ownership schemes and/or where a rural development is being provided through a “planning exceptions scheme”
- Whether the accommodation will provide “supported housing” (e.g. for older people, people with physical or learning disabilities or young parents). In these cases, appropriate levels of revenue funding from the Essex Supporting People Commissioning Body will also be required
- Whether or not grant from the HCA or other sources has already been allocated and, where it is still required, the amount of grant required to provide the proposed amounts of affordable housing with the proposed tenure
- Where grant from the HCA or other sources is still required, the relevant District Council’s ranked prioritisation of the site for funding
- The year in which the proposed development is expected to be completed, and the percentage of the total housing provided on the site that will be in the form of affordable housing.

In addition, the Schedules of Affordable Housing Sites also provide:

- A forecast of the amount of affordable housing (social rented and LCHO) that will be provided in later years through “windfall” sites. These are sites where new housing is not currently planned or known about, but subsequently come forward by developers who have identified a development potential for the site. The assessment is primarily based on historical data
- A summary of the anticipated affordable housing completions by year, including anticipated windfall sites
- An estimate of the total grant required from the HCA or other sources over the five-year period (excluding grant already allocated)
- The *average* amount of grant required each year for the proposed affordable housing developments in the District the five-year period.

7.3.3 Summary of Anticipated Affordable Housing Provision across West Essex

Page 51 provides a summary of anticipated affordable housing completions for the whole of West Essex, broken down by current site status (e.g. developments on site, developments with and without planning permission, with and without grant), together with a summary of the anticipated numbers of affordable housing completions for the next 5 years, including from windfall sites.

7.3.4 Current of the Schedules of Affordable Housing Sites and Funding Priorities

It is important to note that, whilst the aims and objectives for affordable housing provision within this Local Investment Plan are expected to be enduring over the life of Plan, the Schedules of Affordable Housing Sites are “working documents” that will be updated by the three Councils – in partnership with the HCA - on a bi-monthly basis, taking account of:

- New developments coming forward
- Developments that have been completed
- Outcomes of planning applications
- Negotiations with developers and housing associations
- New information coming forward from developers and housing associations undertaking the developments
- Grant allocations made by the HCA and other sources.

It should also be noted that as:

- Current developments progress and complete
- New developments come forward
- The status of sites change (e.g. receive planning permission).

each District Council’s ranked prioritisation of sites for funding is likely to change, to reflect the changing deliverability of each scheme.

Therefore, the following schedules should only be regarded as a “snap-shop in time”, based on the status and deliverability of sites at the time of the Local Investment Plan’s publication.

As can be seen from following Schedules, 2241 affordable housing completions are forecast across West Essex over the next 5 years, representing an average of 548 per annum;

**West Essex Joint Investment Plan
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												
	Young Parent Scheme, Ongar School Lane, Abbess Roding	East Thames	Barretts	13	0		X	Y		2010/11	100%	Nominations to be shared with Brentwood BC and Harlow DC Rural exceptions scheme Must be completed by 31st March 2011 (to ensure Kickstart funding) Former EFDC land Green Belt - To be completed in phases over three years For people with learning disabilities
	Merlin Way, North Weald	Hastoe Home	Private	4	2	X		Y		2010/11	100%	
	Acres Avenue, Ongar	Estuary	EFDC	20	7	X		Y		2010/11	40%	
	White Lodge, Waltham Abbey	Hastoe / Genesis	Private	57	12	X		Y		2010/11-2012/13	100%	
	Gt Stony (Zinc), Ongar	East Thames	Zinc	9	0		X	Y		2011/12	100%	
	Meadow View, Station Approach, Ongar	East Thames	Barretts	2	4			Y		2011/12	12%	
	Eppirif Forest College (Phase 2)	Moat	Redrow	15	0			Y		2011/12	30%	
	Epping Forest College (Phase 2)	Home	Redrow	15	9			Y		2011/12	30%	
	Total			135	72							
With Planning Permission and Grant - Not Yet Commenced												
	Total			0	0							
With Planning Permission - Grant Required & Not Yet Commenced												
2	Jenkinings Nursery, Manor Road	Moat	Private	37	17				TBA	2012/13	80%	Green Belt
3	Nursery Site, Manor Road, Chigwell	To be decided	Private	17	0				TBA	2012/13	80%	Green Belt
11	St. Johns School, Epping	L&Q	ECC	27	11					2013/14	25%	Higgins (developer) finalising legal agreements with Essex CC - School construction due Summer 2011
	Total			81	28				£0			
With Planning Permission - No Grant Required & Not Yet Commenced												
	Total			0	0							
No Planning Permission - Under Consideration												
4	Milfield, High Ongar	Hastoe	EFDC	4	0	X			TBA	2011/12	100%	EFDC-owned land - Proposed straw bales development
5	Merlin Way, North Weald	Home	EFDC	7	3	X			TBA	2011/12	100%	EFDC-owned land - To be considered by EFDC Cabinet in March 2011
6	Leader Lodge, North Weald	To be decided	EFDC	0	6	X			TBA	2011/12	100%	EFDC-owned building - Options currently being reviewed
7	Theydon Place, Epping	Moat	Private	29	19				TBA	2012/13	80%	Green Belt - all houses. Outline planning application received and under consideration
8	Knollys Nursery, Waltham Abbey	East Thames	Private	106	29		X (Partly)		TBA	2013/14	80%	To include 50-home Extra Care Scheme. 12-home wheelchair housing
9	St. John's Regeneration, Epping	To be decided	ECC	77	33				TBA	2013/14	40%	Former ECC school site - Subject to proposed Development Brief (under consultation)
10	Broadway Regeneration, Loughton	To be decided	EFDC	54	36				TBA	2013/14	100%	Dev Brief approved (Supp. Planning Guidance). On various EFDC land holdings
	Total			277	126				£0			

Forecast of Affordable Properties Completed as a Result of Windfall Sites - Not Currently Identified		Summary of Completions by Year and Windfalls					(Planned)	
	Rent	LCHO	Total	Planned	Windfall	Total		
2010/11	0	0	0	135	0	135		
2011/12	0	0	0	141	0	141		
2012/13	70	30	100	131	100	231		TBA
2013/14	70	30	100	373	100	473		TBA
2014/15	70	30	100	0	100	100		
5-Year Total	210	90	300	760	300	1080		

Total Grant Required - 5 Years	TBA
Average P/A over 5-Year Period	TBA

**West Essex Joint Investment Plan
Schedule of Affordable Housing Sites**

Harlow

Funding Priority	Site	Registered Provider	Prev/Current Landowner	Rent LCHO	Rural?	Supported Housing?	Grant Allocated	Grant Required	Completion Year	Afford Housing %	Comments
	Joseph Rank House Gateway 5th Avenue Newhall s106 next 5 years assuming 150 unit/total per year @ 20% affordable	Luminus Various to be decided	Luminus Barratt Private	40 19 15	12 18 15		Y Y N		2011 2011 2011	40 or 20	159 units in total - grant already awarded for 122 units. Have assumed 159 tot AH
	Total	Total		74	45			0			
On-Site											
	Old Harlow Clifton Hatch Carters Mead Prentice Place	Moat Moat Moat Moat	Harlow council Harlow Council Harlow Council Harlow Council	3 7 5 24	9 3 6 18		Y Y Y Y		2011/2012 2011/2012 2011/2012 2012	33 33 33 33	GAF 2 Regen Site GAF 2 Regen Site GAF 2 Regen Site GAF 2 Regen Site
	Total	Total		39	18						
With Planning Permission - Grant Required & Not Yet Commenced											
3	Gateway Swimming Pools Site	to be decided	Croudaie	11	11		n	TBA	2013	33	
4	Newhall s106	to be decided	private	100	100			TBA	2015	20	% affordable subject to variation
2	Gateway 5th Avenue	various	Barratt	38	37			TBA	2013	31	
	Total	Total		149	148			£0			
With Planning Permission - No Grant Required & Not Yet Commenced											
	Total	Total		0	0						
No Planning Permission - Under Consideration											
5	Yorkes	Moat	SAHP	5	3				2012	100	POD 3 site
7	Wych Elm	to be decided	Harlow & HCA	20	20				2014	33	
11	Latton Bush Centre	to be decided	Harlow Council	10	10				2015	33	
19	Priority Estates Project - 1st phase	to be decided	Harlow	150	150				2013	various	Regeneration Site - figure are estimates for first of many phases
12	Tyson's Gate	Moat	Private	6	6				2012	33	
8	Slacksbury Hatch	to be confirmed	Harlow Council	5	5				2012	100	Regeneration Site
9	Katherine's Hch	to be confirmed	Harlow Council	5	5				2012	100	Regeneration Site
7	Newhall SAHP/POD	to be confirmed	Harlow Council	20	20				2011	33	
8	Manor Hatch	to be confirmed	Harlow Council	5	5				2013	100	Regeneration Site
10	Pollards Hatch	to be confirmed	Harlow Council	5	5				2013	100	Regeneration Site
14	Gliden Way Nursery	to be decided	Harlow Council	200	200				2015	33	
14	Stow Neighbourhood Centre	to be decided	Harlow Council	20	20				2014	33	Regeneration Site
13	Staple Tye Depot & Risdens	to be decided	Harlow Council	20	20				2013	33	Regeneration Site
11	Kingsmoor rise, Wlissants, Maples Land & Millwards	to be decided	Harlow Council	20	20				2013	33	Regeneration Site
14	Berecroft current use = LD scheme	to be decided	Harlow Council	3	3				2013	33	Regeneration Site
14	Rivermill Adult Education Centre	to be decided	Harlow Council	5	5				2015	33	
14	Northbrooks House	to be decided	Essex CC	3	3				2014	33	
14	Westfield Schools Site	to be decided	Essex CC	3	3				2014	33	
14	Ferr Hill Lane	to be decided	Harlow Council	66	66				2015	33	
14	Sherrards House	to be decided	Harlow Council	3	2				2015	33	Currently a TA unit
6	Town Centre North Resi	to be decided	Private	100	100				2015	33	Estimates
	Total	Total		674	651			£0			

Forecast of Affordable Properties Completed		Summary of Completions by Year	
Rent	LCHO	Planned	Windfall
2010/11	0	170	0
2011/12	10	42	20
2012/13	10	120	20
2013/14	10	92	20
2014/15	10	567	20
5-Year Total	40	991	80
Total	40	80	1071

Total Grant Required - 5 Years	TBA
Average P/A over 5-Year Period	TBA

**West Essex Joint Investment Plan
Schedule of Affordable Housing Sites**

Uttlesford

Funding Priority	Registered Provider	Prev/Current Landowner	Rent	LCHO	Rural?	Supported Housing?	Grant Allocated	Grant Required	Completion Year	Afford Housing %	Comments
On-Site											
			13	12	N	N	Y		2010/11	25/62	
	Hastoe	Ashwell	5	0	Y	N	N		2010/11	5/5	
	East Thames / UDC	UDC	3	0	Y	N	Y		2010/11	3/3	
	Flagship	UDC	6	0	N	N	Y		2010/11	6/6	
	Waldgroves, Dunmow	UDC	6	6	N	N	N		2010/11	12/12	
	Rochford Nurseries, Stansted (Blake Mews)	Croudace	10	4	Y	N	Y		2010/11	14/14	
	Moat	Exception	43	22							
	Hastoe	Exception	43	22							
	Total										
With Planning Permission and Grant - Not Yet Commenced											
			1	0	Y	N	Y		2011/12	1/1	
	Flagship	UDC	3	0	Y	N	Y		2011/12	1/1	
	Flagship	UDC	12	0	N	N	Y		2011/12	12/30	
	Flagship	Barratts	18	8	Y	N	N		2012/13	26/26	
	Flagship	Flagship	34	8							
	Total										
With Planning Permission - Grant Required & Not Yet Commenced											
1	Friends School, Saffron Walden	Hill Partnership	22	9	N	N	N	TBA	2011/12	31/76	
2	Bell College, Saffron Walden (Ph. 2)	Hastoe	24	10	N	N	N	TBA	2011/12	34/86	
4	Carnation Drive, Saffron Walden	Hastoe	4	0	N	N	N	TBA	2011/12	4/4	
5	Rochford Nurseries, Stansted (Blake Mews)	Croudace	37	12	N	N	N	TBA	2012/13	49/49	
6	Oakwood Park, Felsted	Colonnade	28	18	Y	N	N	TBA	2012/13	46/46	
11	Manor Road, Stansted	UDC	2	0	N	N	N	TBA	2011/12	2/2	
11	Woodlands Park, Dunmow	Wickford	61	0	N	N	N	TBA	2012/13	61/61	
11	Springfields, Dunmow	Zog	7	3	N	N	N	TBA	2013/14	10/10	Estimated grant
11	Meadow House Nursery, High Roding	Savills	10	0	Y	N	N	TBA	2013/14	10/25	Estimated grant
7	Maunuden	Exception	4	0	Y	N	N	TBA	2011/12	4/4	Estimated grant
41	Klin Court, Saffron Walden	Exception	22	10	Y	N	N	TBA	2012/13	32/32	Estimated grant
9	Lt Walden Rd / Ashdon Rd, Saffron Walden	CHP	28	12	Y	N	N	TBA	2012/13	40/40	Estimated grant
	Total		249	74				£0			
With Planning Permission - No Grant Required & Not Yet Commenced											
	Total		0	0							
No Planning Permission - Under Consideration											
8	Frambury Lane, Newport	Exception	26	8	Y	N	N	TBA	2012/13	34/34	Estimated grant
10	Frambury Lane 2, Newport	UDC	5	0	Y	N	N	TBA	2011/12	5/5	
11	Canfield Service Station	CHP	10	5	Y	N	N	TBA	2012/13	15/15	
11	Everitt Road, Saffron Walden	Hastoe	8	0	N	Y	N	TBA	2012/13	8/8	Estimated grant
11	Wedge Rd, Thaxted	TBA	13	6	Y	N	N	TBA	2013/14	19/19	Estimated grant
11	Ongar Rd, Dunmow	TBA	22	9	N	N	N	TBA	2012/13	31/31	Estimated grant
8	Canbridge Rd, Newport	Exception	26	8	Y	N	N	TBA	2012/13	34/34	Estimated grant
11	Aythorpe Roding	Exception	10	0	Y	N	N	TBA	2012/13	10/10	Estimated grant
11	Debden	Exception	8	2	Y	N	N	TBA	2012/13	10/10	Estimated grant
11	Chrishall	Exception	6	2	Y	N	N	TBA	2012/13	8/8	Estimated grant
11	Arkeden	Exception	4	0	Y	N	N	TBA	2012/13	4/4	Estimated grant
11	Hatfield Heath	Exception	15	0	Y	N	N	TBA	2012/13	15/15	Estimated grant
11	Rickling	Exception	8	0	Y	N	N	TBA	2011/12	8/8	Estimated grant
11	Gt Chesterford	ERHA	7	0	Y	N	N	TBA	2012/13	7/7	Estimated grant
11	Felsted	Exception	168	40	Y	N	N	£0	2011/12		
	Total		249	74				£0			

Forecast of Affordable Properties Completed as a Result of Windfall Sites - Not Currently Identified		Summary of Completions by Year and Windfalls (Planned)				
Year	Rent	LCHO	Total	Planned	Windfall	Total
2010/11	0	0	0	65	0	65
2011/12	0	0	0	121	0	121
2012/13	0	0	0	413	0	413
2013/14	50	20	70	39	70	109
2014/15	50	20	70	0	70	70
5-Year Total	100	40	140	638	140	778

Total Grant Required - 5 Years	TBA
Average P/A over 5-Year Period	TBA

**West Essex Joint Investment Plan
Schedule of Affordable Housing Sites**

SUMMARY

Site	Rented	LCHO	Total
On-Site			
Epping Forest	135	72	207
Harlow	74	45	119
Uttlesford	43	22	65
	252	139	391
With Planning Permission and Grant - Not Yet Commenced			
Epping Forest	0	0	0
Harlow	39	18	57
Uttlesford	34	8	42
	73	26	99
With Planning Permission - Grant Required & Not Yet Commenced			
Epping Forest	81	28	109
Harlow	149	148	297
Uttlesford	249	74	323
	479	250	729
With Planning Permission - No Grant Required & Not Yet Commenced			
Epping Forest	0	0	0
Harlow	0	0	0
Uttlesford	0	0	0
	0	0	0
No Planning Permission - Under Consideration			
Epping Forest	277	126	403
Harlow	674	651	1325
Uttlesford	168	40	208
	1119	817	1936

	Planned Completions by Year					
	2010/11	2011/12	2012/13	2013/14	2014/15	Windfalls
Epping Forest	135	141	131	373	0	300
Harlow	170	42	120	92	567	80
Uttlesford	65	121	413	39	0	140
Totals	370	304	664	504	567	520
	2409					

Section 4 - Budgets and Funding

Section on finance including local budgets, committed funding, required funding, reaction to October CSR announcements to be written after the CSR announcement etc

Section 5 - Governance Arrangements

The development of the Local Investment Plan (LIP) has been led by a joint steering group made up of Housing, Planning, Regeneration and Economic Development teams and Members within the Councils and supported externally by the Homes and Communities Agency, East of England Development Agency, Go East, Essex County Council and the Environment Agency.

The Steering Group has met frequently during the development of the LIP to steer the process and to ensure that the LIP fully reflected all partners' interests. A consultation awayday attended by all partners was held in September 2010 and the outcomes helped inform the development of the LIP.

The LIP will be taken forward and monitored by the Steering Group with frequent updates provided to all partners.

Membership of the Working Party and partners consulted are set out in Appendix 2.

Section 6 – Appendices

Appendix 1 – Joint letter to Grant Shapps



***From the Leaders
East Herts, Epping Forest, Harlow & Uttlesford District Councils***

Grant Shapps
Minister for Housing
Department for Communities & Local Government
Eland House
Bressenden Place
London
SW1E 5DU

By email:
david.waterhouse@communities.gsi.gov.uk

Please direct enquiries to:
Cath Shaw
Assistant Chief Executive
(Growth and Regeneration)
Harlow Council
Civic Centre
The Water Gardens
Harlow
Essex CM20 1WG
www.harlow.gov.uk

Date: 30 July 2010

Dear Minister

A NEW APPROACH TO HOUSING GROWTH

1. Thank you for your letter of 2 July, seeking comments from local authorities on our approaches to housing growth. This response has been prepared on behalf of the London-Harlow-Stansted Programme of Development Partnership, particularly the district councils of Harlow, Epping Forest, East Hertfordshire and Uttlesford. It focuses on Harlow as a town which has an aspiration for growth but which recognises the importance of a wider sub-regional partnership.

A vision for Harlow

2. Following consultation with Harlow Council's 'People's Panel' in 2008, *Regenerating the Town* has been identified as Harlow Council's top corporate priority. Neighbouring authorities also support the regeneration of Harlow town because of the benefits this will bring to the wider area. Delivering housing and economic growth is central to delivering this much-needed regeneration, as set out in paragraph 9. Ongoing informal consultations associated with the preparation of the Core Strategy reinforce the need to improve the range of housing within the District, supported with appropriate levels of infrastructure provision and environmental enhancements in order to meet community needs.
3. Built with a bold vision and aspiration, Harlow now suffers from high levels of deprivation, ageing infrastructure and a poor range of housing. Nonetheless, the town's unparalleled location close to London, Cambridge and Stansted Airport, and connections to strategic transport links, mean it is ideally placed for the growth that will ensure its long-term regeneration. The town, which saw the birth of fibre-optic cable, the development of cutting edge radar equipment and which has been home to significant research and development activity, has the potential again to create a vibrant future.
4. Harlow's vision is to create a place that is economically thriving and with the positive attributes and vibrancy of a city – the place to choose for a better way of life, and a smarter place to do business. The cornerstones of this vision are:
 - Harlow as a place of aspiration and a University town
 - Harlow as a prime business location
 - Harlow as a cultural hub
 - Harlow as a sub-regional centre and retail destination
5. Regeneration and growth of the town needs to recognise and respect its setting in the Metropolitan Green Belt, and the purposes for including land in the Green Belt. The whole of Epping Forest District and the southern part of East Herts District, which together surround Harlow, are within the Green Belt, with only towns and larger villages being excluded.
6. Realising this vision for Harlow will be fundamentally dependent upon the continuation and extension of partnership working between the public, private and voluntary sectors, and the local community. It is also dependent upon delivery of new homes and associated infrastructure, for which there is cross-party political support in the town, to create the broad based economy and society that will deliver sustainable prosperity.

London-Harlow-Stansted

7. Harlow is part of a broader sub-regional partnership which has collectively delivered a programme of housing, economic development and environmental projects over the last two years. The London-Harlow-Stansted Programme of Development Partnership (LHSP) comprises Broxbourne, East Hertfordshire, Epping Forest, Harlow and Uttlesford District Councils along with Essex and Hertfordshire County Councils and a number of other key stakeholders including Harlow Renaissance Ltd, British Waterways and the Harlow Area Green Infrastructure Partnership. The LHSP aims to:
 - a. ensure that the delivery of new homes, infrastructure and economic growth play a major role in the regeneration of Harlow and the Lee Valley
 - b. ensure that development in the area meets the highest possible quality, sustainability and design standards, is supported by the necessary services and infrastructure, and is well integrated with existing communities
 - c. protect and enhance the rural character of the majority of the area and the character of smaller and historic towns
 - d. recognise the important role that historic buildings, conservation areas and other features can play in creating communities with a sense of place
 - e. make the most of existing, and create new, green infrastructure as a resource for local communities, and in particular promote cycling and walking for recreation and transport
 - f. use growth at Harlow, and its proximity to London, Stansted Airport and Cambridge, to promote its role as a substantive sub-regional centre and as a catalyst for a fundamental change in its image
 - g. establish Harlow as a key location for airport-related employment and housing, and as a university town
 - h. tackle the significant transport issues facing the area, particularly congestion at Harlow, by appropriate management of existing and provision of new infrastructure and by a major increase in the provision of facilities for and use of public transport, walking and cycling
8. To deliver this vision, growth will need to be concentrated at Harlow –to support the regeneration of the town, to respect its setting within the Metropolitan Green Belt and to protect and enhance the rural character of much of the rest of the area. The remainder of this submission therefore focuses on Harlow.
9. All future growth will be determined through the LDF processes where it has the support of local communities. The Partnership will continue to support such growth where it is locally supported.

The needs

10. Harlow's needs have been well documented in recent years: the town centre needs to be rejuvenated as a catalyst to wider regeneration; a wider housing mix needs to be encouraged; the town's transport infrastructure needs a significant upgrade; an increase in the business base must be facilitated with all of this contributing to a change to the image and perception of the town.

11. We need to tackle the following issues through growth:

- A population that has stagnated over the last two decades at a time when surrounding areas have seen steady population growth. Without positive action to support growth, ONS population projections see this trend continuing over the next 20 years with Harlow's population forecast to grow by only 3% with surrounding districts forecast to grow between 11% and 14%.
- An economic mis-match, with Harlow resident's earning on average 23% less than those who commute into the town to work. This is in large part because Harlow's highly paid workforce does not choose to live in the town because of a lack of high quality housing, weak town centre offer, and negative image.
- Changing the image of the town to move away from perceptions of deprivation and Council estates to one of attractive places to live with excellent connections to London and Cambridge.

12. Whilst the delivery of growth at the level proposed in the RSS is not achievable by 2021, substantial new housing numbers are both desirable and deliverable in that timeframe. Planning permission has already been granted for 3,000 new homes at Newhall, in the eastern part of the town, with a number of developers considering proposals within and around the town. The precise level of growth appropriate to Harlow, and options for the location of that growth, will be the main ingredients of community engagement starting this autumn, as the first stage in the preparation of Local Development Frameworks for the wider area. Attention will need to be paid to the differing housing needs of the partner authorities – Harlow has identified a need for more aspirational housing, while the more rural authorities of Epping Forest, East Herts and Uttlesford require significant numbers of affordable homes.

13. Harlow Council and its partners believe that Harlow has an unparalleled opportunity to renew and reinvigorate itself. Together the partners will seek to support both aspiration and achievement to provide a compelling case for the private sector to invest in the town and for people wanting to live in the town. The delivery of new housing, and in particular a wider mix of housing, is essential to lift the town from a long period of stagnation and for it to deliver valuable benefits for the wider area.

Community support

14. Widespread community support for growth has been evidenced in Harlow over many years. It has long been seen that growth, combined with the appropriate infrastructure provision, can deliver the wider regeneration of the town. The CLG funded GAF 2 projects have all been subject to extensive local community consultation through dozens of residents meetings to discuss community needs and project design. At these meetings, a common theme has been the need to provide new housing for current and future generations combined with improved local retail and health facilities, which are now being delivered through these projects.
15. Last year's consultation process on the proposals for the re-development of Harlow Town Centre saw more than 2,500 people visit the exhibition with 90% of those responding supporting the need for regeneration, and over 80% supporting the proposals.
16. Access to good quality housing and regeneration are two of the key themes to have emerged from informal consultations associated with the preparation of Harlow's Core Strategy. This will be delivered through the Council's growth aspirations. The Council's recent 'Call for Sites', and other technical work, has revealed considerable interest from landowners, developers and other interested parties to develop land. This has indicated potential for future development opportunities in and around the town.
17. The Council is preparing to formally consult on its Core Strategy Issues and Options in the autumn to ensure the community is involved in developing an appropriate policy base to underpin Harlow's growth and regeneration aspirations.

Enabling delivery

18. To date, Harlow Council and its partners have been able to use Growth Fund money to stimulate housing delivery, provide the infrastructure needed to facilitate growth, and to deliver wider packages of community benefit to complement growth. This has seen, and continues to see, the following activities:
 - Delivery of local neighbourhood based mixed use projects, affordable and market housing, new shops, health centres and other community facilities.
 - Development of a major town centre scheme
 - Development of renewal plans for some of the town's poorer estates
 - The launch of an inward investment and re-branding campaign
 - Acquisition of sites for new affordable housing
 - Completion of the funding package to bring Anglia Ruskin University to the town
 - Completion of the necessary evidence base to support the growth plans

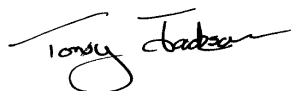
- Development and delivery of transportation proposals designed to support growth
- Delivery of a range of enhancements to the green infrastructure of the town and the wider area of the Stort and Lee Valleys.

19. The Partnership intends to complete this programme over the next year, utilising the existing Growth Fund allocation, whilst developing plans for future activity from 2011/12 through the community consultation processes to be undertaken this autumn on the respective Local Development Frameworks. These will determine the preferred extent of and locations for growth as well as the range of additional measures required to facilitate this growth. Details of the nature of any future growth cannot be quantified until the local authorities within the partnership have completed their community engagement processes. This consultation will also determine the way in which the individual authorities within the Partnership implement any incentive schemes.

Incentives

20. We have always sought to balance the requirements to deliver housing growth with packages of measures that will provide the necessary benefits to existing residents. For Harlow, the key requirements have been to deliver the necessary transport infrastructure to tackle the existing infrastructure deficit as well as to accommodate future growth. The current works to widen the A414 into Harlow is a good demonstration of this. Equally, the local community has been very concerned to retain and enhance the strong green infrastructure which was endowed to Harlow through the original new town masterplan of Sir Frederick Gibberd.

21. We welcome the Government's intentions to deliver incentivised growth. We would support the innovation of local retention of Council Tax match funding but would point out that much delivery of incentives will need to take place in advance of housing delivery. This particularly relates to the provision of infrastructure. For this reason we would urge the retention of Growth Funding as a non-ringfenced block grant as we have found this to be invaluable as a mechanism for stimulating delivery.



Yours sincerely



West Essex District Councils Group

Memorandum of Understanding

Epping Forest, Harlow and Uttlesford District Councils when acting together agree to be known as the West Essex District Councils Group.

Whilst each Council has its own sovereignty and characteristics, which each partner will continue to recognize and respect, they are committed to working together to promote the interests of West Essex and to improve their organisational economy, efficiency and effectiveness.

The Councils collectively recognise:

- **The need to promote and to protect the interests of West Essex.**
- **The need to work together to develop ways to improve their value for money, the performance of their services and their responsiveness to the needs of their communities.**
- **That significant and continuing constraints on public sector resources mean that there is an increasing need to work collaboratively as the West Essex Councils with each other and with other public, voluntary and private sector organisations to achieve economies and efficiencies.**
- **The need to maintain their individual roles as community leaders but to work together to develop strategic responses to pan West Essex, sub-regional and national issues.**
- **Individually, where appropriate, they may need to look beyond West Essex for a solution to a problem affecting their area.**

The Councils agree to:

- **Jointly provide a strong West Essex voice to ensure that its interests are heard at the highest level and that the resource investments and the commissioning of services by others meet the needs of its communities.**
- **Work jointly on strategic issues where it is appropriate and will benefit the residents and businesses of, and visitors to, the communities of West Essex.**
- **Develop opportunities to achieve economies of scale, improved efficiency and improved effectiveness through partnership working together.**

The Councils therefore undertake to:

Always give consideration to a West Essex District Councils Group approach to the influencing, commissioning and delivery of services for the benefit of the communities they serve wherever it would facilitate best practice, best outcomes and best value.

.....
Cllr D Collins
Leader
Epping Forest District Council



.....
Cllr A Johnson
Leader
Harlow District Council



.....
Cllr J Ketteridge
Leader
Uttlesford District Council



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**Local Development Framework
Draft Annual Monitoring Report**

December 2010



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1.0 Introduction

In 2004, The Planning and Compulsory Purchase Act replaced the old Local Plan system with the new Local Development Framework (LDF). This new LDF system requires that several, smaller documents are produced, rather than one large Local Plan. One such LDF document is the Annual Monitoring Report (AMR).

The AMR is a detailed assessment of performance against local and national policy. It covers many topics, including housing, employment, transport, biodiversity and renewable energy. It is also used to monitor performance against local indicators, which are specific to this district.

The AMR must be submitted to the Secretary of State (via the appropriate Local Government Office – The Government Office for the East of England, GO East) by the end of December of each year. Each AMR covers the preceding financial year. This report therefore covers the period from the 1st April 2009 to the 31st March 2010, i.e. the 2009/10 financial year.

As in the previous year, this Council still has yet to commence major parts of the LDF, and so the number of local indicators that have been used are limited. The Council has therefore used the Core Indicator set identified by the Department for Communities and Local Government (CLG).

1.1 Status of the East of England Plan

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

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

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

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

2.0 Epping Forest District – Key Information

Epping Forest District is located on the north eastern edge of London, within the East of England Region. It covers 33,899 hectares, and comprises 27 parishes. The majority of the population (almost three quarters) live in the suburban areas of Loughton, Buckhurst Hill, Chigwell, Epping, Ongar and Waltham Abbey. The remaining quarter live in more rural areas, including the large villages of Roydon, Nazeing, North Weald and Theydon Bois. 94% of the district falls within the Green Belt, giving it the largest proportion of Green Belt within the East of England. It also contains many other areas of natural significance such as the part of Epping Forest which is designated a Special Area of Conservation (SAC).

Approximately 38% of the working population of the district live and work within it. However, London is the largest source of employment for those living in the district, with approximately 45% of the working population commuting there to work. The presence of the Central Line through the district encourages the use of public transport to achieve this out-commuting. House prices are correspondingly high, although they have been affected by the credit crunch in recent years. A graph of average prices in recent years is shown at Appendix 1. Unemployment has risen a little in recent years, most probably as a result of the recession. A graph showing Job Seekers Allowance (JSA) claimants in recent years is shown at Appendix 2. More detailed information on the separate wards of the district are available in the Ward profiles:

http://www.eppingforestdc.gov.uk/Council_Services/planning/forward_planning/LDF/Ward_Profiles.asp

Table 1 - Epping Forest District - Key Statistics

Area	339 km ² (33,899 hectares or 131 square miles)		
Green Belt coverage	94%		
Population	Epping Forest	East of England	England & Wales
Population as of 2001 Census	120,896	5,388,140	52,041,916
Population estimate at Mid-2009*	124,000	5,766,600	54,809,100
Housing	Epping Forest	East of England	England & Wales
Average household size	2.37 people	2.36 people	2.36 people
Average house price Jan-Mar 2010 **	£327,220	£232,992	£233,980
Percentage of households in a Council or Housing Association property	16.1%	16.5%	19.2%
Percentage of vacant properties	2.3%	2.8%	3.4%
Percentage of detached properties	23.4%	30.2%	22.8%
Percentage of semi-detached properties	31.8%	31.2%	31.6%
Percentage of terraced properties	23.5%	23.5%	26.0%
Percentage of flats	17.5%	11.4%	13.6%
Car Ownership & Commuting	Epping Forest	East of England	England & Wales
Households with no car/van	17.0%	19.8%	26.8%
Households with one car/ van	42.2%	44.1%	43.8%
Households with two or more cars/ vans	40.8%	36.1%	26.4%
Percentage who travel to work by public transport	22.0%	10.9%	14.5%
Percentage who travel to work by car	59.0%	64.7%	61.5%
Percentage who travel to work by bicycle or foot	6.5%	12.9%	12.8%
Socio-Cultural Measures	Epping Forest	East of England	England & Wales
Indices of Multiple Deprivation Ranking (out of 354) ***	229	n/a	n/a
Average % claiming JSA Apr-Jun 2010****	3.0%	3.0%	3.7% (all GB)

Unless otherwise stated all information is sourced from the 2001 Census

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

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

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

3.0 Contextual Indicators

3.1 Indices of Deprivation

The indicators in this section are taken from the Indices of Deprivation (2007), which the CLG published in December 2007. This information is the same as that presented in the 2007, 2008 and 2009 AMRs, as no further Indices of Deprivation have been published since 2007.

The Indices of Multiple Deprivation contain a large number of indicators, which have been chosen to assess economic, social, housing and other issues, in all areas of England. The areas of land that the indicators are applied to are 'Super Output Areas (SOA) Lower Level', or LSOAs which are subsections of electoral wards.

The indicators used rank each LSOA in England against 'Domain Indices' on:

- Income
- Employment
- Health Deprivation and Disability
- Education, Skills and Training
- Barriers to Housing and Services
- Crime and Disorder
- Living Environment

These indicators are applied to each area, and then the results are used to rank the areas relative to one another according to their level of deprivation. For example, if there were a total of 100 areas that were assessed, the most deprived would be assigned the number 1, with the least deprived being assigned the number 100.

There are also two supplementary indices which are subsets of the main domains listed above. These are the Income Deprivation Affecting Children Index (IDACI) and the Income Deprivation Affecting Older People Index (IDAOPI).

The resulting Indices of Deprivation for each LSOA are then also combined and weighted, to form the Index of Multiple Deprivation for that area. These Indices of Multiple Deprivation give an overview as to the total deprivation of an area. They are then ranked relative to one another, to provide a picture of the national distribution of deprivation. There are a total of 32,482 LSOAs in England, with the LSOA at number 32,482 (which happens to be an area in Wokingham) being the least deprived, and the LSOA at number 1 (which is an area in Liverpool) being the most deprived.

Within Epping Forest District, the most deprived LSOA is an area within the south of Loughton Alderton which is ranked 5988th nationally. The least deprived LSOA in the district is Theydon Bois Village which is ranked 31907th nationally.

The categories used to derive the measures in the domains above are listed on the Communities and Local Government website www.communities.gov.uk.

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

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

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

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

LSOA	Ward	Location of LSOA within ward	National rank of IMD	Rank of Income score	Rank of Employment score	Rank of Health Deprivation and Disability score	Rank of Education Skills and Training score	Rank of Barriers to Housing and Services score	Rank of Crime and Disorder score	Rank of Living Environment score	Rank of IDACI	Rank of IDAOPI
E01021741	Broadley Common	n/a	16156	20066	24788	27730	14922	958	9754	18148	17405	22662
E01021742	Buckhurst Hill East	N	18574	13583	15888	22332	15001	19047	19799	21239	13680	20855
E01021743	Buckhurst Hill East	Central	21978	13342	23122	20400	25318	19984	18257	22212	15577	8758
E01021744	Buckhurst Hill East	S	24794	21195	24416	26559	21369	20573	15807	17659	19521	22905
E01021745	Buckhurst Hill West	SW	28821	26455	27641	29037	29307	16653	17524	22681	24192	26414
E01021746	Buckhurst Hill West	NW	28207	22862	28182	28089	28906	17764	19690	21219	18615	23552
E01021747	Buckhurst Hill West	NE	29405	27292	28371	28625	29403	20601	14722	24319	25256	26743
E01021748	Buckhurst Hill West	SE	29177	26494	29098	29226	30229	22350	16091	17679	25012	29132
E01021749	Chigwell Row	n/a	22537	22247	20914	24302	21595	8462	15908	26882	19083	27736
E01021750	Chigwell Village	N	23231	23066	26780	26026	20688	7254	17864	17459	19043	29911
E01021751	Chigwell Village	Central	29873	30512	31561	31407	27586	8876	20487	28295	28910	30581
E01021752	Chigwell Village	S	25107	23865	30668	29830	21880	8214	13687	20028	21200	24841
E01021753	Chipping Ongar	W	20633	17379	21716	24600	14585	14708	14066	23035	17719	13572
E01021754	Chipping Ongar	S	29610	28443	28477	29440	27120	17849	15864	27609	26742	31147
E01021755	Chipping Ongar	N	29987	31159	29700	27533	23452	20607	19511	22978	28434	31457
E01021756	Epping Hemnall	E	25700	24994	28305	28234	22508	6747	21416	21982	25480	27930
E01021757	Epping Hemnall	N	29062	26316	29734	29224	27520	22116	23584	12932	21326	26937

LSOA	Ward	Location of LSOA within ward	National rank of IMD	Rank of Income score	Rank of Employment score	Rank of Health Deprivation and Disability score	Rank of Education Skills and Training score	Rank of Barriers to Housing and Services score	Rank of Crime and Disorder score	Rank of Living Environment score	Rank of IDACI	Rank of IDAOPI
E01021758	Epping Hemnall	W	15281	11308	17350	21470	10780	8405	16443	21006	8613	14857
E01021759	Epping Hemnall	S	22988	18791	21984	21505	16677	18890	23240	22835	16638	17342
E01021760	Epping Lindsey	N	25223	22206	20514	26638	21307	20326	20201	22541	19515	22424
E01021761	Epping Lindsey	E	17371	22002	19799	22131	20409	1691	15747	16856	21488	22017
E01021762	Epping Lindsey	S	17541	13033	18087	19186	12563	21524	18952	15280	14142	11996
E01021763	Epping Lindsey	SW	25073	17691	23694	26054	24540	17929	23756	21087	19509	14648
E01021764	Grange Hill	SE	6979	3073	9716	14546	6324	5852	8040	15655	3190	10388
E01021765	Grange Hill	NE	20198	19059	22495	26791	24253	10421	5702	19811	14421	28391
E01021766	Grange Hill	SW	21730	23172	23437	26163	19717	8253	11602	19161	20069	25196
E01021767	Grange Hill	NW	25391	21484	28122	29640	21923	8523	20896	22676	21518	25629
E01021768	Hastingwood, Matching & Sheering	n/a	17348	17853	25104	25584	21037	1174	14751	17077	16745	18911
E01021769	High Ongar and Willingale	n/a	16521	17602	25433	28357	18571	480	23528	12921	15923	23716
E01021770	Lambourne	n/a	14676	13390	17337	22802	11373	3717	12346	24003	9951	20783
E01021771	Loughton Alderton	S	5988	4984	6845	11137	4557	3033	6314	17541	5723	7783
E01021772	Loughton Alderton	N	17934	14328	18023	24909	12677	10740	17235	22083	16043	15356
E01021773	Loughton Alderton	E	14541	12142	17694	16544	8782	13270	11016	20058	13209	12215
E01021774	Loughton Broadway	NW	11257	9095	14106	13337	8040	7358	12434	18188	9270	9472
E01021775	Loughton Broadway	E	10613	8255	10906	15255	7953	12038	6357	24765	8461	13296

LSOA	Ward	Location of LSOA within ward	National rank of IMD	Rank of Income score	Rank of Employment score	Rank of Health Deprivation and Disability score	Rank of Education Skills and Training score	Rank of Barriers to Housing and Services score	Rank of Crime and Disorder score	Rank of Living Environment score	Rank of IDACI	Rank of IDAOPI
E01021776	Loughton Broadway	S	10486	8763	11472	9839	8823	12992	12154	13927	11509	5322
E01021777	Loughton Fairmead	NE	14990	12366	15571	19749	7492	16928	11506	25252	14217	9374
E01021778	Loughton Fairmead	SE	18187	15522	19792	19838	8632	16298	16507	27145	16200	15258
E01021779	Loughton Fairmead	W	11854	7972	11578	15308	10647	16023	14691	13542	6109	8105
E01021780	Loughton Forest	S	30103	29955	31245	30568	28889	8496	24412	28661	29770	27180
E01021781	Loughton Forest	N	29640	26582	28517	29367	28979	22860	18695	19882	25653	26199
E01021782	Loughton Forest	E	28432	27328	26754	30378	28535	13522	17927	22450	26093	28072
E01021783	Loughton Roding	N	25078	24084	20635	26812	20621	19833	18784	19799	22755	27286
E01021784	Loughton Roding	Central	24818	24972	25221	28864	18144	17099	11858	19969	24783	26659
E01021785	Loughton Roding	S	12290	9106	12078	14588	8796	13681	13644	21830	9617	14036
E01021786	Loughton St Johns	E	27171	23020	26605	27401	24447	19395	19043	20057	19840	26595
E01021787	Loughton St Johns	NW	28168	28248	30619	30697	29054	10472	14673	20184	24116	30786
E01021788	Loughton St Johns	NE	26465	24894	26140	28235	22334	16800	13082	24423	20858	26680
E01021789	Loughton St Marys	S	28028	25694	28335	27581	27747	21491	11352	22925	24677	27525
E01021790	Loughton St Marys	E	12607	8158	15590	16473	7604	11402	15954	20557	8253	8708
E01021791	Loughton St Marys	W	27651	26451	27311	27046	26245	23315	20067	11727	24684	25421
E01021792	Lower Nazeing	W	27098	28203	27050	28171	19369	8198	23616	29113	23253	29643
E01021793	Lower Nazeing	S	28773	26277	27401	29207	16838	23750	23291	26929	23625	28386

LSOA	Ward	Location of LSOA within ward	National rank of IMD	Rank of Income score	Rank of Employment score	Rank of Health Deprivation and Disability score	Rank of Education Skills and Training score	Rank of Barriers to Housing and Services score	Rank of Crime and Disorder score	Rank of Living Environment score	Rank of IDACI	Rank of IDAOPI
E01021794	Lower Nazeing	E	18602	13486	25203	23150	8592	11998	16284	29009	12450	18265
E01021795	Lower Sheering	n/a	22898	28534	28136	29360	25410	778	24157	24744	26223	29768
E01021796	Moreton & Fyfield	n/a	20796	24470	24320	27510	22451	1716	24427	15827	26890	24315
E01021797	North Weald Bassett	N	20656	25461	25835	23269	10845	3876	19922	25713	22029	28875
E01021798	North Weald Bassett	SE	26014	23713	27016	27960	15890	15838	20800	23579	25508	19896
E01021799	North Weald Bassett	SW	13106	10390	16714	19019	11546	7506	9032	16259	9835	12366
E01021800	Passingford	n/a	12010	14198	18668	23631	14159	101	14352	15022	12590	23592
E01021801	Roydon	n/a	21303	20123	21046	25588	17605	8369	15111	26765	17363	23515
E01021802	Shelley	n/a	12904	11081	18563	21313	7644	3281	13157	21576	10806	12747
E01021803	Theydon Bois	SW	23312	19003	22263	25409	20116	10949	20458	28394	19434	16573
E01021804	Theydon Bois	NE	24446	22539	28339	26823	23358	15415	13922	12222	27476	18583
E01021805	Theydon Bois	Village	31907	30782	29459	30783	28700	24962	24105	29195	28715	31931
E01021806	Waltham Abbey High Beach	n/a	13505	19868	16631	25567	15323	1351	9136	8961	21973	24224
E01021807	Waltham Abbey Honey Lane	N	17155	18428	17222	20216	12262	9278	10638	23757	18696	20476
E01021808	Waltham Abbey Honey Lane	W	11543	10517	16451	18281	6179	2965	12937	22864	9318	15195
E01021809	Waltham Abbey Honey Lane	NE	11501	13926	9641	12491	5856	8539	14665	24688	16061	14171
E01021810	Waltham Abbey Honey Lane	SE	21246	17922	25679	24809	15239	8292	16085	26161	14637	14589

LSOA	Ward	Location of LSOA within ward	National rank of IMD	Rank of Income score	Rank of Employment score	Rank of Health Deprivation and Disability score	Rank of Education Skills and Training score	Rank of Barriers to Housing and Services score	Rank of Crime and Disorder score	Rank of Living Environment score	Rank of IDACI	Rank of IDAOPI
E01021811	Waltham Abbey NE	SE	10113	8068	9293	15083	4914	9199	15713	26755	8634	8942
E01021812	Waltham Abbey NE	N	12302	18139	18373	20065	7814	412	23191	12141	17335	17173
E01021813	Waltham Abbey NE	S	22126	23879	21560	24078	15381	20563	9681	20339	26062	18506
E01021814	Waltham Abbey Paternoster	N	11915	13165	14121	9512	5224	10785	11956	26443	16003	7216
E01021815	Waltham Abbey Paternoster	SE	11319	9544	9932	14927	5124	12235	17904	26422	11140	11577
E01021816	Waltham Abbey Paternoster	SW	7965	6777	7699	11941	3584	6519	12470	25478	8996	3256
E01021817	Waltham Abbey SW	S	13714	12187	19161	21540	8946	5180	10395	17651	9709	17459
E01021818	Waltham Abbey SW	N	15196	13852	17644	15864	11741	17266	11132	11687	14059	13857

As visible in the 'Epping Forest District - Key Statistics' data on page 8 of this document, the Index of Multiple Deprivation Ranking for Epping Forest District in 2007 was 229 (out of 354). This is slightly lower than the figure of 234 contained within the 2004 dataset. The decrease in this number indicates that the district is slightly more deprived overall than three years ago, compared with all the other districts in the country.

This change could be due to many factors. Analysis of the differences between the most and least deprived scores of 2004 and 2007, shows that 7 of the 10 most deprived areas have improved and have scored as slightly better to live in, whereas 7 of the 10 least deprived areas have worsened slightly and are a little more deprived than they were. The scores indicate that the worsening of the least deprived areas is of about twice the level of the improvement of the most deprived areas.

A comparison of the most and least deprived LSOAs for each topic in 2004 versus the newer statistics from 2007 is as follows.

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

Ranking	Indices from year	National rank of IMD	Rank of Income score	Rank of Employment score	Rank of Health Deprivation and Disability score	Rank of Education Skills and Training score	Rank of Barriers to Housing and Services score	Rank of Crime and Disorder score	Rank of Living Environment score	Rank of IDACI	Rank of IDAOPI
Least deprived	2007	Theydon Bois	Chipping Ongar	Chigwell Village	Chigwell Village	Buckhurst Hill West	Theydon Bois	Moreton & Fyfield	Theydon Bois	Loughton Forest	Theydon Bois
	2004	Theydon Bois	Loughton Forest	Loughton Forest	Lower Nazeing	Buckhurst Hill West	Theydon Bois	Loughton St Mary's	Waltham Abbey NE	Loughton St Mary's	Theydon Bois
Most deprived	2007	Loughton Alderton	Grange Hill	Loughton Alderton	Waltham Abbey Paternoster	Waltham Abbey Paternoster	Passingford	Grange Hill	Waltham Abbey High Beach	Grange Hill	Waltham Abbey Paternoster
	2004	Grange Hill	Grange Hill	Waltham Abbey Paternoster	Waltham Abbey Paternoster	Waltham Abbey Paternoster	Passingford	Broadley Common	Loughton St Mary's Hill	Grange Hill	Waltham Abbey Paternoster

As can be seen from the details above, the generally most deprived and least deprived geographical areas in the district are mostly unchanged. The most deprived areas continue to tend to be in Waltham Abbey, Grange Hill and parts of Loughton, while the least deprived areas continue to tend to be in Theydon Bois, Chigwell, Buckhurst Hill and different parts of Loughton. Several LSOAs appear in the same place in the ranking as they did in the 2004 indices. The relatively poor score which Passingford achieved in 'Barriers to Housing and Services' is probably due to the rural nature of the Lower Super Output Area (and thus the Ward), meaning that less nearby local shops and services are available to inhabitants than in more urban areas.

The saved policies from the Adopted Local Plan (1998), and the policies from the Adopted Local Plan Alterations (2006) seek to improve the performance of each of the Lower Super Output Areas in several different ways. Some policies seek sustainable housing, with good public transport links, and proximity to schools and health services. The Lifetime Homes policy seeks to encourage the building of dwellings that meet (or can be adapted to meet) the needs of residents with disabilities. Other policies seek to reduce crime by the use of better design, and to increase employment by protecting land in existing employment use. Further policies to address these issues will be brought forward through the forthcoming Local Development Framework.

4.0 Implementation of the Local Development Scheme

The Local Development Scheme (LDS) for Epping Forest District is a detailed timetable of Local Development Framework documents that are to be produced. It must cover at least three years, and progress is reviewed every year as part of the Annual Monitoring Report. Further reviews may be triggered by changes in regional and national planning policy, although where possible the need for such changes should be identified within the AMR.

The first LDS was adopted in October 2005. A revised LDS was submitted to GO East in October 2006, to take into account delays to the East of England Plan (EEP). The 2006 version was amended to include a Gypsy and Traveller DPD, required by a Government Direction served in 2007 (subsequently revoked in 2010), and re-submitted to GO East in November 2007.

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

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

Table 4 – Performance against LDS milestones

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

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

Previous delays to the East of England Plan have contributed to delays to the preparation work for most of this Council’s LDF, as firm targets for provision of housing, employment, etc were not published until May 2008. The subsequent change in Government, revocation of Regional Spatial Strategies, and successful legal challenge to the revocation, have all complicated the situation.

Furthermore, the designation of Harlow as a Key Centre for Development and Change means that a consensus between this Council and neighbouring authorities will have to be reached as to how to split and interpret the joint targets for housing and employment. Talks between members of the various authorities involved are ongoing, and clearly must be thorough and considered in order to tackle the challenges posed.

Clearly delays to the Core Planning Strategy have a knock on effect upon the rest of the LDF – the Land Allocations DPD and Area Action Plan for ‘Lands around Harlow’ have not been progressed, as they cannot be meaningful until strategic decisions about growth are made through the Core Planning Strategy. The Area Action Plan for ‘Land at North Weald’ is now longer needed, as the proposals for housing at North Weald Airfield in earlier drafts of the East of England Plan were subsequently removed.

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

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

4.1 Beyond the current monitoring period

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

4.2 Other LDF documents

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

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

Those completed are as follows:

Table 5 – Completed Evidence Base documents

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

* Completed outside of the 2009/10 monitoring year

The following Evidence Base documents are currently in progress:

Table 6 – Continuing Evidence Base documents

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

5.0 Core Output Indicators

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

5.1 Business Development

Targets for business development are provided by the East of England Plan (published May 2008).

Policy E1: Job Growth sets '*indicative targets for net growth in jobs for the period 2001-2021...as reference values for monitoring purposes and guidance for regional and local authorities... in their policy and decision making on employment*'.

The target relevant to this authority is a joint figure of 56,000 net new jobs for the 'Rest of Essex' area, comprising the local authority areas of Braintree, Brentwood, Chelmsford, Epping Forest, Harlow, Maldon, and Uttlesford.

No split is given in this figure, i.e. no specific allocation is given for each authority, therefore the final number of new jobs to be provided in this district alone will effectively be determined by the LDF process.

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

5.1.1 CLG Core Output Indicators

5.1.1.1 Additional floorspace by employment type

Core Output Indicator BD1 Total amount of additional employment floorspace - by type

In monitoring floorspace in employment use, it has proved difficult to obtain wholly accurate figures. In many instances where only a change of use is required, Building Control approval (and therefore inspections at various dates) are not required. In these cases, local knowledge of specific sites has proven very useful.

Where no information has been available, much of the approved floorspace has been classed as "available" floorspace, when in fact it may be complete.

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

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

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

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

5.1.1.2 Additional floorspace on previously developed land by type

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

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

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

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

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

5.1.1.3 Employment land available by type

Core Output Indicator BD3 Employment land available - by type

There are no sites allocated for employment in the Local Plan which have not been used already. All sites with planning permission have been included within BD1, therefore the return for BD3 is zero. The relevant LDF documents making site allocations for employment land have not been published yet. Please see para 5.1.2

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

5.1.1.4 Total amount of floorspace permitted for ‘town centre uses’

Core Output Indicator BD4 Total amount of floorspace for ‘town centre uses’

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

Data is also presented in two ways; the ‘total’ gains and losses permitted for town centre uses, and then the subset, those permitted gains and losses within designated ‘town centre’ areas, i.e. areas which appear in Local Plan Maps as ‘Town Centres’.

‘Total’ floorspace developed for town centre uses

The 2009/10 breakdown is as follows*:

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

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

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

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

The 2009/10 breakdown is as follows*:

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

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

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

5.1.2 Policy Analysis

Policy E4A of the Local Plan Alterations seeks to protect employment land. This will only become more important in the future, as this Council works towards fulfilment of the target for new jobs within the published East of England Plan. Policy E4B of the Local Plan Alterations sets out the Council's preferences for alternative uses should continued employment use be considered inappropriate on a site.

New policies will be formed through the Council's LDF in the next few years, to ensure that sufficient employment land is completed, and to steer it towards the most appropriate and sustainable areas available. Two Evidence Base documents which relate to employment land have been published since the last AMR: the Employment Land Review (available at:

http://www.eppingforestdc.gov.uk/Council_Services/planning/forward_planning/LDF/Employment_Land_Review.asp)

and the Town Centres Study (available at:

http://www.eppingforestdc.gov.uk/Council_Services/planning/forward_planning/LDF/Town_Centres_Study.asp).

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

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

- Business structure is dominated (90.7% of businesses) by micro businesses of 1 – 10 employees. Micro businesses, and small businesses (11 - 49 employees) combined make up a total of 60.4% of employment.
- The employment forecast identifies a net growth of 1,000 jobs in Epping Forest District to 2031. Sectoral forecasts indicate that future demand for new floorspace would be for B1 premises, and that the requirement would be for an additional 43,700m², this is equivalent to 5.83 hectares of employment land by 2031. The Aktins (consultants who prepared the report) forecasts take an optimistic view of employment growth. When the East of England Forecasting Model data is considered there is requirement for 32,000m² or 4.31ha of land. This is a 27% difference in the amount of floorspace between the two forecasts.
- The local business survey identifies that there is a high level of satisfaction with current business premises, with only 2% of businesses responding that current premises are unsuitable. Some 42% of local businesses are looking to expand. Medium and large businesses had the highest proportion of businesses wanting to expand, particularly those located in Epping, Ongar and North Weald.
- Combining the business survey data with the ABI (Annual Business Inquiry) data about the number of B-class businesses in the District, it is estimated that in Epping Forest District existing businesses would require an additional 45,125m² over the next 5 years.
- The survey of existing sites includes 42 sites in Epping Forest District, and found that half were located in a typically rural environment, whilst the other half were within the urban area. The majority (67%) of sites within the District are of 'average' quality. Overall only 3% of sites were considered to be 'poor'.
- Vacant, and 'opportunity' (unoccupied land with vacant/obsolete buildings) land together provide a theoretical capacity of around 46,000m² in Epping Forest District. Although this would contribute to meeting needs it is insufficient to meet all identified future needs on current sites.

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

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

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

- The capacity identified comprises the following figures. These are based on an increased market share scenario, i.e. seeking to increase the share of the market that the six centres have for all retail spending by residents of the District:
 - A1 comparison retail: 13,700m² up to 2016, 21,600m² up to 2021
 - A1 convenience retail (superstores or supermarkets): 3,700m² up to 2016, 4,900m² up to 2021
 - A1 convenience retail (small foodstores or deep discounters): 3,600m² up to 2016, 4,800m² up to 2021

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

5.2 Housing

5.2.1 CLG Core Output Indicators

5.2.2.1 Housing targets for Plan period

Core Output Indicator H1 Plan period and housing targets

The housing target for the 2009/10 monitoring year is drawn from the East of England Plan (EEP). It is for 3,500 net new dwellings within the period of the EEP, 01/04/2001 to 31/03/2021.

This target equates to 175 homes per annum throughout the period. It is also possible that some of the 16,000 homes proposed for areas within and around Harlow might fall within the Epping Forest District boundary. The report of the Panel on the Examination in Public suggested a figure in the region of 3,000 (net) new homes in extensions to the West and South, and possibly to the East, of Harlow. However, this now depends on Members' decisions as to co-ordinated working with Harlow and East Herts Councils, following the attempted revocation, and subsequent successful legal challenge, relating to the EEP.

5.2.1.2 Additional dwellings (net) in previous years

Core Output Indicator H2(a) Net additional dwellings - in previous years

This data begins at the start of the East of England Plan Period (2001).

Table 10 - Additional dwellings completed in previous monitoring years

Monitoring Year	Net number of dwellings completed
2001/02	237
2002/03	271
2003/04	208
2004/05	240
2005/06	286
2006/07	277
2007/08	108
2008/09	157
Total	1,784

5.2.1.3 Additional dwellings (net) in the monitoring year

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

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

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

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

Table 11 – Current cumulative total of net additional dwellings

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

Chart 1 – Actual Completions compared to EEP targets

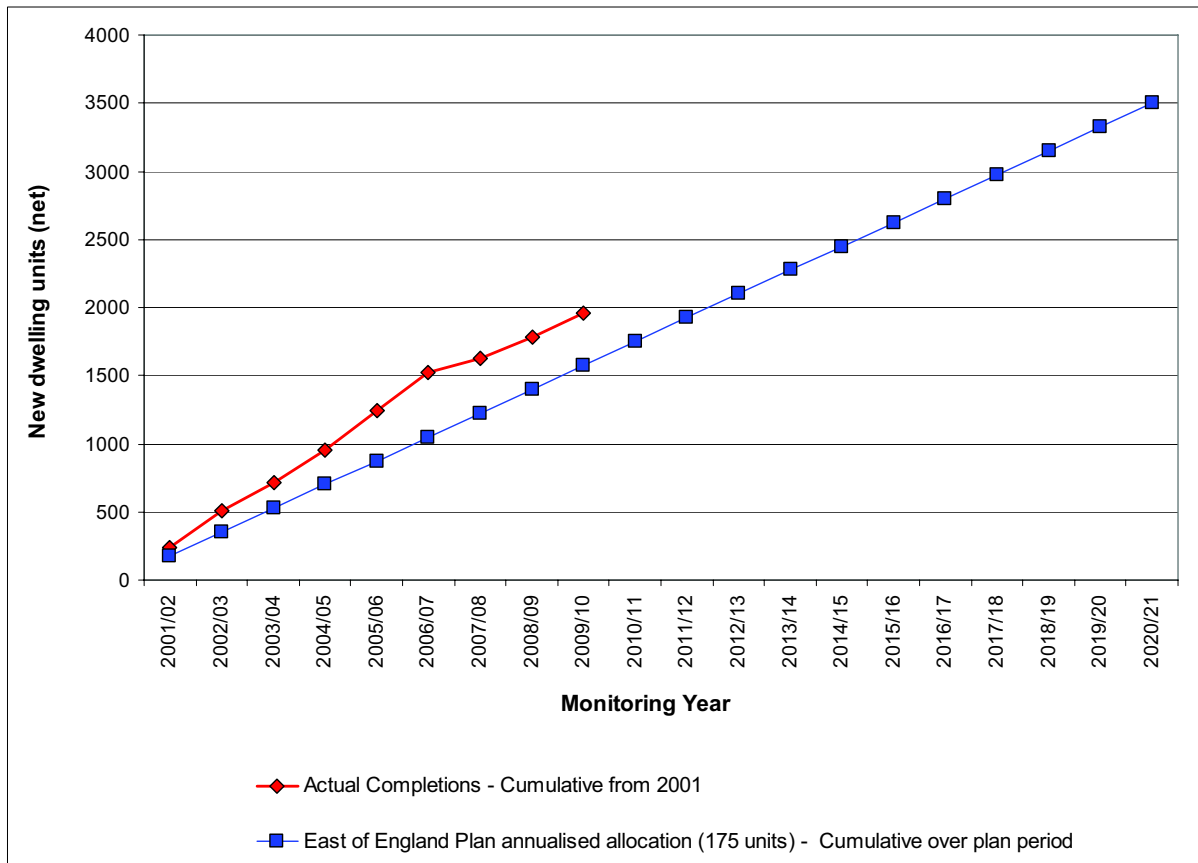


Chart 1 shows the Council's performance so far against the target for housing completions in the EEP. As mentioned above, the total Plan period of 2001-2021 carries a target of 3,500 net new dwellings, which equates to an annualised target of 175.

5.2.1.4 Projections of future housing delivery

**Core Output Indicator H2(c)
Net additional dwellings - in future years**

**Core Output Indicator H2(d)
Managed delivery target**

The Housing Trajectory (Chart 2), further on in this section of the AMR, gives more detail as to the projected completion rates within the EEP plan period. The housing trajectory is identical to the updated 5 year assessment of land supply (2011/12-2015/16), available on the Council's website at:

http://www.eppingforestdc.gov.uk/Library/files/planning/Local_Development_Framework/Evidence_Base/5_year_assessments/5%20year%20assessment%202011-16%20complete.pdf.

As mentioned before, it is recognised that this Council may have to provide some additional (net) homes on lands around Harlow. There is no figure given within the adopted East of England Plan, and so the only indicative figure at this point is the 3,000 units suggested within the Panel Report, completed during the Examination in Public of the EEP. Policy HA1 of the EEP required the three local planning authorities and other

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

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

Table 12 sets out the progress made towards fulfilling the EEP housing target, by detailing the housing units already completed so far, and giving details of the dwelling units expected to be completed within the coming years. Chart 2, below, shows the predictions of when these identified units are likely to be completed

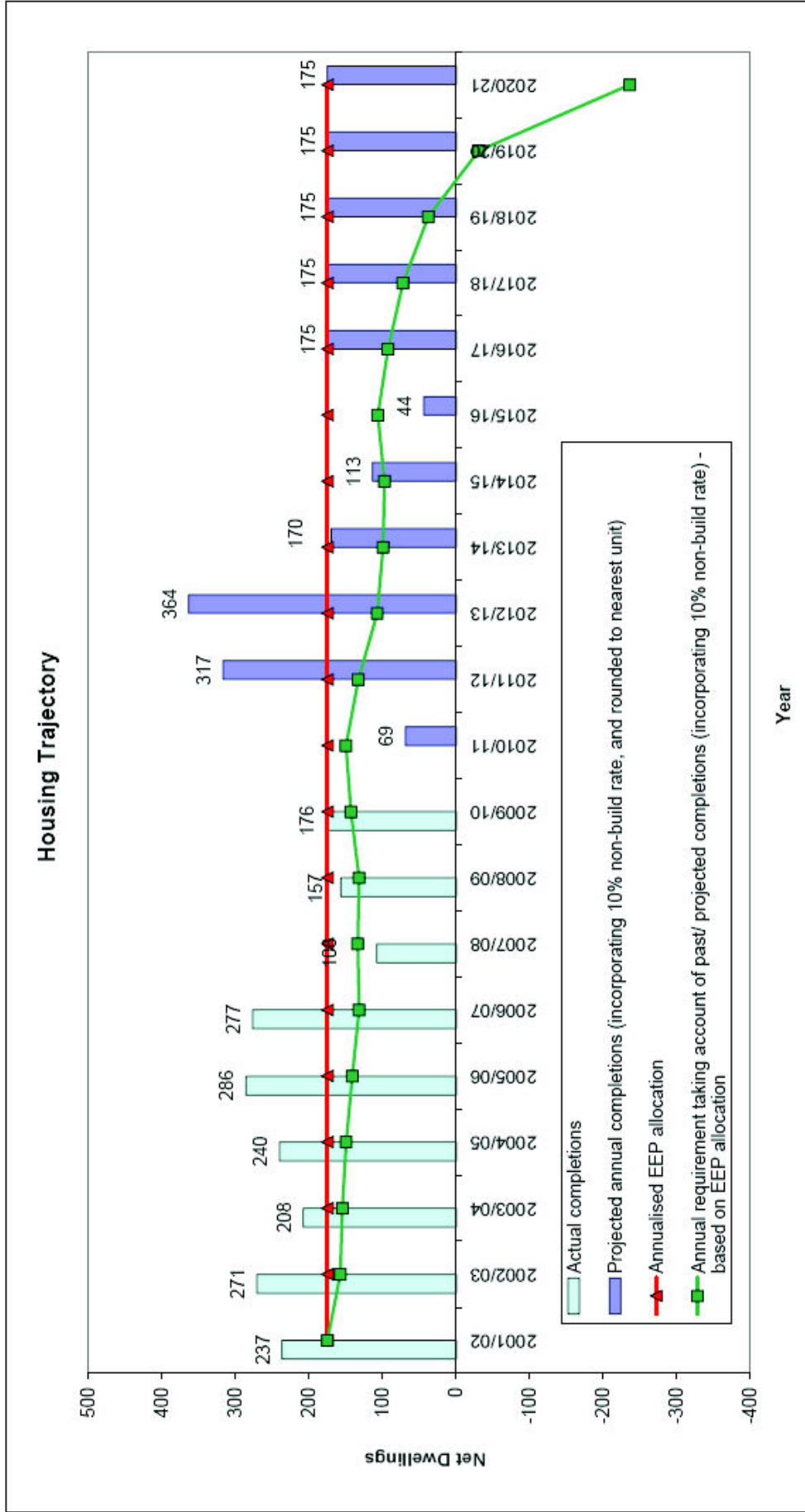
Table 12 – progress against East of England Plan housing target

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

**PP = planning permission*

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

Chart 2 – Housing trajectory



As central government require 5 year assessments of land supply to begin from the start of the next financial year, the 77 units predicted to be completed within the remainder of 2010/11 are not included in the 5 year land supply calculations.

The 5 year assessment of land supply identified units to be completed within the 5 year period, i.e. from 2011/12 to 2015/16. The figure shown for the years 2016/17 onwards are simply the annualised provision figure, as no units can be identified for completion so far into the future at this point.

Please see the 5 year assessment of land supply on the Council's website (link as previously), for more details.

The trajectory continues to predict a meeting, and significant over-provision, of the target within the East of England Plan. This 5 year assessment actually identifies a supply of 144.00% of the land supply required by the East of England Plan, for the 5 year period in question.

5.2.1.5 Additional dwellings on Previously Developed Land

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

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

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

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

The 96.65% achieved performs very well against the Government's regional target of 60.00% within Policy SS2 (Overall Spatial Strategy) of the East of England Plan.

5.2.1.6 Additional Gypsy and Traveller pitches

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

In 2009/10, a total of 9 net additional Gypsy and Traveller pitches were granted planning permission. All 9 were given permanent permission. Please see para 5.9.1.2 for more details.

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

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

5.2.1.7 Additional affordable housing units (gross)

Core Output Indicator H5 Gross affordable housing completions

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

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

5.2.1.8 Housing Quality – Building for Life

Core Output Indicator H6 Housing Quality – Building for Life Assessments

This information is not currently collected locally, and is not considered by Development Control officers. It is hoped that it can be incorporated into future AMRs.

5.2.2 Local Indicators (Not part of the Core set)

The following indicator is no longer part of the 'core' set, but has been reported on locally.

5.2.2.1 Housing Density

Local Indicator HOU1

Percentage of new dwellings (gross) completed at densities of:

- (i) less than 30 dwellings per hectare
- (ii) between 30 and 50 dwellings per hectare
- (iii) above 50 dwellings per hectare

The following table shows the density breakdown of new dwellings (gross) completed within the monitoring year:

Table 13 – Density of housing units completed

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

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

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

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

5.2.2.2 Policy Analysis

The provision of affordable housing within the district is a priority for the Council, as demonstrated in the action HN1 within the 'Homes and Neighbourhoods' chapter of the Council Plan. In recognition of the relatively low number of affordable dwellings that have been completed in recent years, and the increasing level of need for such dwellings, the Council adopted new policies on the provision of affordable housing within the Local Plan Alterations (2006), which seek higher percentages to be provided on suitable sites. The definition of a suitable site was amended to take better account of the smaller sites that have been coming forward for development in recent years.

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

As mentioned before, the level of housing to be provided at lands around Harlow is yet to be determined through the LDF process, and so the level of affordable housing to be provided through these sites cannot be known. This is however, expected to be a significant figure.

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

Some of the key findings of the SHMA were:

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

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

http://www.eppingforestdc.gov.uk/Council_Services/planning/forward_planning/LDF/Strategic_Housing_Market_Assessment_-_Viability.asp

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

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

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

5.3 Transport

5.3.1 Car Parking Standards

Local Indicator TRA1

Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.

No formal monitoring of this measure was possible in the monitoring year 2009/10.

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

Policy T14 (Parking) within the East of England Plan suggests that *'The standards in PPG13 should be treated as maximums, but local authorities may adopt more rigorous standards to reinforce the effects of other measures particularly in regional transport nodes and key centres for development and change'*.

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

5.3.2 Public Transport Accessibility

Local Indicator TRA2

Amount of new residential development within 30 minutes public transport time of:

- (i) a GP;
- (ii) a hospital (with and Accident & Emergency department);
- (iii) a primary school;
- (iv) a secondary school;
- (v) areas of employment; and
- (vi) a major retail centre

Over 90% of residential development (of the 209 total gross dwellings completed this monitoring year) is within 30 minutes public transport of a primary school, a secondary school, a GP's surgery and a major retail centre. Also, over 85% is within 30 minutes public transport of an employment centre.

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

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

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

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

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

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

	GP Surgery	Hospital (A&E)	Primary School	Secondary School	Employment	Retail Centre	Total gross units
Figure	114	11	114	114	104	114	114
%	100.00%	9.65%	100.00%	100.00%	91.23%	100.00%	100.00%

We do not currently have a firm target for this measure. The Local Plan Alterations adopted in July 2006 seek to reduce the travelling distances between new residential development and key services by ensuring that all new developments are sustainable in terms of the availability of public transport.

5.4 Local Services

5.4.1 Retail, Office and Leisure Development

Local Indicator ROL1

Amount of completed retail, office and leisure development over 1,000m² (0.1ha)

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

The first was the 'Conversion and change of use of the Power House and Water Tower into office accommodation' (Planning reference EPF/0501/07, Building Control reference AI/1416/07) on a site forming part of Area A6, at the Royal Gunpowder Mills site in Powdermill Lane, Waltham Abbey. This development, comprising a total of 1,881.8m² of office space (Use Class B1), was completed in September 2009. At the time of writing, both the Power House and the Water Tower are occupied.

The second was the 'Demolition of existing buildings and erection of new 'Lidl' foodstore and construction of five start-up industrial units' (Planning reference EPF/0501/07, Building Control reference AI/1416/07) at 1 Cartersfield Road, Waltham Abbey. This application comprised 1,643m² retail (A1), and 1,129m² light industrial (B1c). The Lidl store was completed, and opened, in February 2010. The business units, now named 'Abbey Point', are still under construction at the time of writing. Therefore only 1,643m² of this development was completed within the monitoring year.

This equates to a total of 3,524.8m² (0.35ha) completed within 2009/10.

Local Indicator ROL2

Amount of completed retail, office and leisure development over 1,000m² (0.1ha) within town centres

There were no retail, office or leisure developments of this size completed in the 2009/10 monitoring year within town centres, as both of the above developments fall outside Waltham Abbey Town Centre.

5.4.2 Open Spaces

Local Indicator OPS1

Amount of eligible open spaces managed to Green Flag Award standard

The award is open to any freely accessible public open space that has a site-specific management plan.

There are a number of areas in the district that are eligible to be considered for the Green Flag Award.

Currently, Abbey Gardens (Waltham Abbey), Gunpowder Park (Waltham Abbey), Epping Forest (East London & Essex), and Epping Forest Burial Park (North Weald)

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

The Audit of Open Space, Sports and Recreation Facilities, as required by PPG17 is currently being undertaken. All the district's parishes have been completely surveyed, with extra sites identified by Parish and Town Councils also having been surveyed and included. This first audit stage will now be followed by the assessment stage. This PPG17 audit will form an important part of the LDF evidence base.

5.5 Minerals and Waste

Minerals and waste matters are not within the remit of the District Council, and are dealt with by Essex County Council. Details of these areas will be contained within the AMR of Essex County Council.

5.6 Flood Protection and Water Quality

Core Output Indicator E1 Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

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

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

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

5.7 Biodiversity

Core Output Indicator E2 Change in areas of biodiversity importance

There are a number of internationally, nationally, regionally and locally important sites within the district, which are listed below.

No changes have occurred within the monitoring period, other than the addition of a large number of local wildlife sites (see para 5.7.5).

Table 16 - Sites of biodiversity importance

Designation	Area
Special Area of Conservation (SAC)	- Epping Forest (part)
Special Protection Area (SPA)	- Lea Valley (including Amwell Quarry, Rye Meads, Turnford and Cheshunt Pits and Walthamstow Reservoirs) however, only Turnford and Cheshunt Pits fall partly within this district
Ramsar Sites	- Lea Valley (including Amwell Quarry, Rye Meads, Turnford and Cheshunt Pits and Walthamstow Reservoirs) however, only Turnford and Cheshunt Pits fall partly within this district
Site of Special Scientific Interest (SSSI)	- Epping Forest (including Wintry Wood, Epping; Garnon Bushes, Coopersale; Yardley Hill, Sewardstonebury; and Lord's Bushes, Buckhurst Hill) - Hainault Forest (partly within the district) - Royal Gunpowder Factory Woodlands, Waltham Abbey - Roding Valley Meadows, between Chigwell and Loughton - Cornmill Stream and Old River Lea, Waltham Abbey - Hunsdon Mead, Roydon (partly within the district) - River Lee Diversion (a very small part of the Chingford reservoirs SSSI)
Local Wildlife Sites (formerly County Wildlife Sites)	- Following a review completed in 2009, there are now 222 of these sites around the district (representing an addition of roughly 40), identified by the Essex Wildlife Trust through the Local Wildlife Sites Review.
Local Nature Reserves	- Roding Valley Meadows, Chigwell - Linder's Field, Buckhurst Hill - Roughtalley's Wood, North Weald Bassett - Chigwell Row Wood, Chigwell - Church Lane Flood Meadow, North Weald Bassett - Nazeing Triangle, Nazeing - Home Mead, England's Lane, Loughton - Thornwood Flood Meadow, North Weald - Weald Common Flood Meadows, North Weald

5.7.1 Special Areas of Conservation (SACs)

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

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

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

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

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

5.7.2 Special Protection Areas (SPAs)

Special Protection Areas (SPAs) are protected sites classified in accordance with the EC directive on the conservation of wild birds (also known as the Birds Directive), which came into force in April 1979. Sites are classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species.

This Directive requires member states to preserve a sufficient diversity of habitats (the SPAs) for all species of wild birds naturally occurring within their territories.

The Government is required to take appropriate steps to avoid any significant pollution or deterioration of identified habitats, or any other similarly significant disturbance to the birds, except where there is an 'overriding' public interest. Parts of the Lea Valley were designated as a SPA in September 2000, a formal recognition of its outstanding importance for waterfowl. The Lea Valley SPA includes Turnford and Cheshunt Pits which fall partly within this District.

The Natura 2000 Assessment for the Lea Valley identifies that the area is under pressure from water quality issues, human recreational activity and over-extraction of surface water. Development for the 2012 London Olympics will necessarily increase this pressure.

Policy NC1 of the Adopted Local Plan (1998), as mentioned above, seeks to protect SSSIs, SPAs and SACs within the district. Policies RST23 and RST24 provide more specific protection and guidance regarding areas within the Lee Valley Regional Park. Policy GB10 also seeks to protect Green Belt land within the Lee Valley Regional Park from inappropriate development. Furthermore, policy CP2 of the Local Plan Alterations (2006) seeks to protect the quality of the rural and built environment, and to enhance and preserve biodiversity, in accordance with policy NC1 and with the Planning Policy Statement 9.

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

5.7.3 Ramsar Sites

The Lee Valley RAMSAR site falls partly within Epping Forest District, and extends 447.87 hectares. Only the Turnford and Cheshunt Pits fall partly within this district. Ramsar sites are wetlands of international importance created following the adoption of an intergovernmental treaty in 1971 in the Iranian city of Ramsar, now known as the 'Convention on Wetlands'. Ramsar sites were first designated in the UK in 1976,

primarily due to their importance for waterbirds. This has led to many of the sites also being designated as SPAs, and as such attention is now also focused on other wetland features.

Both policies NC1 (of the Adopted Local Plan 1998) and CP2 (of the Local Plan Alterations 2006) seek to protect these sites.

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

5.7.4 Sites of Special Scientific Interest (SSSIs)

Sites of Special Scientific Interest (SSSI) represent the best sites for wildlife and geology within Great Britain. They are designated by Natural England as a result of their flora, fauna or geological or physiographical (i.e. landform) features. Natural England also provides a statement about the management of the land, and work with owners and land managers to conserve these important sites.

The Council has made a commitment to protect these areas from damage or destruction caused by inappropriate development, and as such policies NC1 (within the Adopted Local Plan 1998) and CP2 (within the Local Plan Alterations of the 2006) are relevant.

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

5.7.5 Local Wildlife Sites

The condition of the Local Wildlife Sites (formerly County Wildlife Sites) in the district has been identified as a local indicator.

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

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

Local Plan policies NC2, NC3 and NC4 all seek to protect Local Wildlife Sites (referred to as County Wildlife Sites in the policies) when proposals for development and changes of use are put forward.

5.7.6 Local Nature Reserves

There are currently nine designated Local Nature Reserves in Epping Forest District, covering an area of 90.37 hectares. They are:

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

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

Countrycare have previously applied to Natural England to have a site in Norton Heath (owned by Epping Forest District Council) designated as a Local Nature Reserve. Natural England refused this request in the past as it felt that the site should be better managed, and that canopy clearing work should be completed. Work on the LNR application is ongoing. Countrycare are also discussing the possible designation of Apes Grove Wood and Great Wood in Lambourne, in conjunction with Essex County Council. Countrycare's veteran tree hunt is still ongoing, with 2,606 veteran trees recorded so far. Of these, 17 are 'ancient trees'.

5.8 Renewable Energy

5.8.1 Permitted Schemes

Core Output Indicator E3 Renewable energy generation

This indicator measures renewable energy generation by installed capacity and type. Renewable energy schemes could involve wind turbines, solar panels, combined heat pumps, ground source heat pumps and biomass plants.

No schemes involving renewable energy were completed within the monitoring period.

However, eight applications incorporating renewable energy schemes were granted within the monitoring period – their details are also shown below:

Table 17 - Renewable energy schemes permitted in 2009/10

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

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

5.8.2 Policy Analysis

The Local Plan Alterations (2006) contain policies that seek a contribution towards the energy demands of new development in the form of integrated renewable energy equipment. In particular, policies CP4 and CP5 set out the Council's approach to energy conservation and sustainable building practices. These policies contain advice and suggestions, but they do not contain specific targets for the amount of energy to be generated via renewable sources. Specific targets will of course be approached through the LDF process.

East of England Plan policy ENG1 (Carbon Dioxide Emissions and Energy Performance) requires that '*new development of more than 10 dwellings or 1000m² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable of low-carbon sources, unless it is not feasible or viable*'. Until newer local policies are in place, it remains quite difficult for Development Control planners within this Council to request that renewable energy schemes be incorporated within prospective developments. Furthermore, it is difficult to judge what is 'not feasible or viable' without expert knowledge of the technologies involved. However, planners continue to encourage such considerations, and it is hoped that the number of such schemes will rise accordingly. The Environmental Co-ordinator based in Planning will also be able to assist with advice on such schemes.

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

http://www.eppingforestdc.gov.uk/Library/files/Environmental_Health/EFDC_Climate%20Change%20Strategy%20Final.pdf

5.9 Gypsies and Travellers

In addition to Core Indicator H4 above, this Council is required to provide information about the provision made within the district for Gypsies and Travellers.

5.9.1 Number of Sites

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

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

5.9.1.1 Caravan Count (actual caravans present)

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

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

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

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

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

* *There are no such sites within Essex*

5.9.1.2 Additional permissions for Gypsy and Traveller pitches

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

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

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

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

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

5.9.2 Planning Permissions

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

Furthermore, an appeal against an application for use of land as a private gypsy caravan site which was refused within the monitoring period, was allowed with conditions in December 2009. This was at Hallmead Nursery. 4 pitches were granted on a temporary basis. These are not shown in Table 19, as being temporary, they do not count towards the EEP target.

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

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

5.9.3 Assessment of Gypsy and Traveller Needs

The East of England Regional Assembly's (EERA) 'Single Issue Review on Planning for Gypsy and Traveller Accommodation' document was published in July 2009. The target figure of new pitches for Gypsies and Travellers for Epping Forest District varied through different stages of the document, but the final policy stipulated an allocation of a minimum of 34 new pitches by 2011.

A Gypsy and Traveller Accommodation Assessment (GTAA) for the whole of Essex was published by Fordham Research in November 2009. This GTAA suggested a reduced target of 32 new pitches in the period 2008-2013.

The Secretary of State issued this Council with a Direction in September 2007, to include a separate Development Plan Document (DPD) on Gypsy and Traveller accommodation issues. The Issues and Options stage of consultation took place from November 2008 to February 2009. Local response to the consultation was significant, with over 10,500 people involved in making comments.

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

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

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

5.9.4 Policy Analysis

Policy H10A of the Local Plan Alterations (saved by GO East in June 2009) sets out the Council's current approach to applications for Gypsy and Traveller caravan sites. The policy has so far proved successful in resisting applications for Gypsy and Traveller accommodation in unsuitable locations, however it has been recognised (paragraph 9.69a of the Local Plan Alterations) that this policy will need to be reviewed in light of a full assessment of need.

6.0 Local Indicators

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

6.1 Town Centres

The Council undertakes retail surveys of town centres and shopping parades every six months in order to inform the implementation of the town centre policies in the Local Plan. The six main centres are:

- Queens Road, Buckhurst Hill
- High Street, Epping
- High Road, Loughton
- The Broadway, Loughton Broadway
- High Street, Ongar
- Sewardstone Road / Highbridge Street / Market Place, Waltham Abbey

Policy T4 in the Local Plan Alterations (2006) specifies that the area designated 'key frontage' within one of the main centres must consist of a minimum of 70% retail use, with a limit of 30% for non-retail uses (measured by length of the shop frontage). A retail use is classified as the standard A1 use class. It also specifies that no more than two adjacent non-retail uses should be allowed to exist within the key retail frontage, regardless of shop frontage length.

Unfortunately, the most recent surveys show that of the six main centres, five have already breached the 30% non-retail limit within their key frontage. The results can be seen in the table below.

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

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

Within the 30% non-retail limit	Over the 30% non-retail limit – policy breach
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As can be seen from the figures above, the surveys show that five out of six of the main town centres have already breached the policy limit within their key frontage

areas. Policy TC4 may not be strong enough, may not be applied adequately, or may simply no longer be relevant.

Factors which could also have contributed to the drop in retail within the town centres were set out in the 2007 AMR. It was hoped that work towards the new LDF documents would incorporate some measures to help combat this problem, but due to delays as outlined earlier, most of this Council's LDF documents are not yet in place. However, in the current community visioning consultation, which will feed into the future Issues & Options consultation on the Core Planning Strategy, one of the answer options for the question 'what planning issues do you think most need to be addressed in your local area?', was 'right balance of shops and restaurants'. Once the consultation responses have been analysed, it will be interesting to see whether local people have identified this as a problem.

6.2 Horticultural glasshouses

There has been a long history of horticultural glasshouse development in the Lea Valley area. The development of these glasshouses is considered appropriate in the Green Belt, but to prevent the spread of glasshouses throughout the district the Council has long taken the approach that this development should be contained within particular areas of the Lea Valley.

Policies E13A (New and Replacement Glasshouses) and E13B (Protection of Glasshouse Areas) within the Local Plan Alterations seek to protect and provide glasshouse areas within appropriate areas of the district. The policy of containment has been successful in preventing the spread of glasshouses beyond these designated areas, as the table below demonstrates:

Table 21 - Glasshouse development

Monitoring Year	Total area of glasshouse development permitted (ha)	Total area of glasshouse development permitted in designated areas (ha)	Glasshouse development permitted in designated areas (%)
2000/01	13.41	9.30	69.35%
2001/02	5.00	4.30	86.00%
2002/03	22.59	22.59	100.00%
2003/04	11.40	11.40	100.00%
2004/05	23.97	23.85	99.50%
2005/06	2.93	1.72	58.78%
2006/07	9.53	7.68	80.53%
2007/08	1.93	1.92	99.53%
2008/09	3.53	3.37	95.48%
2009/10	1.38	1.38	100.00%
Total	95.68	87.52	91.47%

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

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

6.3 Locally Listed Buildings

Through the Local Plan Alterations, policy HC13A was adopted, which seeks to protect un-(nationally)listed 'buildings of local architectural or historic importance', to encourage their maintenance and ensure that they 'receive special consideration in the exercise of the Development Control process'.

The Local List was finalised in July 2006 and contains approximately 300 entries. Further additions will be made as appropriate when new properties are identified as being worthy of inclusion.

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

In September 2009, retrospective consent was given to demolish and re-build part of Dryad's Hall, in Loughton, which is locally listed. This consent was given as the building had become unsafe during restoration, and so had to be re-built for safety. However it is felt that this was sensitively done, and the building remains on the Local List.

6.4 Bungalows

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

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

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

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

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

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

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

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

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

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

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

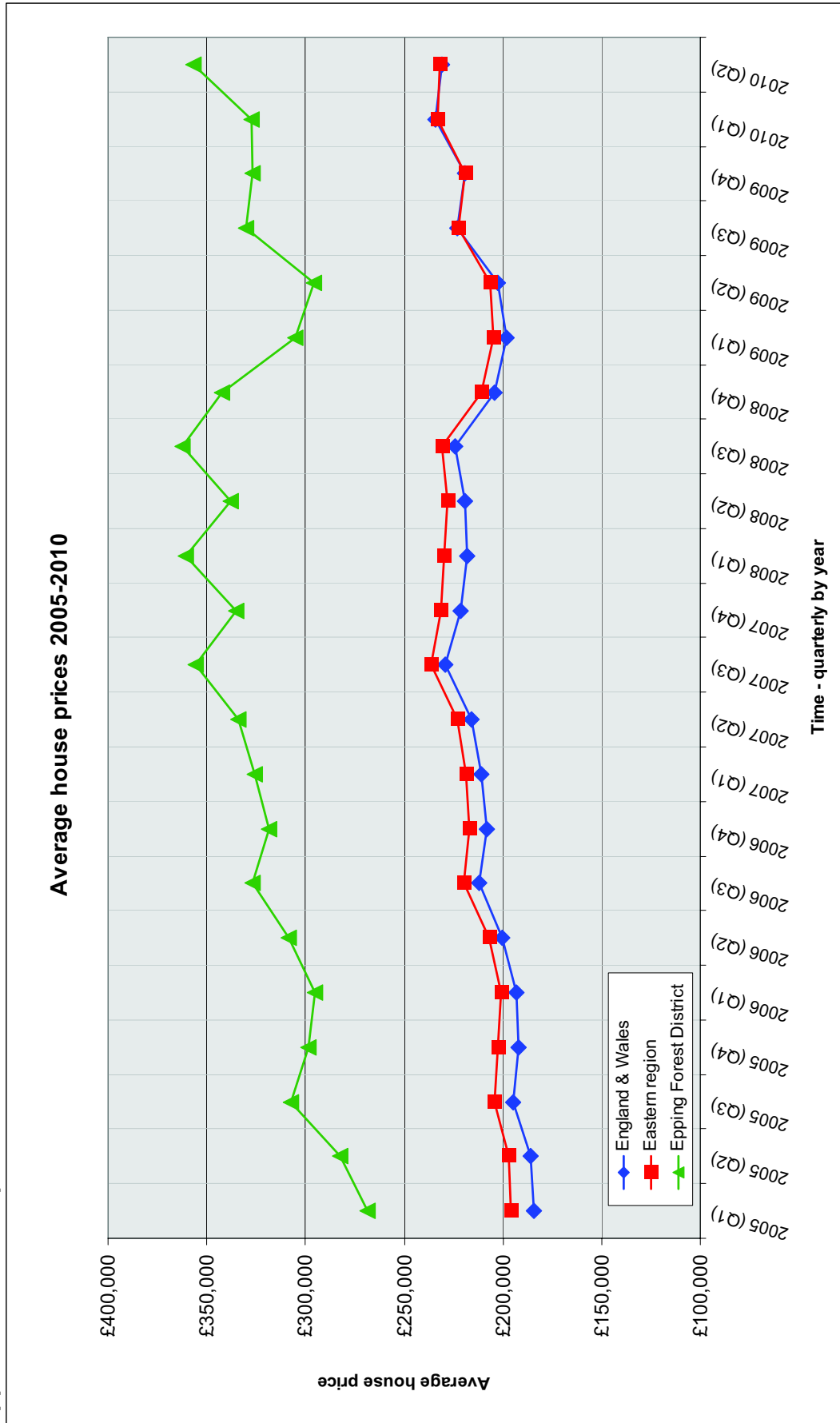
Table 24 – All housing completions by type 1/4/05 to 11/10/10

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

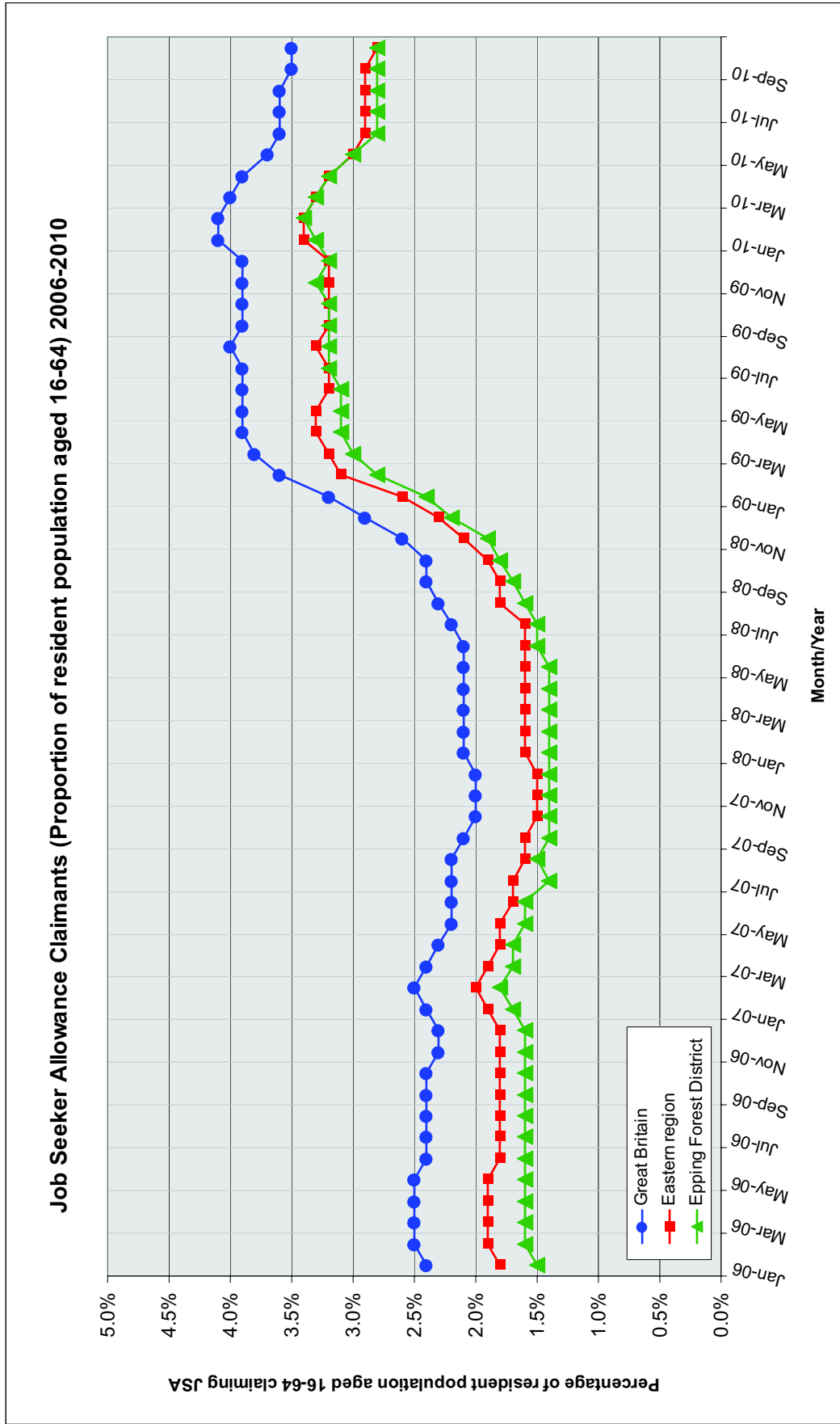
It is not felt that the loss of bungalows is a significant problem, on the basis of this data, but the situation will continue to be monitored through the Annual Monitoring Report.

Appendices

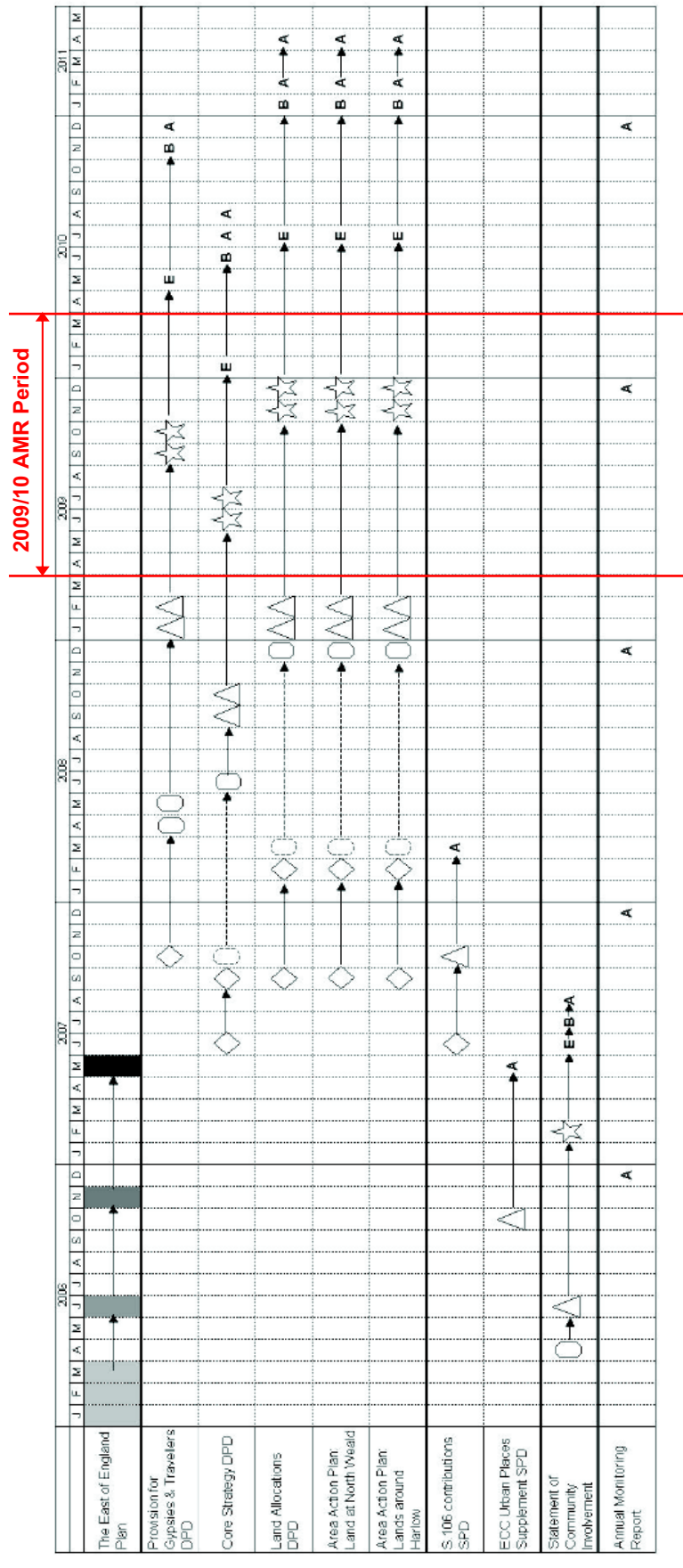
Appendix 1: House price fluctuations 2005-2010



Appendix 2: Job Seekers Allowance Claimants 2006-2010



Appendix 3: Extract from the Local Development Scheme (October 2006 – Amended as per Direction October 2007)



- East of England Plan**
- Examination in Public
 - Publication of Panel Report
 - Government's Proposed Changes
 - Final Publication
- Local Development Framework**
- Evidence gathering and preparation work
 - Continuous Issues & Options Consultations with Specific Consultees
 - Issues & Options Consultation with General Consultees
 - Preferred Options or Draft
 - Submission
- Other Symbols:**
- Examination Period
 - Receipt of Binding Report
 - Adoption period

Appendix 4: Details of housing completions 2009/10

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 09/10	Dwellings lost 09/10	Net dwellings gained 09/10
EPF/2208/05 & EPF/0264/09	The Coach House, Wyldwoods Woodgreen Road, Waltham Abbey, Essex, EN9 3SB	Demolition of existing 'Coach House' and erection of new dwelling in same footprint & Re-building of Coach House. (Amendment to planning approval EPF/2208/05)	PDL	House	0.827	1	0	1
EPF/0882/03, EPF/0283/04, EPF/0825/04	Clements, Pensons Lane, Greensted Green, Ongar, Essex, CM5 9LF	Demolition of existing dwelling and erection of a replacement dwelling.	PDL	House	0.790	1	1	0
EPF/1024/07	Olivers, Daws Hill, Waltham Abbey, E4 7QU	Demolition of existing residence and erection of a five bedroom detached house including rooms within roof and detached garage. (Revised application)	PDL	House	0.539	1	1	0
EPF/1009/08	27 Piercing Hill, Theydon Bois, CM16 7JW	Demolition of existing house and erection of new house with detached garage. (Amended application)	PDL	House	0.389	1	1	0
EPF/1708/07	Monkhams Farm Barns, Holyfield Road, Waltham Abbey, EN9 2EP	Amendment to planning approval EPF/389/07 for the renewal of planning consent EPF/2019/01 for the conversion of existing barns and stables to form 3 no. dwellings, conversion of stables to car port/garage.	Greenfield	Houses	0.626	3	0	3
EPF/0817/06	Suttons Manor, London Road, Stapleford Tawney, Essex, RM4 1BF	Refurbishment and conversion back to residential use, 10 flats.	PDL	Flats	1.944	10	0	10

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

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

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

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

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

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

Table 19

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

TOTALS 209 33 176