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Annual Monitoring Report

2011



Epping Forest District Council

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1.0 Introduction

The Planning and Compulsory Purchase Act introduced the Local Development Framework (LDF) in 2004. The 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 is prepared and submitted to the Secretary of State 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 2010 to the 31st March 2011, i.e. the 2010/11 financial year.

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

Also through the Localism Act, government have given local authorities more freedom in how they publish monitoring reports, stating that they must be published at least every year, but that more brief information should be released more frequently 'in the interests of transparency'.

To this end, this Council intends to publish a brief set of data following the end of each financial quarter, comprising:

- Progress against the Local Plan timetable
- Housing completions
- Employment/Retail permissions granted
- Gypsy and Traveller pitch permissions granted

Further data will be included in this list when appropriate. However, the amount of data to be reported will have to be proportionate to the resource available at the time. The measures subject to quarterly reports will be kept under review, and will be amended if necessary.

This Council still has yet to commence major parts of the Local Plan, so the number of local indicators that have been used is 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 in July 2010. CALA Homes then applied for a judicial review of this revocation, and in November 2010 the judge found in favour of CALA Homes. The Chief Planner confirmed that all Regional Strategies were re-established, while making it clear that government still intends to remove RSSs from the development plan framework, through amendments to primary legislation. CALA Homes launched a further challenge in 2010, which was dismissed in May 2011, although the judge accepted that the intention may only be worthy of being given weight in 'very few' of the relevant cases.

The Localism Act was enacted in November 2011, providing the primary legislation required to remove RSSs. However, the decision to remove each RSS is currently

subject to Strategic Environmental Assessment/Sustainability Appraisal (SEA/SA). The SEA/SA [consultation on the decision to revoke the East of England Plan](#) closes on the 20th January 2012. Once this concludes, further amendments through secondary legislation may be necessary before the Secretary of State finally revokes the Plan.

Thus, the East of England Plan remains part of the development plan at present. Therefore, this AMR measures performance against the housing, and other, targets set for the district within the East of England Plan published 2008.

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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. Some 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 is available in the [Ward profiles](#):

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-2010*	124,700	5,831,800	55,240,500
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 2011 **	£378,785	£231,617	£234,352
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 326) ***	209	n/a	n/a
Average % claiming JSA Apr-Jun 2011 ****	2.8%	2.9%	3.7% (all GB)

Unless otherwise stated, data is from the 2001 Census (data from the 2011 Census will not be available until at least 2012).

* Mid-2010 Population Estimates - Office for National Statistics, 2011

** Mean house prices, quarterly, by district – CLG (2011 Q1 figures used) *** Indices of Multiple Deprivation - CLG, 2010

**** Average total JSA claimants Apr-Jun 2011 (as a proportion of resident working age people) - NOMIS, Nov 2011

3.0 Contextual Indicators

3.1 Indices of Deprivation (2010)

The indicators in this section are taken from the [Indices of Deprivation \(2010\)](#), which the CLG published in March 2011. 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 the following topics. Some of these have '*sub-domain indices*' relating to these topics:

- Income
- Employment
- Health Deprivation and Disability
- Education, Skills and Training
 - *Children/Young People*
 - *Skills*
- Barriers to Housing and Services
 - *Wider Barriers*
 - *Geographical Barriers*
- Crime and Disorder
- Living Environment
 - *Indoors*
 - *Outdoors*

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

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.

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 Three Rivers District) being the least deprived, and the LSOA at number 1 (which is an area in Tendring District) being the most deprived.

Within Epping Forest District, the most deprived LSOA is an area within the south of Loughton Alderton which is ranked 6345th nationally. The least deprived LSOA in the district is Theydon Bois Village which is ranked 31857th nationally. The categories used to derive the measures in the domains above are listed on the [Communities and Local Government website](#).

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:

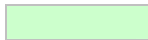

-  Least disadvantaged LSOA for particular measure (i.e. least deprived)
-  LSOA with greatest need for particular measure (i.e. most deprived)

Table 2 - Indices of Deprivation (2010) - main topics

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	17379	21387	23293	28125	16050	2120	9146	16597	19949	22947
E01021742	Buckhurst Hill East	N	19673	14932	21031	21314	14459	24220	11942	20318	16254	17595
E01021743	Buckhurst Hill East	Central	20029	13632	22110	13944	19955	26562	18528	17693	16474	9454
E01021744	Buckhurst Hill East	S	24134	20830	23235	25276	19721	22929	16050	16324	20856	19415
E01021745	Buckhurst Hill West	SW	28994	25943	27130	27274	27825	22270	18821	20394	21300	27157
E01021746	Buckhurst Hill West	NW	27655	20797	25586	28756	27985	22629	21779	18326	16527	25491
E01021747	Buckhurst Hill West	NE	30123	25014	30252	26388	30421	25999	18182	23206	25395	24275
E01021748	Buckhurst Hill West	SE	28378	24075	27747	23302	30466	26587	14038	22105	23210	24386
E01021749	Chigwell Row	n/a	23629	22436	23291	26179	23479	10777	10651	26378	20108	27375
E01021750	Chigwell Village	N	22654	21978	26213	24408	22214	13981	8027	17814	18023	28702
E01021751	Chigwell Village	Central	30075	30293	31387	30852	27101	19434	12929	23062	30494	27742
E01021752	Chigwell Village	S	23828	19165	28376	26721	20361	12007	12655	23404	16056	23876
E01021753	Chipping Ongar	W	21134	16753	19419	23215	13914	19015	19509	25037	18172	12878
E01021754	Chipping Ongar	S	31134	29969	28181	28236	25285	21215	25141	30772	26153	31863
E01021755	Chipping Ongar	N	29697	30617	26368	26037	24426	22367	20706	23363	28277	31999
E01021756	Epping Hemnall	E	26170	24810	27523	27206	22778	8975	26071	17070	22002	26234
E01021757	Epping Hemnall	N	27416	25512	26375	26553	29024	25527	14922	13028	26035	24869
E01021758	Epping Hemnall	W	13455	10933	15335	13366	11433	13613	11065	16128	7753	13247
E01021759	Epping Hemnall	S	21870	18445	21574	19678	13968	23864	23094	17506	17594	18019

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
E01021760	Epping Lindsey	N	23851	21406	19271	21698	20703	21412	18365	23727	18804	22397
E01021761	Epping Lindsey	E	16778	19408	19069	17623	18472	2705	17419	16680	19521	21131
E01021762	Epping Lindsey	S	14334	10324	16056	17040	10152	24132	9648	15719	9856	10844
E01021763	Epping Lindsey	SW	23733	21346	22100	20663	25649	21315	12013	19672	23538	18267
E01021764	Grange Hill	SE	6929	3667	7825	14481	3120	9337	15522	15621	4113	9863
E01021765	Grange Hill	NE	23116	19865	24894	25593	22962	7593	19179	21091	13970	27245
E01021766	Grange Hill	SW	22760	22578	27813	24790	17518	11397	8634	23670	20677	24190
E01021767	Grange Hill	NW	27755	25367	28940	26353	21168	15806	20403	22701	26367	28579
E01021768	Hastingwood, Matching & Sheering	n/a	17526	17548	23428	24171	19262	2368	12169	18657	14928	20626
E01021769	High Ongar and Willingale	n/a	16929	20760	27340	27012	13912	457	26075	12636	20374	22035
E01021770	Lambourne	n/a	15550	12536	16702	21629	10996	7210	18026	20719	10648	19526
E01021771	Loughton Alderton	S	6345	5115	5933	8297	3876	3746	21262	18804	5693	7096
E01021772	Loughton Alderton	N	18269	15295	18225	26358	11686	13008	18845	16647	15322	14793
E01021773	Loughton Alderton	E	13130	12348	15451	18838	6713	14477	7581	16890	13670	9269
E01021774	Loughton Broadway	NW	14213	10229	13282	18629	8865	15685	20944	17922	9667	10557
E01021775	Loughton Broadway	E	9484	7214	8823	13520	8161	22729	3122	22107	5716	11214
E01021776	Loughton Broadway	S	9416	7685	9343	8960	6389	21721	9081	15253	12221	4997
E01021777	Loughton Fairmead	NE	14957	11614	15879	20576	7686	23393	11884	16827	10845	7944

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E01021778	Loughton Fairmead	SE	17283	16442	14415	18915	9970	22605	13892	22986	16863	17329
E01021779	Loughton Fairmead	W	9806	7698	8456	10314	11504	20838	10102	9167	5168	6876
E01021780	Loughton Forest	S	30193	28168	31748	28220	28690	10705	25026	27582	25682	29862
E01021781	Loughton Forest	N	30801	26639	30679	29505	29211	28509	20139	19746	22162	26700
E01021782	Loughton Forest	E	28998	27103	29758	29396	28420	17517	17479	17444	27850	25798
E01021783	Loughton Roding	N	26381	25983	24303	28092	21986	14044	16840	22369	24866	26673
E01021784	Loughton Roding	Central	26269	26384	28057	27496	20348	15394	11985	21592	26188	25719
E01021785	Loughton Roding	S	10581	7508	9592	13690	6049	14880	16138	21455	6711	11278
E01021786	Loughton St Johns	E	28235	24790	28157	25848	25163	21022	22875	16604	21202	27444
E01021787	Loughton St Johns	NW	29357	29362	31340	27006	29620	15268	21732	14461	27476	29113
E01021788	Loughton St Johns	NE	27555	25911	27257	27179	21355	18470	16541	23080	23478	28792
E01021789	Loughton St Marys	S	29506	28697	30155	25725	26248	24052	12592	25237	27262	27154
E01021790	Loughton St Marys	E	11883	9524	13800	14520	6079	14629	12168	17620	9288	9455
E01021791	Loughton St Marys	W	23683	21943	22067	24351	27476	26106	11116	11329	23454	22800
E01021792	Lower Nazeing	W	26418	24817	26184	26460	20412	8460	26583	26813	22943	25098
E01021793	Lower Nazeing	S	28275	26572	26159	27490	17455	22839	19755	28140	24241	27050
E01021794	Lower Nazeing	E	18363	13969	21821	20582	9303	13257	18218	28146	12931	16586
E01021795	Lower Sheering	n/a	25499	28105	29659	30331	28294	1843	21654	26171	26493	27548
E01021796	Moreton & Fyfield	n/a	20872	25085	26064	29516	19120	1420	23711	16701	24291	25562
E01021797	North Weald Bassett	N	21930	27005	23639	24176	11478	6212	19584	24978	23064	27805

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
E01021798	North Weald Bassett	SE	28114	25586	27130	25410	17120	19097	24934	28845	28582	21286
E01021799	North Weald Bassett	SW	13988	12840	17144	12223	13441	11442	9232	15080	11790	15085
E01021800	Passingford	n/a	13036	19621	21460	23427	15181	178	10094	10847	19689	20815
E01021801	Roydon	n/a	23485	19889	24230	26002	21103	10182	14928	27138	16678	23540
E01021802	Shelley	n/a	14349	11718	16039	20505	7039	5961	25032	23170	11435	13518
E01021803	Theydon Bois	SW	22365	18443	21206	22685	18927	14662	23426	18834	19367	16879
E01021804	Theydon Bois	NE	25390	22806	26775	23795	24739	19417	12244	17777	27376	20852
E01021805	Theydon Bois	Village	31857	31708	30100	27264	28010	23572	26107	28187	30733	32054
E01021806	Waltham Abbey High Beach	n/a	11635	19464	15577	18090	13272	2447	4634	6455	25165	19100
E01021807	Waltham Abbey Honey Lane	N	17994	17489	17537	19389	12304	13318	14276	21340	19008	20199
E01021808	Waltham Abbey Honey Lane	W	9324	10269	12330	8591	4931	5138	14232	14593	9176	14239
E01021809	Waltham Abbey Honey Lane	NE	10479	14016	8529	7225	5044	12298	17068	21691	16278	15649
E01021810	Waltham Abbey Honey Lane	SE	21529	18269	25089	22553	14055	9085	21557	24700	16976	17267
E01021811	Waltham Abbey NE	SE	10937	8455	9720	14173	5462	13878	14909	26782	9239	7873
E01021812	Waltham Abbey NE	N	10634	15106	12679	13058	7212	1932	18965	10565	18584	15105
E01021813	Waltham Abbey NE	S	22527	25204	25494	20444	15804	24502	10627	12024	26704	21412

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E01021814	Waltham Abbey Paternoster	N	12132	13319	14788	5961	5712	16020	14166	24509	14547	11791
E01021815	Waltham Abbey Paternoster	SE	11209	10778	9165	14525	4232	16792	19692	18410	14434	10315
E01021816	Waltham Abbey Paternoster	SW	7177	7519	6891	7996	2543	11439	8898	23609	12922	2792
E01021817	Waltham Abbey SW	S	13059	12517	17923	20939	8993	7186	7594	12360	10853	16502
E01021818	Waltham Abbey SW	N	14286	14240	14231	12670	16251	23530	7398	9746	14819	11498

As visible in the 'Epping Forest District - Key Statistics' data on page 9 of this document, the Index of Multiple Deprivation Ranking for Epping Forest District in 2007 was 209 (out of 326). In contrast, the 2007 figure was 229 (out of 354). The change in the total number of authorities (354 to 326) is due to the change in authority structure in some places, e.g. the merging of two adjacent authorities. Taking in to account the different total number of authorities in each year, the ranking to 209 is very slightly worse (i.e. more deprived) than the previous ranking of 229, but the difference is only of the order of 0.6%.

Of the areas which were the most deprived in 2010 for each topic, 6 out of 10 had worse scores than their counterparts in 2007. However, of the areas which were the least deprived in 2010 for each topic, 8 out of 10 had better scores than their counterparts in 2007.

A comparison of the most and least deprived LSOAs for each topic in 2007 versus the newer statistics from 2010 is as follows.

**Table 3 - Most and least deprived LSOAs, by topic, 2007 vs. 2010
- shown by ward (and sub-ward) area**

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	2010	Theydon Bois (village)	Theydon Bois (village)	Loughton Forest (south)	Chigwell Village (central)	Buckhurst Hill West (south east)	Loughton Forest (north)	Lower Nazeing (west)	Chipping Ongar (south)	Theydon Bois (village)	Theydon Bois (village)
	2007	Theydon Bois (village)	Chipping Ongar (north)	Chigwell Village (central)	Chigwell Village (central)	Buckhurst Hill West (south east)	Theydon Bois (village)	Moreton & Fyfield (n/a)	Theydon Bois (village)	Loughton Forest (south)	Theydon Bois (village)
Most deprived	2010	Loughton Alderton (south)	Grange Hill (south east)	Loughton Alderton (south)	Waltham Abbey Paternoster (north)	Waltham Abbey Paternoster (south west)	Passingford (n/a)	Loughton Broadway (east)	Waltham Abbey High Beach (n/a)	Grange Hill (south east)	Waltham Abbey Paternoster (south west)
	2007	Loughton Alderton (south)	Grange Hill (south east)	Loughton Alderton (south)	Waltham Abbey Paternoster (north)	Waltham Abbey Paternoster (south west)	Passingford (n/a)	Grange Hill (north east)	Waltham Abbey High Beach (n/a)	Grange Hill (south east)	Waltham Abbey Paternoster (south west)

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 2007 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 Plan.

The 2010 Indices include a number of sub-domains, i.e. sub-topics within the main ones above. The main topic each sub-topic related to is listed underneath, in italics. Explanation of the factors which determine performance on the sub-domains can be found in the [Indices of Derivation 2010 Technical report](#) (page 118).

Table 4 - Indices of Deprivation and (2010) – sub-domain topics

LSOA	Ward	Location of LSOA within ward	Indoors <i>Living Environment</i>	Outdoors <i>Living Environment</i>	Geographical Barriers <i>Barriers to Housing & Services</i>	Wider Barriers <i>Barriers to Housing & Services</i>	Children / Young People <i>Education, Skills & Training</i>	Skills <i>Education, Skills & Training</i>
E01021741	Broadley Common	n/a	15146	16757	1053	20982	17442	14253
E01021742	Buckhurst Hill East	North	25196	10319	21573	15058	15705	13058
E01021743	Buckhurst Hill East	Central	21065	10262	29763	13163	15458	24172
E01021744	Buckhurst Hill East	South	16790	13076	19258	15220	21718	16799
E01021745	Buckhurst Hill West	South West	26820	9173	15421	18024	27409	26193
E01021746	Buckhurst Hill West	North West	20254	12195	17697	16184	26321	27606
E01021747	Buckhurst Hill West	North East	25014	15089	22387	16680	31734	27447
E01021748	Buckhurst Hill West	South East	22452	16370	22569	17442	30393	28730
E01021749	Chigwell Row	n/a	28327	16753	6726	15836	24967	20605
E01021750	Chigwell Village	North	18357	13780	5933	23912	20825	22140
E01021751	Chigwell Village	Central	31748	9078	9984	22446	28090	24166
E01021752	Chigwell Village	South	21547	20857	5129	22975	22297	17465
E01021753	Chipping Ongar	West	20704	27170	15624	13958	13329	14396
E01021754	Chipping Ongar	South	28374	28088	10284	24822	25102	23477
E01021755	Chipping Ongar	North	21248	21355	12146	23013	26768	20666
E01021756	Epping Hemnall	East	20047	10284	5474	16061	22487	21527

LSOA	Ward	Location of LSOA within ward	Indoors <i>Living Environment</i>	Outdoors <i>Living Environment</i>	Geographical Barriers <i>Barriers to Housing & Services</i>	Wider Barriers <i>Barriers to Housing & Services</i>	Children / Young People <i>Education, Skills & Training</i>	Skills <i>Education, Skills & Training</i>
E01021757	Epping Hemnall	North	16056	7777	19752	18262	28837	27225
E01021758	Epping Hemnall	West	22219	7140	11796	11825	7313	17988
E01021759	Epping Hemnall	South	22716	8533	20531	15383	11960	16135
E01021760	Epping Lindsey	North	23296	18434	18970	13696	22573	17777
E01021761	Epping Lindsey	East	15160	16949	1868	15914	19480	16534
E01021762	Epping Lindsey	South	15233	14440	23903	13468	8753	12042
E01021763	Epping Lindsey	South West	24642	9866	17145	15063	23765	25496
E01021764	Grange Hill	South East	14524	15597	9023	10252	1960	5237
E01021765	Grange Hill	North East	19835	18576	4483	16608	23867	20632
E01021766	Grange Hill	South West	26590	14047	6335	17754	16789	17385
E01021767	Grange Hill	North West	30061	9760	8224	20378	22426	18747
E01021768	Hastingwood, Matching & Sheering	n/a	13993	26797	1365	18684	17169	20353
E01021769	High Ongar and Willingale	n/a	8395	25987	333	19582	13011	14742
E01021770	Lambourne	n/a	21878	14536	4877	14684	11482	10754
E01021771	Loughton Alderton	South	15091	23544	3254	12257	5885	2644
E01021772	Loughton Alderton	North	26071	5562	9379	14075	11279	12216
E01021773	Loughton Alderton	East	22952	7583	12280	12270	6959	6712
E01021774	Loughton Broadway	North West	20225	11522	18870	8809	13628	5902
E01021775	Loughton Broadway	East	27826	10590	23764	12118	10549	6539
E01021776	Loughton Broadway	South	17500	10058	27242	9710	5013	8384

LSOA	Ward	Location of LSOA within ward	Indoors <i>Living Environment</i>	Outdoors <i>Living Environment</i>	Geographical Barriers <i>Barriers to Housing & Services</i>	Wider Barriers <i>Barriers to Housing & Services</i>	Children / Young People <i>Education, Skills & Training</i>	Skills <i>Education, Skills & Training</i>
E01021777	Loughton Fairmead	North East	26507	5532	22503	13488	16434	3619
E01021778	Loughton Fairmead	South East	26384	13133	23270	12256	12439	8195
E01021779	Loughton Fairmead	West	11073	6165	24125	10264	10976	12220
E01021780	Loughton Forest	South	31606	15329	4034	25480	29804	25681
E01021781	Loughton Forest	North	23527	10960	23914	19623	28986	27502
E01021782	Loughton Forest	East	22488	8630	12592	15424	25497	29463
E01021783	Loughton Roding	North	22835	16396	7842	18373	27768	16260
E01021784	Loughton Roding	Central	23160	14472	10382	15657	22306	17445
E01021785	Loughton Roding	South	23192	14182	10288	15162	4412	8475
E01021786	Loughton St Johns	East	23480	6875	17106	14775	28221	20670
E01021787	Loughton St Johns	North West	23897	4519	9337	17210	30394	26997
E01021788	Loughton St Johns	North East	26709	12961	9191	22635	23779	17961
E01021789	Loughton St Marys	South	30309	12898	13399	23869	25842	24602
E01021790	Loughton St Marys	East	27511	5828	9827	15510	7004	5425
E01021791	Loughton St Marys	West	11440	10445	25398	14824	26964	25960
E01021792	Lower Nazeing	West	27095	19183	4158	19607	21862	17899
E01021793	Lower Nazeing	South	30641	17365	15579	18703	25912	11155
E01021794	Lower Nazeing	East	28429	20207	9922	13608	13142	6747
E01021795	Lower Sheering	n/a	20897	30095	2381	9820	28824	25800

LSOA	Ward	Location of LSOA within ward	Indoors <i>Living Environment</i>	Outdoors <i>Living Environment</i>	Geographical Barriers <i>Barriers to Housing & Services</i>	Wider Barriers <i>Barriers to Housing & Services</i>	Children / Young People <i>Education, Skills & Training</i>	Skills <i>Education, Skills & Training</i>
E01021796	Moreton & Fyfield	n/a	11243	30646	771	20060	16920	20358
E01021797	North Weald Bassett	North	23039	21816	3391	18045	11285	11833
E01021798	North Weald Bassett	South East	27298	23772	11592	18913	21408	13063
E01021799	North Weald Bassett	South West	15656	12231	7662	14833	12389	14514
E01021800	Passingford	n/a	12690	7500	230	17300	19520	11481
E01021801	Roydon	n/a	25406	22555	4975	19886	24051	17362
E01021802	Shelley	n/a	20616	22134	4593	13142	8205	6257
E01021803	Theydon Bois	South West	28096	6699	10903	14048	19312	17500
E01021804	Theydon Bois	North East	23594	8217	14086	15959	24315	23274
E01021805	Theydon Bois	Village	30649	17436	13102	23491	28588	25445
E01021806	Waltham Abbey High Beach	n/a	8460	4025	1452	18214	18280	9589
E01021807	Waltham Abbey Honey Lane	North	23880	13169	10315	13166	12825	11840
E01021808	Waltham Abbey Honey Lane	West	21800	5642	4017	13125	5840	4280
E01021809	Waltham Abbey Honey Lane	North East	23731	13956	8291	14913	5924	4388
E01021810	Waltham Abbey Honey Lane	South East	27951	14309	5975	14935	13733	14214
E01021811	Waltham Abbey NE	South East	31099	14475	10885	13137	6455	4712
E01021812	Waltham Abbey NE	North	11292	8815	1896	12391	8319	6461
E01021813	Waltham Abbey NE	South	23863	2626	19336	17183	20072	12041
E01021814	Waltham Abbey Paternoster	North	24383	18410	12006	14323	4706	7090

LSOA	Ward	Location of LSOA within ward	Indoors <i>Living Environment</i>	Outdoors <i>Living Environment</i>	Geographical Barriers <i>Barriers to Housing & Services</i>	Wider Barriers <i>Barriers to Housing & Services</i>	Children / Young People <i>Education, Skills & Training</i>	Skills <i>Education, Skills & Training</i>
E01021815	Waltham Abbey Paternoster	South East	26670	7013	13413	13673	4484	4172
E01021816	Waltham Abbey Paternoster	South West	25379	15346	10255	11125	2548	2911
E01021817	Waltham Abbey SW	South	16498	6376	4997	14321	8299	10049
E01021818	Waltham Abbey SW	North	10474	8141	26452	11576	16962	15021

As noted on page 10, 'Indoors' and 'Outdoors' are sub-domains of 'Living Environment'. 'Indoors' considers whether housing is in poor condition and/or without central heating. The least deprived area for 'Indoors' was in part of Chigwell, and the most deprived was within High Ongar & Willingale. It is possible that High Ongar & Willingale scores poorly because part of the housing stock in that area is older than average for the district, and its residents are likely to be older, cash poor and asset rich. 'Outdoors' measures air quality and the frequency of road traffic accidents. The least deprived area for 'Outdoors' was Moreton & Fyfield, and the most deprived area was part of Waltham Abbey. It is reasonable that a more urban area like Waltham Abbey might have more frequent road accidents than a more rural, less populated area like Moreton & Fyfield.

'Geographical Barriers' and 'Wider Barriers' are sub-domains of 'Barriers to Housing and Services'. 'Geographical Barriers' measures the road distance to a GP and to a supermarket or convenience store, a primary school, and a Post Office. The least deprived area for 'Geographical Barriers' is part of Buckhurst Hill, and the most deprived area is in Passingford. This might be expected, as Buckhurst Hill is a more urban area in proximity to shops and services, whereas Passingford is in a very rural area, and thus has fewer services nearby. 'Wider Barriers' considers overcrowding, housing affordability and homelessness. The least deprived area for 'Wider Barriers' is part of Loughton Forest, and the most deprived is in part of Loughton Broadway. It fits that generally affluent areas like Loughton Forest would perform well, as the standard of housing is quite high. Loughton Broadway is a generally less affluent area in which residents may find it more difficult to achieve the kind of housing they would prefer.

'Children/Young People' and 'Skills' are sub-domains of the 'Education, Skills & Training' topic. 'Children/Young People' considers attainment at Key Stage 2 (ages 7-11), Key Stage 3 (ages 11-14) and Key Stage 4 (ages 14-16), absence at Secondary school level, and entry into/continuation of higher education. The least deprived area for this measure was in Buckhurst Hill West, as might be expected in an affluent area, close to several private schools. The 'Skills' sub-domain considers the proportion of adults with no qualifications, or those with qualifications below NVQ level 2. The least deprived area for this measure was part of Loughton Forest, a generally affluent area, and the most deprived is in part of Loughton Alderton, a generally less affluent area, where residents are probably less likely to have been able to continue in further education.

4.0 Local Plan

The [Local Development Scheme](#) (LDS) for Epping Forest District was submitted to Go East in 2007. However, this timetable of documents that were to be produced within the Local Development Framework is now outdated. A revised LDS is currently being drafted.

4.1 New Local Plan timetable

The Council has very recently committed to an accelerated timetable for the preparation of the Local Plan. It is felt that setting out key milestones from this new timetable will be more useful for this AMR.

Table 5 – Key Local Plan timetable milestones

Local Plan milestone	Scheduled for.....
Issues & Options consultation	February 2012 – March 2012
Draft Plan (preferred options) consultation	July 2012 – August 2012
Submission to Planning Inspectorate	January 2013
Submission consultation	January 2013 – February 2013
Examination in Public	Summer 2013
Adoption	Winter 2013

4.2 Evidence Base documents

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

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

<http://www.eppingforestdc.gov.uk/planningourfuture/evidencebase.asp>

Those completed are as follows:

Table 6 – Completed Evidence Base documents

Document	Completed in
Landscape Character Assessment	January 2010
Strategic Housing Market Assessment (SHMA)	January 2010
Ward Profiles/District Profile (data profiles)	January 2010
Local Wildlife Sites Review (also known as Habitats Assessment)	March 2010

Document	Completed in
Strategic Housing Market Assessment (SHMA) Viability Testing	April 2010
Town Centres Study	April 2010
Strategic Environmental Assessment/Sustainability Appraisal Scoping Report (relating to the 'scope' of a Sustainability Appraisal of the future Local Plan).	November 2010
Harlow Area Appraisal of Planning Transport and Infrastructure Options	June 2010
Employment Land Review	September 2010
Strategic Flood Risk Assessment Level 1 (area-wide)	December 2010
PPG17 Audit of Open Space	August 2011
Lee Valley White Water Centre – Economic Development Study	October 2011
Call for Sites (closed at the same time as the SHLAA methodology consultation)	November 2011

The following Evidence Base documents are currently in progress:

Table 7 –Evidence Base documents in progress

Document	Status
Strategic Housing Land Availability Assessment	Consultation on the draft SHLAA methodology took place between 10/10/11 and 18/11/11. Responses are currently being analysed. The next step will be to put the preparation of the full SHLAA out to tender. Expected to be complete by April 2012
St John's Road Area Development Brief	With consultants, expected to be completed by December 2011
Community Infrastructure Levy schedule	Initial work now underway in house
Review of Lee Valley Glasshouse policies	With consultants, expected to be completed in early 2012
Settlement Edge Landscape Sensitivity Study	Completed in January 2010, due to be presented to LDF Cabinet Committee in February 2012, due to queries about the report
Rye Meads Water Cycle Study	Completed, due to be presented to LDF Cabinet Committee in December 2011

Document	Status
Harlow Stansted Gateway Transport Model	In production

The following Evidence Base documents will be undertaken shortly:

Table 8 – Future Evidence Base documents

Document	Status
PPG17 Assessment of Open Space	To be tendered for external consultants. Report to be complete by April 2012
Heritage Review (built environment)	To be tendered for external consultants. Report to be complete by April 2012
Elderly Housing Provision document	This document will be needed to help properly address the likely future housing needs of the district. There is no proposed date for this yet
Sustainability/Renewables feasibility study	To be tendered for external consultants. Report to be complete by April 2012
Strategic Flood Risk Assessment Level 2 (area-wide)	The Level 2 study will consider specific sites. It will need to be outsourced to external consultants due to the level of technical knowledge required. There is no proposed date for this yet
Update of the Gypsy Traveller Accommodation Assessment	An update to the Essex-wide Gypsy Traveller Accommodation Assessment is required. This may necessitate engagement of external expertise

4.3 Local Plan events that took place within the monitoring period

From November 2010 to January 2011, the Forward Planning team ran consultation on 'Community Visioning'. The consultation sought to gauge local people's opinions as to what was important in the district, and what the priorities should be for the future of the area (through the Local Plan). Almost 1,500 responses were received; the analysis of the results can be found at:

http://www.eppingforestdc.gov.uk/Library/files/planning/Local_Development_Framework/Core_Strategy/Draft%20results%20leaflet%20final.pdf

The key results/most popular answers were as follows:

- Priorities for the District over the next twenty years?:
To protect and enhance green spaces whilst encouraging the growth of local jobs and businesses;
- Most important planning issues facing local areas?:
Better protection for green spaces, reducing traffic congestion and providing more local job opportunities

- Favoured approaches to the location of new houses and jobs?:
To locate growth close to public transport links and around/within existing towns whilst considering a combination of options throughout the District where appropriate.

The results from this community visioning exercise will feed into the next stage of consultation on the Local Plan; the Issues & Options, early in 2012.

DRAFT

5.0 Core Output Indicators

The RSS and Governmental 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 Local Plan 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 2010/11 permission was given for a net gain of 0.358ha 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 9 - Total additional employment floorspace approved by type

Use Class (Mix)	Gross Gain (ha)	Lost (ha)	Net Gain (ha)
B1 (<i>sub-category unknown</i>)	0.129	0.105	0.024
B1a: Offices	0.026	0.030	-0.004
B1b: Research & Development	0.000	0.000	0.000
B1c: Light Industry	0.043	0.000	0.043
B2	0.203	0.114	0.088
B8	0.313	0.417	-0.104
B1/B8 (<i>split unknown</i>)	0.065	0.000	0.065
B1/B2/B8 (<i>split unknown</i>)	0.285	0.039	0.246
Total	1.063	0.705	0.358

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).

In 2010/11 permission for a total of 1.063ha gross employment floorspace was given. Of this, 0.523ha gross was on previously developed land, i.e. 49.20% of all gross floorspace permitted within the monitoring period.

The 0.540ha gross (50.80%) which was on Greenfield land, all but one of the permissions were given retrospectively for changes of use of land or buildings on agricultural sites.

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 Local Plan 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 2010/11 breakdown is as follows*:

Table 10 - 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	0.087	0.109	-0.022
A2	0.010	0.000	0.010
A3	0.072	0.000	0.072
A4	0.068	0.000	0.068
A5	0.006	0.000	0.006
'A' Subtotal	0.243	0.109	0.134
D1	0.612	0.043	0.569
D2	0.284	0.073	0.211
'D' Subtotal	0.896	0.116	0.780
TOTAL	1.139	0.226	0.914

* 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 2010/11 breakdown is as follows*:

Table 11 - Floorspace permitted for town centre uses, in town centre areas

Use Class	Gross Gain (ha)	Lost (ha)	Net Gain (ha)	% of <u>total</u> Net Gain (for this use class, see Table 9)
A1	0.031	0.086	-0.054	n/a – is a net loss
A2	0.002	0.000	0.002	19.24%
A3	0.051	0.000	0.051	71.25%
A4	0.033	0.000	0.033	47.84%
A5	0.006	0.000	0.006	100.00%
'A' Subtotal	0.123	0.086	0.037	n/a
D1	0.037	0.022	0.015	2.66%
D2	0.047	0.000	0.047	22.34%
'D2' Subtotal	0.084	0.022	0.062	n/a
TOTAL	0.207	0.108	0.099	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. Policy E4B of the Local Plan Alterations sets out the Council's preferences for alternative uses should continued employment use be considered inappropriate on a site.

Over the monitoring period, permission for a net gain (overall) of floorspace was given for 'B' uses, comprising B1 (offices/light industry), B2 (general industrial) and B8 (storage/distribution).

Again, over the monitoring period, permission for an overall net gain of floorspace in 'A' town centre uses was given, but this included a net loss of A1, traditional retail floorspace. Permission for a net gain in 'D'- type floorspace was given (uses including non-residential institutions, assembly and leisure). The majority of permissions for A3 (restaurants), and all of the permissions for A5 (hot food takeaways) were within town centre boundaries. However, the majority of permissions for A2 (financial & professional services) were outside of town centres.

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

- the Employment Land Review, available at: http://www.eppingforestdc.gov.uk/Council_Services/planning/forward_planning/LDF/Employment_Land_Review.asp
- the Town Centres Study, available at: http://www.eppingforestdc.gov.uk/Council_Services/planning/forward_planning/LDF/Town_Centres_Study.asp

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 2010/11 monitoring year is drawn from the East of England Plan (EEP – see paragraph 1.1 for commentary on its status). It is for 3,500 net new dwellings within the period of the EEP, 01/04/2001 to 31/03/2021. This target equates to 175 homes per annum throughout the period.

The Eat of England Plan had directed that some of the 16,000+ homes proposed for areas within and around Harlow might fall within the Epping Forest District boundary, to the south, west and east. The report of the Panel on the Examination in Public suggested a figure in the region of 3,000 (net) new homes in extensions to the West and South, and possibly to the East, of Harlow. However, whether this will go ahead now depends on Members' decisions as to co-ordinated working with Harlow and East Herts Councils, given the imminent revocation of the Plan.

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 12 - Additional dwellings completed in previous monitoring years

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

5.2.1.3 Additional dwellings (net) in the monitoring year

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

In 2010/11 there were 391 (gross) dwellings completed. This includes some conversions. 23 dwellings were lost during the monitoring year, thus the net total of new dwellings completed is 368. Full details of the dwellings completed in this monitoring period are contained in Appendix 4.

The 2010/11 figure is a big improvement on last year's figure, at more than double each of the figures for the previous two financial years.

These 368 dwellings bring the total number of dwellings completed since the start of the Plan period to 2,328, as detailed below:

Table 13 – 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
2010/11	368
Total	2,328

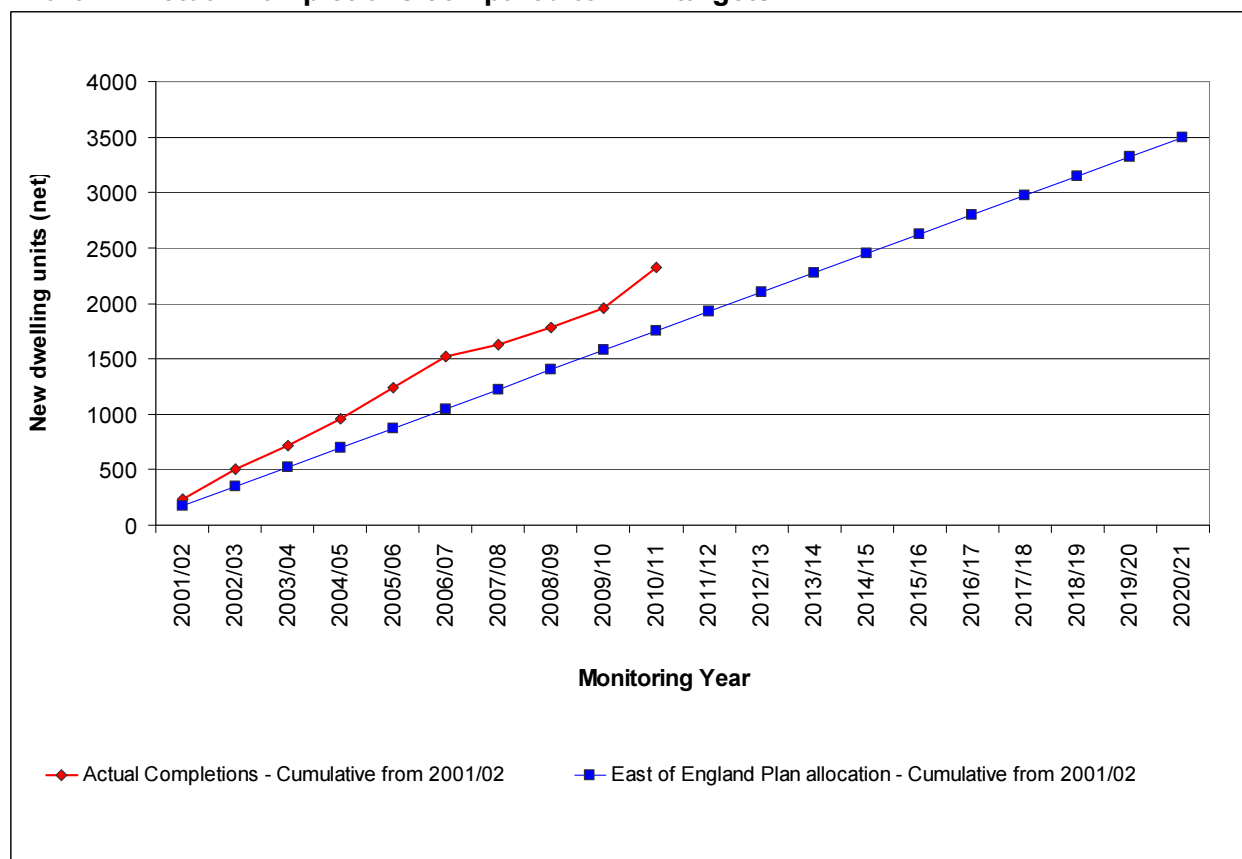
Chart 1 – Actual Completions compared to EEP targets

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 (2012/13-2016/17).

As mentioned before, it is recognised that this Council may plan for some additional homes on lands within the district, towards the EEP total of 16,000+ for Harlow. There is no figure given within the adopted East of England Plan for potential extensions into Epping Forest District; the only indicative figure was the 3,000 units suggested within the Panel Report, completed during the Examination in Public of the EEP. Policy HA1 of the EEP required the three local planning authorities and other partners to consider the scale and distribution of future growth at Harlow. A report on 'Generating and Appraising Spatial Options for the Harlow Area' (Scott Wilson) was commissioned by Epping Forest, East Herts and Harlow Councils, and completed in 2010. This study

provides a further source of information to be used in determining the most appropriate distribution of growth. This, and other evidence, will be used by all three authorities in preparing their Local Plans.

Table 14 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

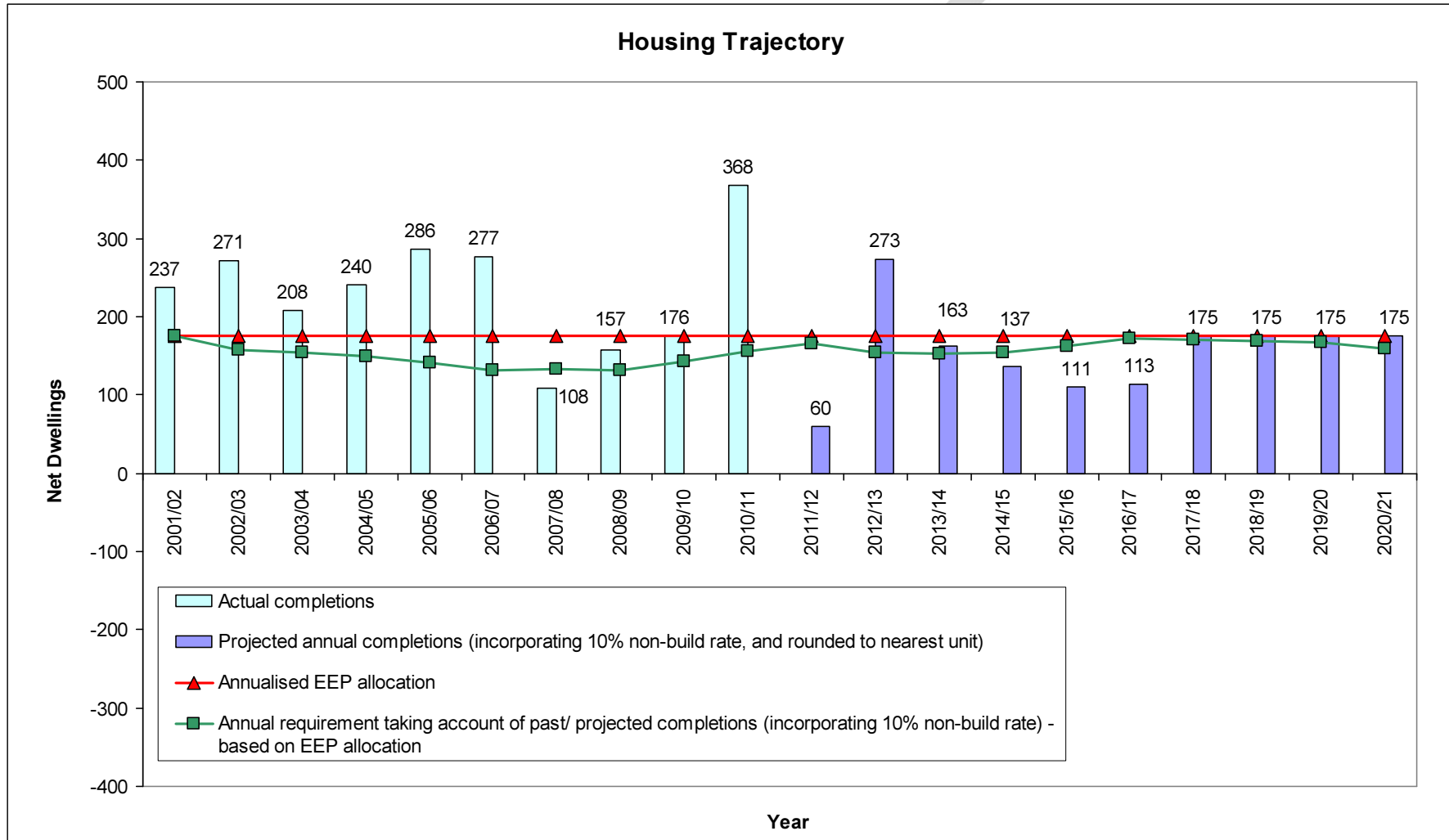
Table 14 – progress against East of England Plan housing target

Category	Net dwelling units
EEP Housing target	3,500
Minus - net dwelling units built from 2001/02-2010/11	2,328
Minus – PP* granted, not yet commenced, 10 gross units or more	273
Minus - PP granted, not yet commenced, less than 10 gross units	163
Minus - PP granted, commenced but not completed, 10 gross units or more	137
Minus - PP granted, commenced but not completed, less than 10 gross units	111
Minus - Informally identified - adopted development brief	113
Remaining dwellings to provide	375

*PP = *planning permission*

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

Chart 2 – Housing trajectory



As central government require 5 year assessments of land supply to begin from the start of the next financial year, the 67 units predicted to be completed within the remainder of 2011/12 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 2012/13 to 2016/17. The figure shown for the years 2017/18 onwards are simply the annualised provision figure, as no units can be identified for completion so far into the future at this point. This will be easier once housing sites are allocated in the forthcoming Local Plan. Please see the 5 year assessment of land supply on the Council's website.

The trajectory continues to predict a meeting, and over-provision, of the target within the East of England Plan. This 5 year assessment actually identifies a supply of 136.01% 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 2010/11, 352 of the 391 total (gross) dwellings completed in Epping Forest District were built on PDL. This equates to 90.03% of the gross total.

The 90.03% 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.

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

5.2.1.6 Additional Gypsy and Traveller pitches

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

Table 15 below details the additional Gypsy and Traveller pitches or caravans which were granted planning permission during the monitoring period. All were given permanent permission.

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.

Table 15 – Gypsy and Traveller provision granted within 2010/11

Application Number	Address	Description	What was permitted?	Decision	Decision Date
EPF/1892/09	Springfield, Tylers Cross Nursery, Broadley Common, Roydon	Variation of condition 3 of EPF/0960/98 (allowed at appeal) to permit alterations to site boundaries and siting of 3 additional mobile homes/caravans for residential purposes for Gypsy Family.	3 additional caravans	Granted	15-Jun-10
EPF/1893/09	Springfield, Tylers Cross Nursery, Broadley Common, Roydon	Subdivision of existing pitch to provide 2 additional pitches for Gypsy/Traveller occupation and use of existing building as day room.	2 additional pitches	Granted	15-Jun-10
EPF/1131/10	Mamelons Farmyard, Waltham Road, Long Green, Nazeing	Four additional permanent pitches for mobile homes for gypsy family (previous 3 year temporary consent granted EPF/2078/08) to allow continued use of site for stationing a maximum of 24 caravans.	4 additional pitches	Granted	27-Jul-10
EPF/0849/10	Holmsfield (nee Leaside) Nursery, Meadgate Road, Nazeing	Retention of use of site for eight private gypsy plots to replace previous temporary consent. (increased permanent pitches as 8 temporary pitches became permanent)	8 additional pitches	Granted	30-Nov-10
EPF/1123/10	Carrisbrook, Kiln Road, North Weald Bassett	Retention of permanent residential mobile home site for gypsy and traveller use. (Appeal against conditions dismissed 14/6/11).	1 additional pitch	Granted	2-Sep-10
EPF/1448/09	Plot 5, Moores Estate, Harlow Road, Roydon	Two further pitches with additional hardstanding. (Revised application)	2 additional pitches	Refused Appeal allowed	2-Dec-09 17-Nov-10

5.2.1.7 Additional affordable housing units (gross)

Core Output Indicator H5 Gross affordable housing completions

During this monitoring period 119 (gross) affordable units were completed. This is 30.43% of the gross number of completions for the year. Of these 119 units, 85 were for social rent, 21 were for shared ownership, and 13 were part of a supported young parent scheme.

This was a significant improvement on last year's total figure of 66 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 16 – Density of housing units completed

Density achieved	Number of units	Percentage of completions
(i) less than 30 dwellings per hectare	127	32.48%
(ii) between 30 and 50 dwellings per hectare	6	1.53%
(iii) more than 50 dwellings per hectare	258	66.25%
Total	391	100.00%

* NB percentages may not total correctly, as they are rounded to the nearest 0.01% for ease of reference.

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, it is considered that the indicator remains a useful tool in monitoring the typical densities of new housing developments in the district.

5.2.2.2 Policy Analysis

The provision of affordable housing within the district is a priority for the Council, as demonstrated by the [Corporate Plan](#) Key Objectives (2011/12) no. 6: 'To maximise the provision of affordable housing within the district', and no. 8b: 'To determine the level of future housing growth within the district, taking into account evidence already collected, the results of the community visioning exercise, the scale of the Council's

housing register, relevant environmental constraints and the degree to which co-operation can be achieved with Harlow and Uttlesford District Councils'.

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 (30.43%) was similar to last year's (31.58%), however it is still not nearly enough to address the Council's housing waiting list, which, as at November 2010, stood at just over 5,700 households.

However, under the new Localism Act, local authorities will be permitted to manage their housing waiting lists differently; it is now possible to hold separate waiting lists for existing Council and non-Council tenants wishing to access social housing. The Council has not made a decision on whether to use this new system.

As mentioned before, the level of housing to be provided at lands around Harlow is yet to be determined through the Local Plan process, and so the level of affordable housing that could be provided through these sites cannot be known.

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.

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 Forward planning team have recently consulted on a methodology for the Strategic Housing Land Availability Assessment. The full assessment will help to identify housing capacity in the district.

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 plan.

No formal monitoring of this measure was possible in the monitoring year 2010/11.

Essex County Council: Revised Vehicle Parking Standards (2009) were adopted by this Council as non-statutory planning guidance 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 draft National Planning Policy Framework (NPPF) suggests that the maximum non-residential car parking standards for major developments should be removed, and that local authorities should develop their own local parking standards policy. Until the final NPPF is published, no further comment can be made on this potential change.

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 95% of residential development (of the 391 total gross dwellings completed this monitoring year) is within 30 minutes public transport of a GP's surgery, a primary school, an employment centre, and a major retail centre. Also, over 85% is within 30 minutes public transport of a secondary school.

However, only a very small proportion is within 30 minutes public transport of a hospital with an A&E department; 4.86%. This is partly because a significant proportion (190 gross units) of this year's completions was on four large sites: Meadow View in Ongar, the St. Margaret's Hospital (non-A&E) site in Epping, the Epping Forest College site in Loughton, and the 19-23 High Street, Epping site. These sites are within 37, 41, 42 and 43 minutes of the nearest hospital by public transport, respectively.

Table 17 - Accessibility of new residential development (all sites)

	GP Surgery	Hospital (A&E)	Primary School	Secondary School	Employment	Retail Centre	Total gross units
Figure	382	19	380	343	375	379	391
%	97.70%	4.86%	97.19%	87.72%	95.91%	96.93%	100.00%

If only sites of more than 10 dwellings are considered (288 gross dwellings), then 100% are within 30 minutes public transport of a GP's surgery, primary school, an employment centre, and a major retail centre. 95.83% are within 30 minutes public transport of a secondary school.

However none of these 288 is within 30 minutes of a hospital. This is because most of these dwellings are on the four sites mentioned above. However, 65.97% are within 45 minutes of a hospital, and 100.00% are within 1 hour of a hospital.

Table 18 - Accessibility of new residential development (sites of 10+ units)

	GP Surgery	Hospital (A&E)	Primary School	Secondary School	Employment	Retail Centre	Total gross units
Figure	288	0	288	276	288	288	288
%	100.00%	0.00%	100.00%	95.83%	100.00%	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)

Only one such development of this size was completed in the 2010/11 monitoring year.

It was for the 'Installation of mezzanine floor and external alterations' at Unit 1 (MFI), Highbridge Retail Park, Highbridge Street, Waltham Abbey. The development comprised a gain of 2,124m² (0.21ha) A1 retail floorspace (Planning reference EPF/2701/07, Building Control reference AI/1246/09), completed on 28/10/2010.

Local Indicator ROL2

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

The development at described in paragraph 5.4.1 falls within Highbridge Retail Park, which is defined as an 'Edge of Centre' shopping area within the Local Plan Alterations. Thus the amount of completed retail, office and leisure development over 1,000m² (0.1ha) within town centres for 2010/11 is 2,124m² (0.21ha).

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 Countrycare team are investigating the possible designation of Roding Valley Meadows Local Nature Reserve as a Green Flag site.

A preliminary audit of Open Space, Sports and Recreation Facilities, as required by PPG17 was undertaken in 2009/10. 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, due to be put out to tender for consultants shortly. This PPG17 assessment will form an important part of the Council's 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

The Environment Agency had outstanding objections on flood risk grounds on only three planning applications in 2010/11. None of these three applications were granted:

Table 19 – Environment Agency objections in 2010/11

Application ref.	Proposed Major Development	Site Address	Reason for Objection	Final decision
EPF/0685/10	Raising of ground levels to north of site. (Revised application)	Sparks Farm, 185 Nine Ashes Road, High Ongar, Essex, CM4 0JY	Risk to life and / or property	Refused 20/07/2010
EPF/2040/10	Outline application for residential development of 60 x two storey houses (48 affordable) plus ancillary works with access off Theydon Place with all other matters reserved.	Land at Theydon Place, Western Road, Epping, Essex, CM16 4NH	Unsatisfactory FRA/FCA submitted (Surface Water)	Refused 21/07/2011
EPF/2322/10	Demolition of chalet bedroom wing (17 Rooms), various outbuildings and hard standings (associated with temporary marquee) and erection of replacement building to provide dining room, dedicated kitchen, reception lounge, 25 guest bedrooms and basement containing meeting room and ancillary facilities comprising office, gym and plant room.	Chelmsford Road, High Ongar, Ongar, Essex, CM5 9NL	PPS25/TAN15 - Request for FRA/FCA	Withdrawn 04/02/2011

This Council's Level 1 Strategic Flood Risk Assessment was completed in March 2011. It is a 'living', i.e. continually updated, document, and is available on the Evidence base webpage at:

http://www.eppingforestdc.gov.uk/Council_Services/planning/forward_planning/LDF/Strategic_Flood_Risk_Assessment_Level_1.asp

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 20 - 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 a net addition of roughly 40, comprising the declassification of a small number of sites, and the addition of a significant number of new sites). This data will form an important part of the Council's Evidence Base.

The Countrycare team (the Council's Countryside Management Service) performed well against National Indicator NI197 Biodiversity (Local Wildlife Sites), by achieving

their target to have 73 Local Wildlife Sites in positive conservation management by the end of March 2011.

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

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

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.

Two schemes involving renewable energy were completed within the monitoring period: the installation of a solar thermal roof panel at 15 Forest Lane, Chigwell, Essex IG7 5AF, and the installation of solar panels on the roof at 67 Bower Hill, Epping, Essex, CM16 7AN.

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

Table 21 - Renewable energy schemes permitted in 2010/11

Application ref.	Address	Proposal	Capacity	Date granted
EPF/0615/10	30 Forest Way, Loughton, Essex, IG10 1JG	Certificate of lawful development for proposed installation of solar panels	Unknown	17/05/2010
EPF/0713/10	The Limes/ White Lodge Sewardstone Road, Waltham Abbey, E4 7SA	Discharge of condition 10 'Proposed bridge', condition 15 'Materials' and condition 21 'Construction management plan' on EPF/1680/06 and condition 8 'Street lighting' and condition 11 'Solar panels' on EPF/0383/09. (Reserved matters application for reside)	Unknown	24/06/2010
EPF/1601/10	29 Paternoster Road, Waltham Abbey, Essex, EN9 3JU	Certificate of lawful development for proposed solar roof panels.	Unknown	28/09/2010
EPF/2524/10	Ewtor House, Farm End, Waltham Abbey, Essex, E4 7QS	Certificate of lawful development for proposed solar panels to front roof slope	12 x 220 Watts = 2640 Watts total	17/03/2011

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 Local Plan 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.

Work is currently underway on revising the Council's Climate Change Strategy (http://www.eppingforestdc.gov.uk/Library/files/Environmental_Health/EFDC_Climate%20Change%20Strategy%20Final.pdf). This will help to provide more information on renewable energy and sustainable construction issues, as the policy forming process begins:

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 (CLG figures)

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.

CLG caravan count data is shown below, the most recent count having been conducted in July 2011.

Table 22 – CLG Gypsy and Traveller Caravan Count July 09 to July 11

Count date	Authorised sites (with planning permission)				Unauthorised sites (without planning permission)				Total All Caravans
	<i>Socially Rented</i>	<i>Private Caravans</i>			<i>No. of Caravans on Sites on Gypsies own land</i>		<i>No. of Caravans on Sites on land not owned by Gypsies</i>		
	No. of Caravans	Temporary Planning Permission	Permanent Planning Permission	All Private Caravans	"Tolerated"	"Not tolerated"	"Tolerated"	"Not tolerated"	
Jul 2011	16	7	123	130	7	4	0	0	157
Jan 2011	16	7	131	138	3	9	0	0	166
Jul 2010	16	28	94	122	1	2	0	0	141
Jan 2010	16	24	81	105	7	8	0	0	136
Jul 2009	16	111	18	0	0	0	145

5.9.2 Planning Permissions

Please see paragraph 5.2.1.6 for data on Gypsy and Traveller pitches and caravans given permission within the monitoring period.

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. This target has now been met.

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.

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 GTAA will need to be reviewed shortly.

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 new Local Plan.

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.

In the last few years significant provision has been made for Gypsy and Traveller pitches, particularly through applications for Certificates of Lawful Use.

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 23 - Percentage of non-retail within key frontage of town centres

Town Centre	2010	2011	Change since the last AMR
Queens Road, Buckhurst Hill (Nov. 2011)	38.9%	38.9%	No change
High Street, Epping (Nov. 2011)	32.5%	32.5%	No change
High Road, Loughton (June 2010)	32.6%	33.1%	Worse
The Broadway, Loughton Broadway (Nov. 2011)	15.9%	15.9%	No change
High Street, Ongar (June 2011)	47.2%	46.5%	Better
Sewardstone Road / Highbridge Street / Market Place, Waltham Abbey (August 2010)	32.2%	31.0%	Better

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. It seems that policy TC4 is not strong enough, not be applied adequately, or simply no longer be relevant. It is thought that a different approach to this issue will be needed in the forthcoming Local Plan.

The Council ran a [community visioning consultation](#) in late 2010/early 2011, which will feed into the future Issues & Options consultation on the Local Plan. Of the 9 optional answers to the question: 'What planning issues do you think most need to be addressed in your local area?', 12.3% of respondents chose 'Right balance of shops and restaurants'. This shows that some of our residents are also concerned at the retail/non-retail balance in our town centres.

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 24 - Glasshouse development

Monitoring Year	Total area of glasshouse development permitted (ha)	Total area of glasshouse development permitted in designated areas (ha)	Glasshouse development permitted in designated areas (%)
2000/01	13.41	9.30	69.35%
2001/02	5.00	4.30	86.00%
2002/03	22.59	22.59	100.00%
2003/04	11.40	11.40	100.00%
2004/05	23.97	23.85	99.50%
2005/06	2.93	1.72	58.78%
2006/07	9.53	7.68	80.53%
2007/08	1.93	1.92	99.53%
2008/09	3.53	3.37	95.48%
2009/10	1.38	1.38	100.00%
2010/11	0.92	0.86	93.24%
Total	96.60	88.38	91.49%

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

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

Work is currently being undertaken by consultants Laurence Gould Partnership Ltd on a Glasshouse Industry Study, to help inform future policy. The final report will be available by the time the next Annual Monitoring Report is published.

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.

Permission for an extension of time limit was granted regarding EPF/0039/06 within the monitoring period. This application was for the 'demolition of buildings and redevelopment of site to provide a mixed use development comprising A1 retail and 8 residential units', at 208-212 High Street, Epping, which is a locally listed building. However, this development has not been enacted. Several further planning applications have been submitted for this site since then, the most recent being EPF/1020/11, which (along with the corresponding Conservation Area Consent application CAC/EPF/1071/11) was at the appeal stage at the time of writing.

An extension of time limit was also granted for application EPF/0527/10, for the 'Conversion of 1 no. barn to residential, conversion of stables to garaging and demolition of metal framed agricultural barn -Revised application', at Hodgkins Farm, Norton Heath Road, Willingale. This site is locally listed. However, when the original permission was granted in March 2005, the local list had not yet been written, and so the designation did not apply then. Work began on the site in February 2011, but is not yet complete.

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 data analysis presented in last year's Annual Monitoring Report has been updated, see tables 25 and 26. The analysis is in two parts: 1) permissions (showing planning permissions given involving the loss or gain of bungalows) and 2) completions (showing the developments actually carried out involving the loss or gain of bungalows). These are shown separately as, clearly, not all planning permissions are carried out. The data is for the entire district.

The data given is for the period 1/4/05 to 31/10/11 (just over 6 and a half financial years). Data is given by settlement, in order to identify whether there is an issue in different areas.

Table 25 – Bungalow completions 1/4/05 to 31/10/11

	Gain of bungalows	Loss of bungalows	Settlement net gain/loss
Abbess, Beauchamp & Berners Roding	1	0	1
Bobbingworth	0	0	0
Buckhurst Hill	1	0	1
Chigwell	1	3	-2
Epping	0	2	-2
Fyfield	1	0	1
High Ongar	0	0	0
Lambourne	0	0	0
Loughton	4	9	-5
Matching	0	1	-1
Moreton	0	0	0
Nazeing	3	1	2
North Weald	0	1	-1
Ongar	3	1	2
Roydon	3	4	-1
Sheering	1	0	1
Stanford Rivers	0	0	0
Stapleford Abbotts	0	1	-1
Theydon Bois	4	4	0
Waltham Abbey	9	1	8
Willingale	0	1	-1
TOTALS	31	29	2

Table 26 – Bungalow permissions 1/4/05 to 31/10/11

	Gain of bungalows	Loss of bungalows	Settlement net gain/loss
Abbess, Beauchamp & Berners Roding	0	0	0
Bobbingworth	2	2	0
Buckhurst Hill	4	4	0
Chigwell	2	15	-13
Epping	1	5	-4
Fyfield	0	0	0
High Ongar	1	2	-1
Lambourne	0	3	-3
Loughton	6	18	-12
Matching	0	1	-1
Moreton	1	3	-2
Nazeing	5	6	-1
North Weald	1	1	0
Ongar	0	1	-1
Roydon	2	5	-3
Sheering	1	1	0
Stanford Rivers	2	1	1
Stapleford Abbotts	3	7	-4

	Gain of bungalows	Loss of bungalows	Settlement net gain/loss
Theydon Bois	4	10	-6
Waltham Abbey	8	4	4
Willingale	0	1	-1
TOTALS	43	90	-47

As can be seen from the data above, in a period of (more than) the last five years, an actual loss of only 4 bungalows in Theydon Bois has taken place, and 4 have been built, meaning a net loss of 0. However permission for the loss of 6 net bungalows in Theydon Bois 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 27 shows all gains and losses through completions for the same period:

Table 27 – All housing completions by type 1/4/05 to 31/10/11

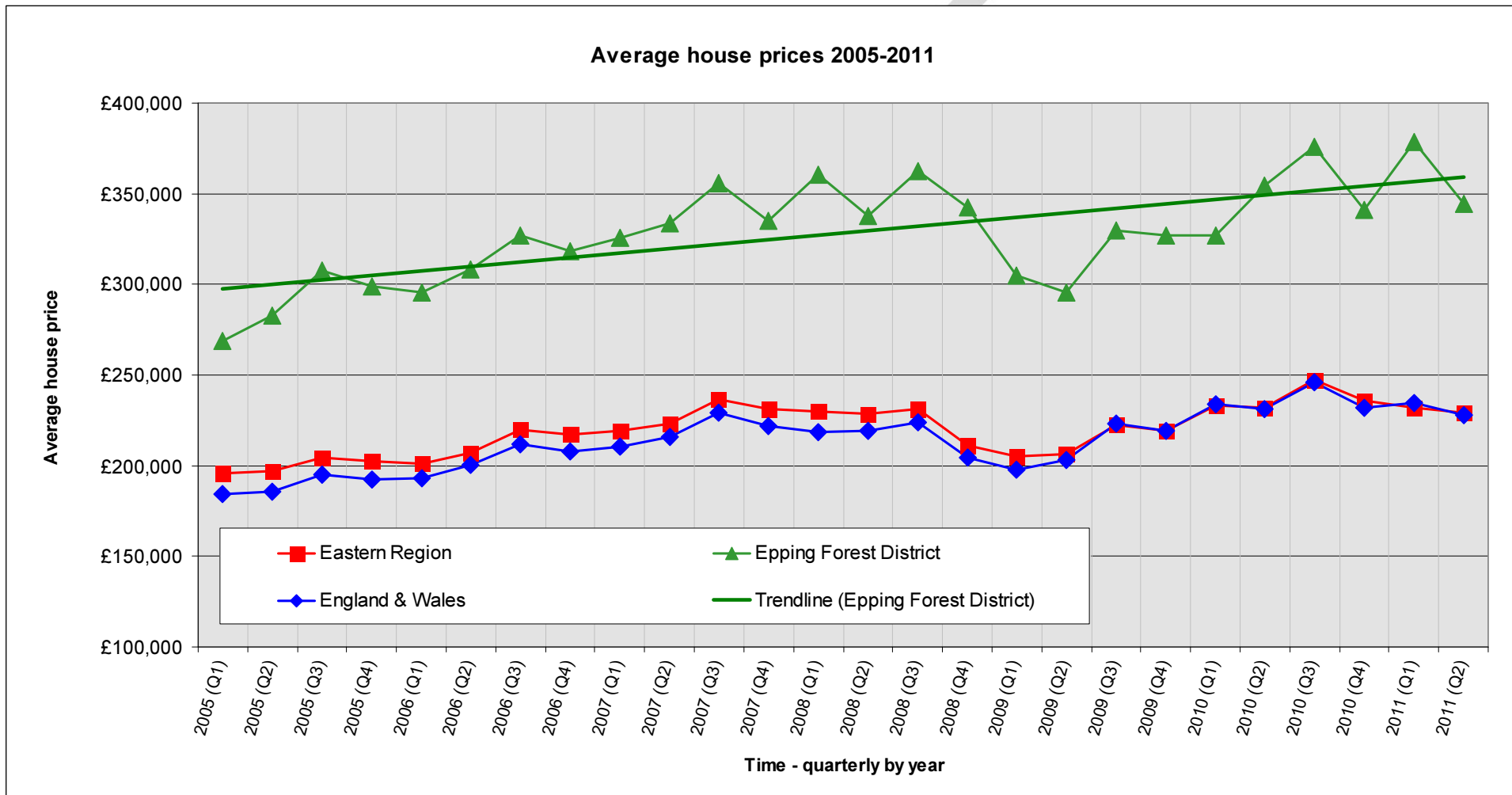
	Bungalow completions	All housing completions
Gain	31	1,685
Loss	29	174
Net gain	2	1,511

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.

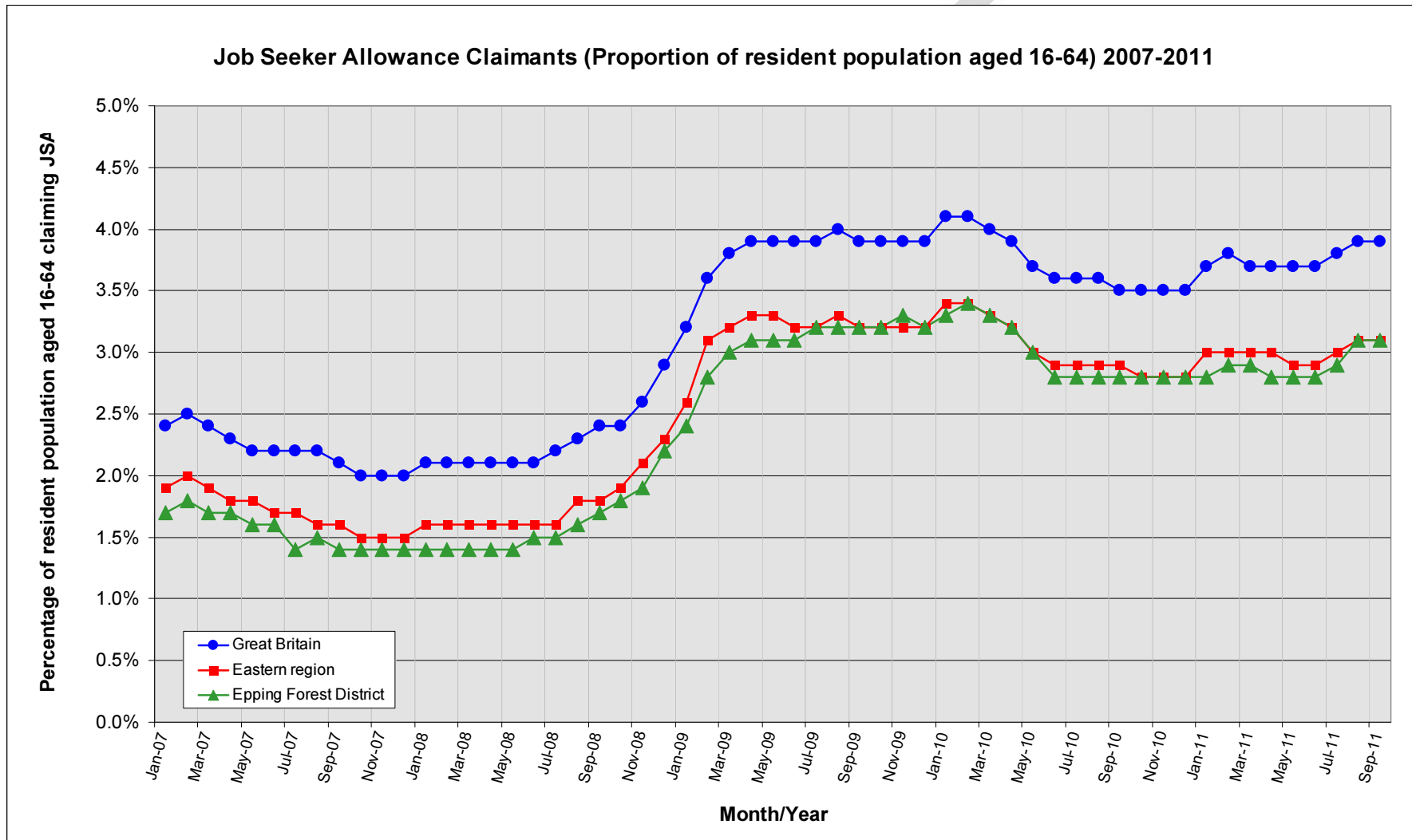
Appendices

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Appendix 1: House price fluctuations 2005-2011



Appendix 2: Job Seekers Allowance Claimants 2007-2011



Appendix 3: Details of housing completions 2010/11

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 10/11	Dwellings lost 10/11	Net dwellings gained 10/11
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	64 Houses & 11 Flats	4.220	75	0	75
EPF/0081/09 & EPF/1655/02	Former Parade Ground Site, North Weald Airfield, Merlin Way, North Weald, CM16 6HT	Reserved matters application for the construction of 126 no. two, three and four bedroom apartments and houses with associated roads, parking, ancillary buildings and landscaping	PDL	39 Houses & 33 Flats	2.068	72	0	72
EPF/1350/08	St Margaret's Hospital, The Plain, Epping, 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	49	0	49
EPF/1145/08	Land at Station Approach, High Street, Ongar, CM5 9BN. (Known as Meadow View)	Reserved matters application for 52 units comprising 39 two and three storey houses and flats and a three storey residential block for mother and baby unit providing 13 flats and associated facilities	PDL	15 Houses & 25 Flats	0.873	40	0	40
EPF/1195/06	19-23 High Street, Epping, CM16 4AY. (Now known as Stewart Court)	Redevelopment of site for 36 no. sheltered apartments for the elderly, communal facilities, associated car parking and landscaping. (Revised application)	PDL	Flats	0.322	26	3	23

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 10/11	Dwellings lost 10/11	Net dwellings gained 10/11
EPF/2464/06	Wansfell College, 30 Piercing Hill, Theydon Bois, CM16 7SW. (now known as Coopers Court)	Change of use, alteration and extension of former college building to contain 14 no. residential flats with on-site parking. (Revised application)	PDL	Flats	0.566	14	0	14
EPF/1608/08	Rear of 4 to 45, Acres Avenue, Ongar, CM5 0FJ. (Now known as Barker Way)	Construction of 12 no. residential units with parking. (Revised application)	PDL	10 Houses & 2 Bungalows	0.605	12	0	12
EPF/2230/05	Land at rear of Fyfield Hall, Willingale Road, Fyfield, Ongar, CM5 0SA. (Now known as Fyfield Grange)	Proposed conversion of buildings to 5 no. new dwellings and erection of 6 no. new dwellings following demolition of existing commercial buildings	PDL	Houses	3.150	11	0	11
EPF/0795/06	Land adjacent to 52, 64 & 76 Pyrles Lane, Loughton, IG102 NW. (Now known as Turner's Court)	Erection of 9 x one bedroom residential units with parking	Greenfield	Flats	0.059	9	0	9
EPF/1757/05	1 Albert Road, Buckhurst Hill, IG9 6HE	Erection of two apartment blocks to provide nine flats with parking and all other associated works	PDL	Flats	0.085	9	1	8
EPF/0306/07	Compasses, 77 Sewardstone Street, Waltham Abbey, EN9 1HZ. (Now known as Toulouse Place)	Demolition of all existing buildings and erection of a block of six flats with access and parking. (Revised application)	PDL	Flats	0.060	6	0	6
EPF/0837/10 & EPF/1529/09	Bass Cottages, Land at School Lane, Abbess Roding, Ongar, CM5 0NY	Non material amendment on EPF/1529/09. (Erection of 6 affordable dwellings, 1 x one bed single storey detached dwelling, 2 x one bed flats, 2 x three bed semi detached dwellings and 1 x two bed detached house)	Greenfield	3 Houses, 2 Flats & 1 Bungalow	0.240	6	0	6
EPF/1969/04	5 Old Nazeing Road, Nazeing, EN10 6RX. (Now known as 1, 2, 3, 4, Arrow Yard)	Erection of 4 no. dwellings with garages. (Removal of redundant commercial buildings.) (Revised application)	PDL	Houses	0.238	4	0	4

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 10/11	Dwellings lost 10/11	Net dwellings gained 10/11
EPF/2507/07	169-171 Manor Road, Chigwell, IG7 5QB	Alterations, extension and conversion to provide five self contained flats. (Revised application)	PDL	Flats	0.047	4	0	4
EPF/2378/07	Land adjacent to Saint Mary's Vicarage, Priory Road, Loughton, IG10 1BA (Now known as St Marys Close)	Erection of three dwellings with garaging/parking and access drive. (Revised application)	Greenfield	Houses	0.192	3	0	3
EPF/1649/05	48 & 49 Jubilee Court, Waltham Abbey, EN9 3JB	Conversion of 2 warden houses to 4 no. one bedroomed flats in sheltered housing unit	PDL	Flats	0.011	4	2	2
EPF/1913/08 & EPF/0347/10	Ivy Cottage Mews, 2 Theydon Park Road, Theydon Bois, CM16 7LW	Redevelopment to provide three detached bungalows (revised application)	PDL	Bungalows	0.120	3	1	2
EPF/2673/07	32 Edward Court, Waltham Abbey, EN9 3HZ	Demolition of bungalow and erection of one detached and two semi detached houses. (Revised application)	PDL	Houses	0.064	3	1	2
RES/EPF/21 89/06	Crossways, 1 Middle Street, Nazeing, EN9 2LB	Demolition of existing dwelling and erection of 2 no. house and 1 no. chalet bungalow	PDL	2 Houses & 1 Bungalow	0.120	3	1	2
EPF/1411/08	2C Goldings Road, Loughton, IG10 2QN	Replace existing garage and rear extension with two storey side extension and loft conversion with rear dormer to provide 1 no. one bedroom flat and 1 no. two bedroom flat	PDL	Flats	0.031	2	0	2
EPF/2384/03	Land between 4 & 8 Brickfield Road, Coopersale, Epping, CM16 7QX (Now known as 6 & 6a Brickfield Road)	Erection of pair of semi-detached houses	Greenfield	Houses	0.052	2	0	2
EPF/0592/09	180 High Road, Loughton, IG10 1DN	Conversion of upper parts from single four bed maisonette into 2 x self contained flats, one two bedroom at first floor and one two bedroom at second floor	PDL	Flats	0.013	2	1	1

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 10/11	Dwellings lost 10/11	Net dwellings gained 10/11
EPF/0908/04	Church Farm, Church Lane, Stapleford Abbots, RM4 1ES	Subdivision of existing 5 bedroom house into two dwelling units Conversion of barn to residential use, and demolition of barn to form car parking and garden. (<i>subdivision only</i>)	PDL	Houses	0.165	2	1	1
EPF/2007/09	69 High Road, North Weald, CM16 6HW	Conversion of single dwelling unit into two dwellings. (Revised application)	PDL	Houses	0.029	2	1	1
EPF/0013/10	2 The Cedars, Buckhurst Hill, IG9 5TS	Erection of new attached dwelling with associated car parking.	Greenfield	House	0.019	1	0	1
EPF/0041/08	Petcheys, Sewardstone Road, Waltham Abbey, E4 7RF	Conversion of existing redundant agricultural building into two bed residential dwelling. (Resubmitted application)	Greenfield	House	0.018	1	0	1
EPF/0311/06	53 Cloverley Road, Ongar, CM5 9BX	New dwelling to rear of 53 Cloverley Road and garages; and demolition of existing building. (Re-submission)	PDL	Bungalow	0.080	1	0	1
EPF/0333/09	Land adjacent to 1 Warren Court/ 1 Mount Pleasant Road, Chigwell, IG7 5EW	Erection of one, three bedroom house. (Amended application)	Greenfield	House	0.014	1	0	1
EPF/0754/08	Unit 1, Envilles Farm, Abbess Road, Little Laver, Ongar, CM5 0JH	Change of use and conversion of redundant agricultural barn to residential use	Greenfield	House	0.203	1	0	1
EPF/1296/05	Adjacent to 2 Rookwood Avenue, Loughton, IG10 2DG	Two storey three bedroom detached dwelling	PDL	House	0.022	1	0	1
EPF/1316/04	Unit 2, Envilles Farm, Abbess Road, Little Laver, Ongar, CM5 0JH	Change of use and conversion of farm buildings to 3 no. dwellings.	Greenfield	House	0.350	1	0	1
EPF/1389/10	Non Conformist Chapel Meeting Room, Queens Alley, 86 Hemnall Street, Epping, CM16 4LY	Change of use and external alterations of former chapel to single dwelling house. (Revised application)	PDL	House	0.011	1	0	1

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 10/11	Dwellings lost 10/11	Net dwellings gained 10/11
EPF/1848/09 & EPF/1316/04	Unit 3, Envilles Farm, Abbess Road, Little Laver, Ongar, CM5 0JH	Amended conversion scheme (pursuant to existing consent EPF/1316/04) including additional residential floorspace within existing building	Greenfield	House	0.002	1	0	1
EPF/1917/04	Berwick Forge (Berwick Farm), Berwick Lane, Abbess Roding, Ongar, CM5 0JS	Conversion of redundant barn to live/work unit	Greenfield	House	0.455	1	0	1
EPF/1923/00	Woodpeckers, adjacent to Murrells Farmhouse, London Road, Stanford Rivers, CM5 9QE	Conversion of barn into a 3 bedroom residential unit and use of cartshed for garaging	Greenfield	House	0.120	1	0	1
EPF/1928/00	Poppin House Barn, Mill Lane, Moreton, Ongar, CM5 0DW	Alterations and conversion of barn to residential unit (amendment to approved scheme EPF/1234/99)	Greenfield	House	0.045	1	0	1
EPF/2064/06	36 High Road, North Weald, CM16 6BU	Proposed first floor front and side extension and loft conversion to form an additional dwelling	PDL	Flat	0.112	1	0	1
EPF/2187/07	Land to rear of 6 Red Oaks Mead, Theydon Bois, CM16 7LA	Erection of dwelling in part of rear garden	Greenfield	Bungalow	0.018	1	0	1
EPF/2249/05	Ashlyns Barn, Ashlyns Lane, Bobbingworth, Ongar, CM5 0ND	Residential conversion of redundant barn. Revised application (i.e. site area)	Greenfield	House	0.203	1	0	1
EPF/2402/06	Moor Hall, Harlow Tye, Matching, CM17 0PE	Change of use of agricultural building to separate dwelling	Greenfield	House	0.066	1	0	1
EPF/2421/09	Willingale House, Rockhills Farm, Norton Heath Road, Willingale, Ongar, CM5 0QG	Erection of dwelling with garage, gate lodge and cart lodge. Alternative to previously approved dwelling, approved under EPF/0734/03	Greenfield	House	1.867	1	0	1
EPF/0249/02	McKerros, Dukes Lane, Willingale, Ongar, CM5 0SW	Revised application for replacement dwelling (incorporating balcony to rear)	PDL	House	0.685	1	1	0

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 10/11	Dwellings lost 10/11	Net dwellings gained 10/11
EPF/0476/07	Gladwyns Farm, Hamlet Hill, Roydon, CM19 5JY	Demolition of existing dwelling and erection of replacement. (Revised application)	PDL	House	0.860	1	1	0
EPF/0777/08	40A Blackacre Road, Theydon Bois, CM16 7LU	Demolition of existing detached dwelling and erection of new dwelling	PDL	House	0.085	1	1	0
EPF/0794/08	The Shack / Oaklands, Low Hill Road, Roydon, CM19 5JN	Demolition of existing detached dwelling and outbuilding and erection of new detached house with detached garage. (Revised application)	PDL	House	0.400	1	1	0
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	0.088	1	1	0
EPF/1429/03	The Bungalow, The Street/Chelmsford Road, High Ongar, CM6 9NL (Now know Ridges Hopit)	Removal of condition 8 of EPF/1767/02 regarding agricultural occupancy	PDL	House	0.890	1	1	0
EPF/1841/00	Glenholme, Nursery Road, Nazeing, EN9 2JF	Demolition of existing and erection of replacement dwelling	PDL	House	0.010	1	1	0
EPF/1927/07	Green Gates, Downhall Road, Matching Green, CM17 0RD	Removal of existing bungalow and erection of replacement cottage. (Revised application)	PDL	House	0.088	1	1	0
EPF/1931/08	Millan House, 30A Piercing Hill, Theydon Bois, CM16 7JW	Amendment to EPF/862/08 for replacement dwelling to incorporate a basement area.	PDL	House	0.039	1	1	0
EPF/1983/08	Sylvan, 40 Hoe Lane, Abridge, RM4 1AU	Demolition of existing dwelling and erection of replacement dwelling. (Revised application)	PDL	House	0.112	1	1	0
RES/EPF/20 87/00	The Grange, Mott Street, High Beach, Loughton, IG10 4AP	Reserved matters application for erection of replacement dwelling. (Siting, design external appearance and means of access.)	PDL	House	0.085	1	1	0
TOTALS						391	23	368