

Local Development Framework
Annual Monitoring Report

December 2006



Epping Forest District Council
www.eppingforestdc.gov.uk

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1.0 Introduction

The Local Development Framework (LDF) system that has now replaced the Local Plan based system requires that Local Planning Authorities produce an Annual Monitoring Report (AMR) every year. This Report must be submitted to the Secretary of State (through the local Government Office) by the end of December every year, and covers the preceding financial year. This Report therefore covers the period **1st April 2005 – 31st March 2006**.

The AMR examines a number of policy areas, and demonstrates the performance in these areas using a number of indicators. This performance is then evaluated against the targets set in local or national policy, or against the policy itself if no firm measures exist.

As in last year, the Council has not yet commenced major parts of the LDF which therefore limits the number of local indicators that have been used. The Core Indicators as identified by ODPM (now DCLG) have been used to demonstrate the Council's performance in key areas.

2.0 Epping Forest District - Key Statistics

Epping Forest District is located on the north eastern edge of London, within the East of England Region. The district falls within the Metropolitan Green Belt and also contains a number of areas of environmental significance including Epping Forest itself.

A large proportion of the working age population (45%) commute out of the district to work, mainly into London. The presence of the Central Line through the district encourages a higher use of public transport than the national average (see below).

<u>Epping Forest District</u>		
Area	339 km ² (131 sq miles)	
Green Belt coverage	94%	
<u>Population</u>		
	<u>Epping Forest</u>	<u>England & Wales</u>
Population as of 2001 Census	120,896	52,041,916
Population estimate at 2004 *	121,300	53,045,600
<u>Housing</u>		
	<u>Epping Forest</u>	<u>England & Wales</u>
Average household size	2.37 people	2.36 people
Average house price January - March 2006 **	£295,021	£192,745
Percentage of households in a Council or Housing Association property	16.1%	19.2%
Percentage of vacant properties	2.3%	3.4%
Percentage of detached properties	23.4%	22.8%
Percentage of semi-detached properties	31.8%	31.6%
Percentage of terraced properties	23.5%	26.0%
Percentage of flats	17.5%	13.6%
<u>Car Ownership & Commuting</u>		
	<u>Epping Forest</u>	<u>England & Wales</u>
Households with no car/van	17.0%	26.8%
Households with one car/ van	42.2%	43.8%
Households with two or more cars/ vans	40.8%	26.4%
Percentage who travel to work by public transport	22.0%	14.5%
Percentage who travel to work by car	59.0%	61.5%
Percentage who travel to work by bicycle or foot	6.5%	12.8%
<u>Socio-Cultural Measures</u>		
	<u>Epping Forest</u>	<u>England & Wales</u>
Indices of Multiple Deprivation Ranking (out of 354) ***	234	n/a
Percentage claiming Job Seekers Allowance ****	1.7%	2.6%

Unless otherwise stated all information is sourced from the 2001 Census

* Office for National Statistics, 2004

** Land Registry, 2006

*** Indices of Multiple Deprivation, 2004

**** NOMIS April 2006

The above information reflects the attractiveness of the District as a place to live, and house prices are correspondingly high.

As of 2001, 70.3% of the population of the district lived within the main towns of Loughton, Buckhurst Hill, Chigwell, Epping and Waltham Abbey. The remainder are spread throughout the other towns and villages, which are generally more rural in nature.

3.0 Contextual Indicators

The following indicators are taken from the Indices of Deprivation (2004), which are measures of various indicators produced at “Super Output Area Lower Layout Level” (SOAs). They rank each of the SOAs in the country against “Domain Indices” in:

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

There are also two further supplementary Indices which are subsets of the main domains listed above. These are the Income Deprivation Affecting Children Index (IDACI) and the Income Deprivation Affecting Older People Index (IDAOPI). The Indices of Deprivation is collated every five years, with the next update due in 2009.

These Indicators are also combined and weighted to produce the Index of Multiple Deprivation. There are 32,482 SOAs nationally, with the SOA at number 32,482 being the least deprived in the country (which happens to be within the Borough of Basingstoke & Deane). Under this combined measure the SOA in the greatest need is in Grange Hill which is ranked 7,144th nationally. The least disadvantaged SOA is within Theydon Bois parish, and is ranked 32,160th nationally.

The categories used to derive the measures in the above domains can be found on the Department of Communities and Local Government website (www.communities.gov.uk). The table below shows the scores for each of the SOAs in the district, and key below highlights the SOAs that are in the greatest need and are the least disadvantaged for each measure.



-  Least disadvantaged SOA for particular measure
-  SOA with greatest need for particular measure

Table 1 – Indices of Deprivation and Multiple Deprivation (2004)

SOA	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	16829	20926	26214	26390	16337	1347	8773	17439	20424	19701
E01021742	Buckhurst Hill East	18101	12837	18024	21186	14535	20604	18672	16184	12079	14996
E01021743	Buckhurst Hill East	23154	15564	24734	20418	22808	21125	19974	19664	15215	10190
E01021744	Buckhurst Hill East	22741	19722	25867	28442	20127	14192	17339	10643	16531	21487
E01021745	Buckhurst Hill West	29796	26305	27087	29220	29584	20192	20275	24019	27149	25645
E01021746	Buckhurst Hill West	27175	21854	25942	29079	27711	19477	18918	18247	16818	25108
E01021747	Buckhurst Hill West	28484	25616	29405	25230	25664	19460	17525	22290	30381	16717
E01021748	Buckhurst Hill West	30065	30083	28468	28493	30207	20553	19391	17664	30664	29754
E01021749	Chigwell Row	21422	20034	18833	23025	23601	9426	17484	21205	19542	24574
E01021750	Chigwell Village	23994	28342	24288	27095	26534	6622	18143	12047	27238	31553
E01021751	Chigwell Village	29312	30898	30230	30432	28798	8422	21201	22582	27874	31504
E01021752	Chigwell Village	23716	20070	28485	26032	21054	12091	19355	13236	18403	22176
E01021753	Chipping Ongar	22214	19577	26277	25359	14335	16042	17528	14543	21176	14715
E01021754	Chipping Ongar	30180	28879	27618	30327	27013	16263	19805	29249	27332	31307
E01021755	Chipping Ongar	29670	31363	28762	29217	24190	18755	19428	19356	29590	31878
E01021756	Epping Hemnall	24516	24082	27513	27966	18609	6519	23250	20981	22981	23649
E01021757	Epping Hemnall	28999	26016	30608	30605	28000	21662	20963	11956	22757	23489
E01021758	Epping Hemnall	17751	13974	23287	21542	10675	9346	17414	21335	11692	13771
E01021759	Epping Hemnall	22528	18507	22698	25425	13203	19207	21175	20904	15885	20227

SOA	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	26266	24362	23954	27940	20587	18621	19749	19679	25734	23892
E01021761	Epping Lindsey	17723	23892	22111	20822	17389	1859	18021	14502	24935	16991
E01021762	Epping Lindsey	16807	12714	18901	19574	11001	22365	21997	10151	10035	13291
E01021763	Epping Lindsey	25056	16995	23395	27124	24313	18986	23089	22087	17638	15376
E01021764	Grange Hill	7144	3474	9519	11807	6333	3774	17875	14952	3237	12434
E01021765	Grange Hill	22800	21641	24494	25927	25152	8403	11106	21521	16344	30122
E01021766	Grange Hill	24234	23146	27102	26718	22569	6744	17705	21704	24868	26376
E01021767	Grange Hill	26417	25068	26817	29454	22621	7553	25675	22324	21145	29427
E01021768	Hastingwood, Matching & Sheering	17414	16757	24918	26270	21764	1357	16544	15930	13713	17896
E01021769	High Ongar and Willingale	17619	22158	26843	28155	16638	406	24589	14672	19943	24182
E01021770	Lambourne	15575	12010	19410	23165	10390	7869	12122	23819	8746	16497
E01021771	Loughton Alderton	8302	6470	11195	13583	4321	3334	18199	15246	6141	8634
E01021772	Loughton Alderton	18740	14126	18976	22467	14390	11018	20491	24197	13199	15294
E01021773	Loughton Alderton	15173	12103	19368	16185	8728	14839	17816	14752	11155	12969
E01021774	Loughton Broadway	12070	10351	13500	13140	7190	8287	21202	18188	11417	12111
E01021775	Loughton Broadway	14613	12213	12346	19981	9402	15193	15923	21871	12845	13335
E01021776	Loughton Broadway	12510	9065	12084	13145	10013	16768	19623	14970	10953	4944
E01021777	Loughton Fairmead	15920	12288	16599	22322	6726	19214	15495	25350	15717	8144
E01021778	Loughton Fairmead	16597	11380	19748	22138	9043	17839	21719	15122	10195	13720

SOA	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
E01021779	Loughton Fairmead	11736	8070	10836	14372	13247	17478	15004	10693	6276	8748
E01021780	Loughton Forest	30031	30640	31051	31290	28378	7428	25257	26918	30666	25642
E01021781	Loughton Forest	30770	30524	30277	30469	28592	19298	25607	16468	31057	26459
E01021782	Loughton Forest	28004	27209	29826	29759	26590	9598	22257	18349	23711	27504
E01021783	Loughton Roding	26197	26008	23484	24990	19926	18731	20112	20773	24307	28762
E01021784	Loughton Roding	23260	21275	23683	24146	20678	14417	19552	14475	17849	26710
E01021785	Loughton Roding	14052	8233	15338	17823	10070	14369	17294	24360	7462	11698
E01021786	Loughton St Johns	27900	22769	27960	28967	24696	15266	22566	22911	25793	17256
E01021787	Loughton St Johns	28316	30087	29516	29078	28278	9006	23672	15571	28084	31440
E01021788	Loughton St Johns	26935	24626	25992	26825	19458	16386	20189	26210	21725	29701
E01021789	Loughton St Marys	30538	31121	29309	30963	28445	21224	16640	20802	31205	31599
E01021790	Loughton St Marys	12485	8400	17646	17102	7108	10698	15899	15071	8957	9291
E01021791	Loughton St Marys	26855	24338	23968	27502	27440	24445	27828	8920	26013	22491
E01021792	Lower Nazeing	26062	26957	26484	30659	23429	6222	20042	23506	26205	26551
E01021793	Lower Nazeing	27782	23035	27139	31316	15431	25444	20674	26331	17416	28679
E01021794	Lower Nazeing	21133	15549	25809	28357	9680	15086	19047	24934	12028	20679
E01021795	Lower Sheering	25636	29099	29365	29960	27201	2350	21524	24383	28276	26910
E01021796	Moreton & Fyfield	21252	25273	25945	30212	24088	1840	19622	13475	29633	22944
E01021797	North Weald Bassett	21667	24758	24797	24155	9913	6700	23638	24144	23380	28868
E01021798	North Weald Bassett	27272	20998	27231	27335	16017	24377	24754	27361	19582	20768
E01021799	North Weald Bassett	16622	10973	20664	21331	11433	9842	19480	22671	10363	9851

SOA	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
E01021800	Passingford	15343	21139	25651	27785	15966	169	15680	12991	19718	23501
E01021801	Roydon	22911	21469	21457	27774	18078	9923	16127	27225	19115	22900
E01021802	Shelley	16221	11794	22956	22487	8330	6706	20867	23111	10125	13971
E01021803	Theydon Bois	26500	19024	25726	28376	19942	17258	26022	27691	17526	17265
E01021804	Theydon Bois	28017	28018	26082	24625	23419	21835	18551	20045	26243	27418
E01021805	Theydon Bois	32160	31262	28922	29916	28532	29161	26657	30208	30449	31985
E01021806	Waltham Abbey High Beach	13748	20746	17335	23626	11241	1271	12116	12005	22586	24119
E01021807	Waltham Abbey Honey Lane	20802	20355	22577	25345	10225	18354	13767	19298	20252	18504
E01021808	Waltham Abbey Honey Lane	13042	11631	16594	19043	5266	8019	16143	20205	11160	12135
E01021809	Waltham Abbey Honey Lane	14518	13702	13536	17346	7291	14529	14294	25362	15404	14263
E01021810	Waltham Abbey Honey Lane	22529	21340	25964	20681	16998	7925	21119	24070	19738	13713
E01021811	Waltham Abbey NE	10241	6798	10221	13550	5382	8820	19356	30292	6143	12128
E01021812	Waltham Abbey NE	12063	16695	15415	19710	9631	339	22351	17600	15309	18882
E01021813	Waltham Abbey NE	22599	23947	20323	24711	11748	25595	15900	18403	26235	22046
E01021814	Waltham Abbey Paternoster	14287	12367	19790	15218	7956	7084	15050	23142	15458	5350
E01021815	Waltham Abbey Paternoster	10828	11180	9669	15314	4554	6772	18305	26531	12056	13988

SOA	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
E01021816	Waltham Abbey Paternoster	7247	6323	7020	10559	3353	4228	16311	24901	6278	3234
E01021817	Waltham Abbey SW	15646	14516	20513	22848	9208	10566	10784	14042	12151	17090
E01021818	Waltham Abbey SW	15667	12739	17210	20042	13124	14733	14787	11372	13568	11056

The existing policies in the Local Plan (1998 and 2006) seek to improve the performance of each of the Super Output Areas in the district by encouraging sustainable development in appropriate areas. Ensuring suitable housing is built to accommodate, for example, a generally aging population, could help influence some measures such as “Health Deprivation and Disability”. Issues such as housing affordability, housing designed to prevent crime and access to employment can all be influenced by the planning system.

4.0 Implementation of the Local Development Scheme

The Local Development Scheme (LDS) for the district sets out the future timetable for producing documents as part of the Local Development Framework. The LDS must cover a period of at least three years, and is reviewed every year as part of the Annual Monitoring Report. Further reviews may be triggered by changes in regional and national planning policy, although where possible the need for such changes should be identified within the AMR.

Appendix 2 contains an extract of the LDS, which indicates the AMR monitoring period. The milestones within this period and council's performance against these are set out in more detail below.

Milestone to be achieved during 05/06 AMR Monitoring Period	Performance	Further Action Necessary
Redeposit of Local Plan Alterations – June 2005	The Redeposit was available for public consultation between 18 th July and 30 th August 2005. One month later than anticipated by the timetable in the LDS.	See below
Public Local Inquiry of Local Plan Alterations – January 2006	The Local Plan Inquiry took place between the 14 th and 24 th February 2006. One month later than anticipated by the timetable in the LDS.	See below

4.1 Beyond the current monitoring period

4.1.1 Local Plan Alterations

The Local Plan Alterations were adopted in July 2006 (again one month later than anticipated by the LDS). Although outside this current monitoring period, they are still of significance in relation to many of the issues raised as part of the policy analysis throughout in this Report. The one month slippage in the timetables was a result of some complex representations being made in response to the previous public consultation periods, staff shortages in Forward Planning and the changes to procedures brought about by the Transitional Arrangements. No further action is necessary as the Alterations were adopted in July 2006.

4.1.2 Statement of Community Involvement

Again, the milestones relating to this part of the LDF fall outside the current monitoring period, but it is important to highlight the changes that have become necessary to the approved LDS. Both the milestones for the Issues and Options consultation period (Regulation 25) and the Preferred Options consultation period (Regulation 26) have been met. However, due to the number and complexity of responses received at the Regulation 26 stage it has been necessary to revise the LDS to allow the Statement of Community Involvement to be submitted in February 2007 rather than the originally timetabled October 2006.

This revised LDS has been submitted to GO East for approval, but has yet to be bought into effect as there are some unresolved issues surrounding provision for Gypsies and Travellers in the district.

In addition, the Local Government White Paper "*Strong and Prosperous Communities*" (October 2006) has made a commitment to repeal the requirement for an independent examination of the Statement of Community Involvement.

4.1.3 Other LDD timetables

In relation to the proposals contained in the draft East of England Plan, the Council has taken the decision to hold back from commencing the Local Development Framework, which will implement the requirements of the Plan, until those requirements have been fully determined and adopted.

The initial LDD timetables have been altered in the revised LDS due to slippage in the original timetable for the East of England Plan. It is now anticipated that the final approval of the East of England Plan will be in early Summer 2007, which may require the timetables contained in the revised LDS to be further altered.

No further milestones have yet been reached, and the future progress towards meeting these in the future will become clearer following the adoption of the East of England Plan.

5.0 Core Output Indicators

A series of Core Output Indicators defined by key policy themes have been identified in PPS12. The Indicators as defined by PPS12 are shown in text boxes throughout section 5. Local Indicators that have been identified are contained in section 6.

5.1 Business Development

The targets for business development are provided by the Essex and Southend-on-Sea Replacement Structure Plan (2001). This Plan gives a target of 24ha of employment generating land to be developed in the district during the period 1996 – 2011. This will be superseded when the East of England Plan is approved in final form. It is anticipated that the East of England Plan will set annual targets for the provision of employment generating uses, and future AMRs will be monitored on this basis.

5.1.1 Floorspace development by employment type

Measure 1(a)

Amount of floorspace developed by employment by type

In monitoring floorspace in employment use it has proved difficult to obtain wholly accurate figures. In many instances where simply a change of use is required, Building Control approval (and therefore inspections at various dates) are not required. Where this is the case, much of the approved floorspace has been classed as “available” floorspace, when in fact it may be complete. This unsatisfactory gap in the data provided will be addressed by subsequent AMRs when more resources are available to complete full surveys of the planning applications that have been granted.

The information below comprises all employment uses that have been granted planning permission in the last five years (the length of time a planning permission is valid).

In 2005/6 44,446m² of floorspace was available for employment use (classes B1-8 only). Of this:

	Class	Amount	Total for class
Floorspace available due to change of use	B1	129m ²	24,668m ² (55.5%)
	B1a	400m ²	
	B2	158m ²	
	B8	10,109m ²	
	B1-8 (split unknown)	13,872m ²	
Completed floorspace	B1-8 (split unknown)	1,848m ²	1,848m ² (4.2%)
Incomplete floorspace	B1	130m ²	17,930m ² (40.3%)
	B2	200m ²	
	B1-8 (split unknown)	17,600m ²	
Total available floorspace			44,446m²

5.1.2 Floorspace by type in employment or regeneration areas

Measure 1(b)

Amount of floorspace developed for employment by type, in employment or regeneration areas.

In 2005/6 22,299m² of the total floorspace available was in designated employment areas, this is 50.17% of all employment floorspace created. There were no completions in regeneration areas as there are none designated in the district.

	Class	Amount	Total for class
Floorspace available due to change of use	B1	530m ²	2,767m ²
	B8	854m ²	
	B1-8 (split unknown)	1,383m ²	
Completed floorspace	B1-8 (split unknown)	1,848m ²	1,848m ²
Incomplete floorspace	B1	130m ²	17,730m ²
	B1-8 (split unknown)	17,600m ²	
Total available in employment areas			22,299m²

5.1.3 Floorspace by type on previously developed land

Measure 1(c)

Amount of floorspace by employment type, which is on previously developed land.

In 2005/6 5067.2m² of floorspace was available on previously developed land, this is 11.4% of all floorspace available.

This breaks down as follows:

B1(a) Offices- 467.2m²

B8 Storage/Distribution- 1,750m²

B1-8 Split Unknown- 2,850m²

5.1.4 Employment land available

Measure 1(d)

Employment land available by type

In 2005/6 17.88ha of employment land (either allocated in the Local Plan, or with Planning Permission) was available in the District. Of this 15.78ha is change of use, 0.06ha is complete and 2.04ha is currently under development.

Our current allocations of employment land will be reviewed in light of the East of England Plan once that plan has been adopted.

5.1.5 Losses of employment land

Measure 1(e)
Losses of employment land in (i) employment/regeneration areas and (ii) local authority area

In 2005/6 3.41ha of land that was either formally in employment use, or had been allocated for employment use was lost to other uses.

(i) Employment areas

B1c (Light Industrial), B2 (General Industrial), B8 (Storage/Distribution) - 1.91ha, split unknown (56% of land lost from employment use).

(ii) Remainder of local authority area

B1c (Light Industrial), B2 (General Industrial), B8 (Storage/Distribution) - 1.5ha, split unknown (44% of land lost from employment use).

5.1.6 Employment land lost to residential development.

Measure 1(f)
Amount of employment land lost to residential development.

In 2005/6, 0.06ha of land that was either formally in employment use, or had been allocated for employment usage was lost to residential use.

5.1.7 Policy Analysis

Policy BIW4 of the Essex and Southend-on-Sea Replacement Structure Plan (2001) seeks to protect employment land from being put to other uses. This policy has been used on several occasions to prevent the loss of employment generating land in the district. This policy is further supplemented by policy E4A of the Local Plan Alterations, which similarly seeks to protect employment land. E4B of the Alterations sets out the Council's preferences for alternative uses should continued employment use be considered inappropriate on a site.

The use of E4A and E4B will be monitored more closely as part of the next AMR.

5.2 Housing

Housing targets for the district are given by the Essex and Southend-on-Sea Replacement Structure Plan (2001). This Plan sets out that the Council should provide development land for 2,400 (net) new homes in the period 1996 – 2011. This equates to an annualised target of 160 homes per annum throughout the Structure Plan period.

Further targets will be set for the district through the East of England Plan, which is anticipated to receive final approval from the Secretary of State in Summer 2007.

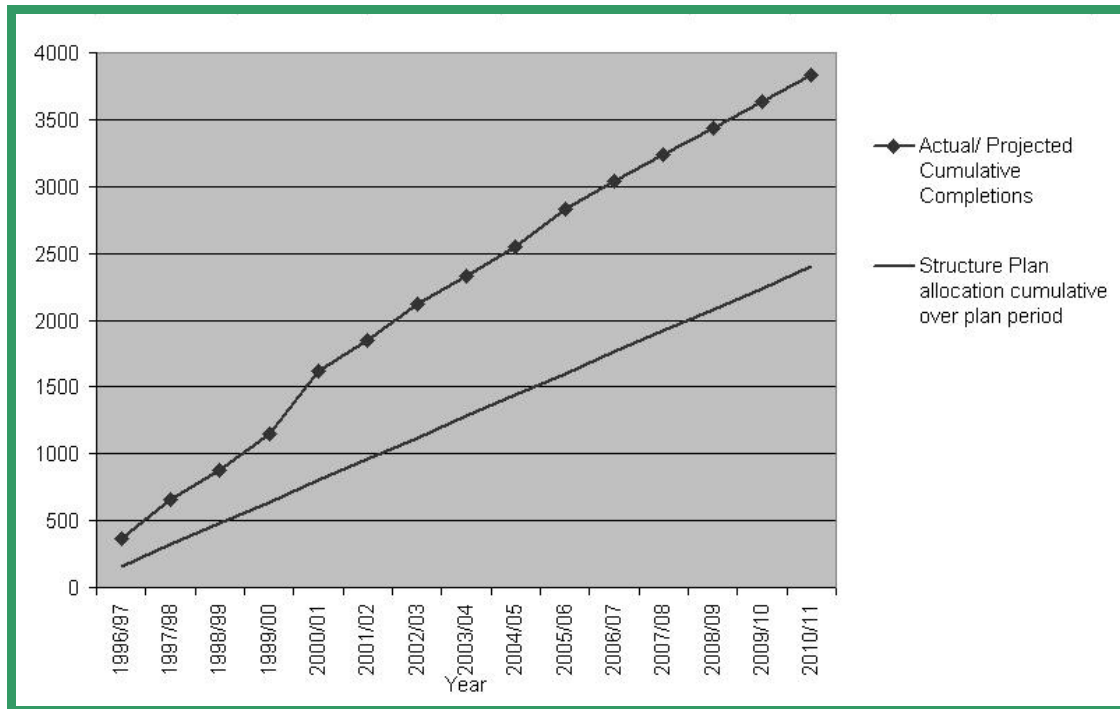
5.2.1 Housing Trajectory

Measure 2(a) (i)

Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer.

Monitoring Year	Net number of dwellings completed
1996/97	361
1997/98	300
1998/99	217
1999/00	270
2000/01	467
2001/02	237
2002/03	270
2003/04	202
2004/05	225
2005/06	286
Total	2,835

Chart 1 – Actual & Projected Completions compared to Structure Plan targets



Housing completions have been achieved in excess of the Structure Plan time span throughout the period to date. The particularly large number of completed new homes experienced in 2000/01 was as an outcome of the poor implementation of Local Plan policy I2 (Phasing of Large Developments), which then resulted in many of the housing sites allocated within the Local Plan (1998) to be built around the same time. Changes in national policy concerning the preferential re-use of previously developed land has also led to a higher than expected number of dwellings being built on windfall sites. This position cannot, however, be expected to continue indefinitely.

Measure 2(a) (ii)
Net additional dwellings for the current year

In 2005/06 there were 301 completions of new dwellings. Of these, 15 were replacements for existing dwellings, making the net total of new dwellings in this monitoring period 286. Full details of the additional dwellings completed in this monitoring period are contained in Appendix 2.

These dwellings have been completed entirely on windfall sites, as no Local Plan Allocations remain to be developed.

Measure 2(a) (iii)

Projected net additional dwellings up to the end of the relevant Development Plan Document period or over a ten year period from its adoption, whichever is the longer.

Based on current completion rates of windfall sites, it is estimated that it is possible to continue to provide approximately 200 net completions each year until 2011. As above, all site allocations for housing purposes within the Local Plan (adopted 1998) have been granted planning permission and completed, as have all suitable sites identified by the Urban Capacity Study (2002).

It is not possible to produce a more detailed projection of completions up to the end of the Structure Plan period, due to the nature of windfall sites. This will be further reviewed following the final approval of the East of England Plan.

Measure 2(a) (iv)

The annual net dwelling requirement

The annualised target from the Essex and Southend-on-Sea Replacement Structure Plan (2001) is 160 (net) units. This figure has been exceeded (see Table 1 and Chart 1 above), and no further targets will be set until the East of England Plan is approved.

This target will be reviewed in light of the requirements of the East of England Plan.

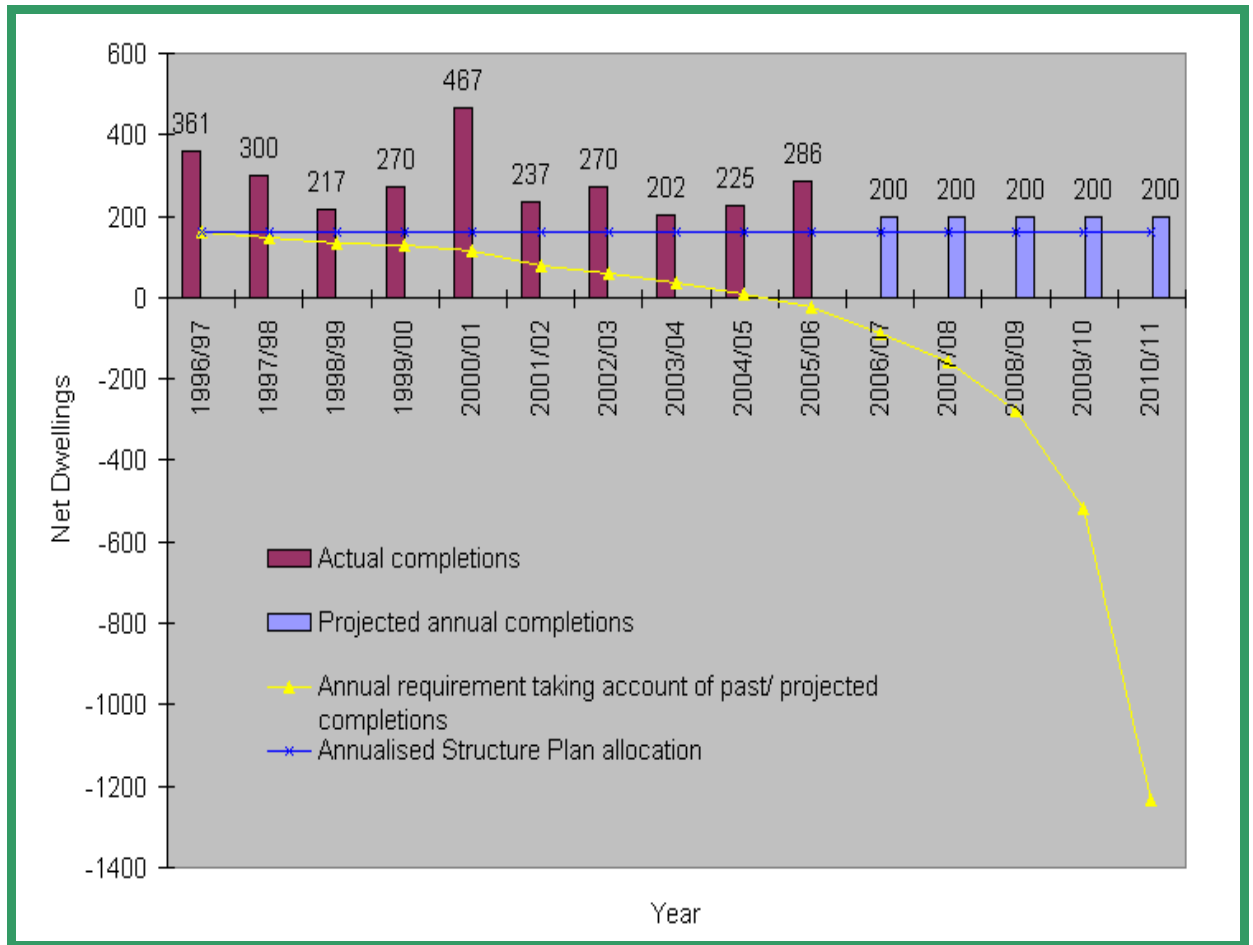
Measure 2(a) (v)

Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.

The targets set within the Essex and Southend-on-Sea Replacement Structure Plan have already been met and exceeded. There is no need for additional net dwellings to be identified at the current time.

The Council is aware this situation will change in the coming months when the East of England Plan is approved in its final form. Development Plan Documents will be formulated in response to the requirements of the East of England Plan.

Chart 2 – Housing Trajectory



5.2.2 Previously Developed Land

Measure 2(b)

Percentage of new and converted dwellings on previously developed land.

In 2005/06, 95.7% of dwellings completed in Epping Forest District were on Previously Developed Land.

The target contained within the Best Value Performance Plan is 70%; which has clearly been exceeded this year.

It is anticipated that the East of England Plan will contain a policy which sets a percentage of dwellings to be provided on Previously Developed Land, and as a result when the Plan is finally approved the target in the Best Value Performance Plan will be reviewed.

5.2.3 Housing Density

Measure 2(c) (i)

Percentage of new dwellings completed at:

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

Density achieved	Percentage of completions
(i) less than 30 dph	7.3%
(ii) between 30 and 50 dph	32.2%
(iii) more than 50 dph	60.5%

The majority of development achieved a density within, or in excess of, the density ranges set out in PPG3.

5.2.4 Affordable Housing Completions

Measure 2d

Affordable Housing Completions

During this monitoring period 78 affordable units were completed. This is 25.9% of the gross number of completions for the year.

Overall performance for this year has fallen below the target set out by the Affordable Housing Manual 2001 (Supplementary Planning Guidance), however this analysis masks the composition of the sites that have been developed in this monitoring period, as only four of them were of a suitable size to seek affordable housing. Taking only these suitable sites into account, the percentage of affordable housing achieved is 31.7%.

The Local Plan Alterations, adopted July 2006 (outside this monitoring period) now seek affordable housing on sites in urban areas that will provide 15 or more dwellings or are 0.5ha or larger. In rural areas there are varying requirements for affordable housing dependent on the sites that are being proposed for development.

5.2.5 Policy Analysis

The housing policies in the adopted Local Plan (1998) have been entirely reviewed and largely replaced by new policies in the Local Plan Alterations. The new policies reflect the position demonstrated above in relation to the provision of housing land, and set out clearly that this position will be reviewed again when the East of England Plan has been adopted.

The provision of affordable housing within the district is a priority for the Council. 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 has adopted new policies on the provision of affordable housing, which seek

higher percentages to be provided on suitable sites. The definition of a suitable site has also been amended to take better account of the smaller sites that have been coming forward for development in recent years. The impact of these new policies will be reported in the AMR for the next monitoring period.

In addition a new policy has been included in the Local Plan Alterations, which seeks a percentage of new dwellings on suitable sites to be built in accordance with the Lifetime Homes Standard. This policy also links to the requirement in the Essex Local Area Agreement for 3% of all new dwellings in Essex to be built to the standard by 2009.

A full analysis of the performance of the new policies contained within the Local Plan Alterations will be included in the next edition of the AMR.

5.3 Transport

5.3.1 Car Parking Standards

Measure 3a

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

No formal monitoring was possible in 05/06 of this measure on all development.

As far as is known, no completed non-residential development within UCOs A, B and D exceed the car parking standards.

Current car parking standards for the district are contained within the "Essex Planning Officers Association Car Parking Standards", which was adopted as SPG by Epping Forest District Council in 2001. Car parking standards are being reviewed as part of the production of the East of England Plan, and will be implemented once the document has been adopted.

5.3.2 Public Transport Accessibility

Measure 3b

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

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

The majority of residential development (of 301 total gross dwellings) are within 30 minutes public transport of a GP's surgery, a hospital, a primary school, an employment area and a major retail centre.

Table 2 - Amount of new residential development within 30 minutes public transport time of:

GP Surgery	Hospital	Primary School	Secondary School	Employment	Retail Centre	Total Gross
298	241	298	297	247	246	301
99.0%	80.1%	99.0%	98.7%	82.1%	81.7%	-

If only sites of more than 10 dwellings are considered (259 gross dwellings), all are within 30 minutes public transport of a GP's surgery, primary school, and a

secondary school. 80.3% of residential development of this size is within 30 minutes public transport journey of a hospital, an employment centre and a major retail centre.

Table 3 - Amount of new residential development of 10 or more units within 30 minutes public transport time of:

GP Surgery	Hospital	Primary School	Secondary School	Employment	Retail Centre	Total Gross
259	208	259	259	208	208	259
100.0%	80.3%	100.0%	100.0%	80.3%	80.3%	-

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. However, the existing good performance in this measure is also due to the majority of the district being within the Green Belt, which additionally focuses development into the urban areas where these services are more likely to be found.

5.4 Local Services

5.4.1 Retail, Office and Leisure Development

Measure 4a
Amount of completed retail, office and leisure development

Developments of retail, office and leisure uses are currently monitored if they are above 1,000m². Only two retail developments of this size were completed in the 2005/06 monitoring year – Tesco in Waltham Abbey, and Marks & Spencer Simply Food in Loughton.

The first phase of the Higgins headquarters building was completed in Langston Road in June 2005, and similarly the headquarters of Kier have been completed on the opposite side of Langston Road during this monitoring period.

No leisure developments have been completed in 2005/06.

Measure 4b
Amount of completed retail, office and leisure development in town centres

The identified retail developments above are both within designated town centres.

The office developments are not within a town centre, but both fall within designated employment areas in Loughton.

5.4.2 Open Spaces

Measure 4c
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, although none have been awarded in this monitoring period. Due to issues surrounding the leasing arrangements of the Roding Valley Meadows in Chigwell, the Green Flag awarded in the previous year was not renewed this year. It is proposed that the award will be sought again during 2007. Applications for Green Flag/ Pennant status for other sites managed by EFDC will also be made as appropriate.

A study as required by PPG17 has not yet been undertaken, although it has been recognised in the current LDS that this is necessary to inform the production of the LDF.

5.5 Minerals and Waste

Measures 5 and 6 of the Core Indicators relate specifically to the monitoring of Minerals (Measure 5) and Waste (Measure 6). These 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

Measure 7
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

In November 2005, the Council resolved to grant planning permission for a medical centre in Ongar against the recommendation of the Environment Agency. The section 106 agreement has not yet been signed, so planning permission has not yet been issued.

No other planning permissions have been granted contrary to Environment Agency advice.

5.7 Biodiversity

Measure 8
Change in areas and populations of biodiversity importance, including:
(i) change in priority habitats and species (by type); and
(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.

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

Table 4 – Sites of biodiversity importance

Designation	Area
Special Area of Conservation (SAC)	Epping Forest
Special Protection Area (SPA)	Lea Valley (including Amwell Quarry, Rye Meads, Turnford and Cheshunt Pits and Walthamstow Reservoirs) – 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) – only Turnford and Cheshunt Pits fall partly within this district

Designation	Area
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)	There are approximately 180 of these sites around the district, identified by the Essex Wildlife Trust through a Phase 1 Habitat Survey.
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)

The designation of these areas originates from the EC (the "Habitats Directive"), and includes natural and semi-natural habitats and other sites containing species of community importance. Member states are required to take measures to maintain or restore such habitats and species at or to safe levels for conservation.

The main area of Epping Forest was designated as a SAC on 1st April 2005, and is the only such area designated in the district (Measure 8(ii)). Policy NC1 seeks to provide protection to areas designated as SACs, and policy HC5 provides further protection to the Forest in accordance with the requirements of the City of London as owners and Conservators of the Forest. Policy CP2 of the Local Plan Alterations seeks to give further protection to such areas.

In addition, the Habitats Directive has now been transposed into UK law, and an "Appropriate Assessment" is required to accompany 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 will need to be considered in this way in future – such an assessment is currently being carried out in relation to some of the East of England Plan proposals.

5.7.2 Special Protection Areas (SPAs)

The EC "Birds 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 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. Policies in the adopted Local Plan can have a direct influence on the use of the area for recreational purposes, and could have an indirect influence over the other identified issues. Policy NC1 seeks to protect SSSIs, SPAs and SACs, and more specific guidance is provided on development within the Lee Valley Regional Park in general by policies RST23 and RST24. Policy CP2 of the Local Plan Alterations seeks to protect areas subject to an international, national or strategic environmental designation in accordance with PPS9 and Local Plan policy NC1.

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

5.7.3 Ramsar Sites

Ramsar sites are wetlands of international importance designated under the Ramsar Convention (1971). 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.

Policies NC1 (1998 Local Plan) and CP2 (2006 Local Plan Alterations) seek to protect these areas.

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

5.7.4 Sites of Special Scientific Interest (SSSIs)

SSSIs are designated by Natural England and are selected for their value in terms of flora or fauna, or their geological or physiological (i.e. landform) features. The Council has made a commitment in the Local Plan to protect these areas from damage or destruction caused by inappropriate development, and as such policies NC1 (1998 Local Plan) and CP2 (2006 Local Plan Alterations) are relevant.

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 survey of the Local Wildlife Sites in the district has not been undertaken since 1992, although a partial review was undertaken in 1996. It is anticipated that further survey work will be undertaken as part of the preparation work for the LDF. Following the completion of any further study work further analysis of the Local Wildlife Sites can be included in future AMRs.

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 Local Nature Reserves in the District, covering an area of 90.37 hectares. It is proposed that a site in Norton Heath will also be designated as a Local Nature Reserve during 2007.

A Woodland Management Grant has recently been received from the Forestry Commission in respect of Chigwell Row Woods. The purpose of the grant is to encourage low key, sustainable woodland practice, and will be used to maintain the woods. A further Woodland Management Grant has been applied for in respect of Roughtalley's Wood in North Weald, but this has not yet been approved.

5.8 Renewable Energy

5.8.1 Permitted Schemes

Measure 9
Renewable energy capacity installed by type

No schemes involving renewable energy were completed in 2005/06.

Planning permission has been granted for a roof mounted domestic wind turbine and solar panels in Epping (October 2005). The scheme involves other building work in addition to the installation of the turbine, and is currently in progress.

Three further applications for domestic turbines have been made. An outline planning application (not yet determined) for a large residential scheme has also indicated that renewable energy will be included at the detailed application stage. The details of this scheme are not yet known, and should planning permission be granted information on the renewable energy component will be included in future AMRs.

Address	Proposal	Status
17 Bower Hill, Epping	EPF/1262/05 – New roof incorporating loft conversion with new front porch, wind aerial and solar panels on rear roof slope.	Planning permission granted 12/10/2005. Building work in progress.
91 London Road, Stanford Rivers	EPF/1972/06 – Erection of wind turbine (1kW @ 12.5m/s)	Not yet determined
Anchor House, Anchor Lane, Abbess Roding	EPF/1996/06 – Demolition of redundant outbuildings and erection of new garage including provision of roof mounted 1.5kW wind turbine.	Not yet determined
7 Ashfields, Loughton	EPF/2212/06 – Erection of 1.0 kW wind turbine	Not yet determined

5.8.2 Policy Analysis

The adopted Local Plan (1998) does not contain policies relating to the provision of renewable energy generation. In the recent past the Council has relied on policies contained within the Essex & Southend-on-Sea Replacement Structure Plan to seek developments which conserve energy and where possible generate power.

The Local Plan Alterations (2006) now contain policies that seek a contribution towards the energy demands of new development in the form of integrated renewable energy equipment. Policies CP4 and CP5 set out the Council's approach to energy conservation and sustainable building practices, although these policies do not contain targets for the amount of energy to be generated via renewable sources. This matter will be reconsidered as part of the appropriate section of the LDF.

5.9 Gypsies and Travellers

In addition to the Core Indicators identified in PPS12, the Council is also required to provide information about the provision made within the district for gypsies and travellers.

5.9.1 Number of Sites

Table 5 – Gypsy and Traveller Sites

	Authorised Sites		Unauthorised Sites	
	Permanent	Transit	Permanent	Transit
July 05	111	None within Essex	51	None within Essex
January 06	117		43	
July 06	94		32*	
Total	332		126	

* This may be the number of caravans rather than the number of sites.

The above information has been obtained from the six monthly returns made to DCLG. Full details of the sites are not currently available.

5.9.2 Planning Permissions

No planning permissions have been granted for gypsy or traveller sites during the monitoring period.

Planning permission for six gypsy pitches was granted in October 2003 at Greenleaver Nursery, Hoe Lane, Nazeing and this permission has been fully implemented. No further applications have been granted that are still valid.

In the last five years several applications have been made for gypsy and traveller sites, and only the one above has been granted planning permission. All other applications have been refused either by the Council or subsequently at Appeal.

5.9.3 Assessment of Gypsy and Traveller Needs

Study work has been commissioned by Essex County Council to ascertain the need for gypsy and traveller accommodation across Essex. The initial findings of the survey were published in 2006, and further work is now needed on a district-by-district basis. This study work will more or less, coincide with the draft Regional Spatial Strategy Review of Gypsy and Traveller provision which is currently being undertaken by the East of England Regional Assembly.

The timetable for this single-issue Review anticipates that the finally approved document, containing district allocations for gypsy and traveller site provision, will be available in September 2009. As a result of the allocations made in this document, the Council will be required to make site-specific allocations for gypsy and traveller provision. The Council will be required to make a commitment in the Local

Development Scheme setting out how the provision of gypsy and traveller sites will be dealt with in response to the Review of the East of England Plan.

5.9.4 Policy Analysis

Policy H10A of the Local Plan Alterations sets out the Council's current approach to applications for gypsy and travellers 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) that this policy will need to be reviewed in light of a full assessment of need.

6.0 Local Indicators

The following Local Indicators have been identified as part of the work undertaken on the Local Plan Alterations. These particular policy areas have previously been identified as being under some stress, and as such the policies have been reviewed. The adoption of the Local Plan Alterations in July 2006 (outside the current monitoring period), will have a positive impact on the Council's performance in these areas and will be more fully reported on in subsequent AMRs. The following information sets out the issues that have been experienced and the action taken to remedy these problems.

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 policies in the adopted Local Plan (1998) have been entirely replaced by those in the Local Plan Alterations (2006), and the impact of these new policies will be reported in the coming years.

The policies were replaced as it had become apparent there had been some inconsistency in application of the policies, particularly in relation to the use of primary and secondary frontages in the town centres. To rectify this matter, a new more unambiguous approach has been adopted which concentrates on single areas of key frontage with a more realistic percentage of non-retail uses permitted in these areas.

Survey work had demonstrated that in all but one of the main town centres (which are Buckhurst Hill, Epping, Loughton Broadway, Loughton High Road, Ongar and Waltham Abbey) non-retail uses in the primary shopping frontages were above the target of 20%. Only Loughton Broadway was still within the policy target with 17.2% non-retail use within the primary shopping frontage. Within secondary shopping frontage areas, only Waltham Abbey had breached the 60% target of non-retail use. It is intended that the new policy approach will concentrate retail uses in the identified "key frontage" areas of the town centres, whilst allowing more flexibility for non-retail uses outside of these key areas in recognition of the contribution these uses can make to successful 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, and 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.

The policy of containment has been successful in preventing the spread of glasshouses beyond these designated areas, as the table below demonstrates:

Table 6 – Glasshouse development

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	7.70	7.46	96.88
Total	87.00	85.55	92.67

Due to the way in which the records relating to glasshouse development have previously been kept, there are some gaps in the information given. However, it is considered that the implementation of a new computer system and administration regime within Planning Services will rectify this problem in the coming years. A full review of the glasshouse permissions will be presented in the next AMR.

6.3 Locally Listed Buildings

Nationally Listed Buildings are afforded protection through the planning system from demolition and unsympathetic alterations. Councils are also encouraged to identify and protect unlisted buildings which contribute to the historic, architectural and visual character of the district. As a result of the adoption of the Local Plan Alterations (July 2006), policy HC13A has been introduced which states the Council's intention to create a "Local List".

The first 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 on inclusion. A full review of the List will be undertaken every five years.

Policy HC13A and the Local List were adopted beyond the current monitoring period, but examples have already been noted of instances where properties have been proposed for demolition or unsympathetic alterations, and this has been resisted due to the new policy and Local List.

The impact of this policy will be further reported in the next AMR when more information is available.

7.0 Future Actions

This AMR has highlighted a number of areas where future action is required.

7.1 Monitoring requirements

In response to previous monitoring requirements, internal systems for housing monitoring are well established. Some gaps remain however, in the monitoring processes for employment uses and glasshouse monitoring.

The accurate monitoring of employment uses within the district requires more survey work to be undertaken of the planning permissions granted, and the availability of development land. This has not been fully undertaken during this monitoring period.

The new policies relating to the development of horticultural glasshouses in the Local Plan Alterations (July 2006) requires a new regime of data collection to be implemented to accurately monitor the policies of glasshouse containment.

In both cases it is expected that this shortfall in information gathered will largely be addressed by a full time Information & Technical Officer joining the Forward Planning team in April 2007. The currently identified gaps in the monitoring data are largely due to insufficient numbers of staff being available to gather and collate the required information.

In addition the use of the new policies contained in the Local Plan Alterations will need to be monitored to ensure their successful implementation.

7.2 Future review of the Local Development Scheme

It has already been identified above (see 4.1.3) that the timetable for adoption of the East of England Plan has slipped again. The East of England Regional Assembly (EERA) now propose that adoption will occur in Summer 2007, which is likely to have an impact on the timetables currently proposed in the approved LDS.

In addition, a single issue review of the East of England Plan is currently underway to address the need for Gypsy and Traveller accommodation in the region. The Council will also have to include provision for this matter to be included within the LDF; this could be either as part of a DPD already programmed or as a separate DPD.

The Statement of Community Involvement (SCI) has not yet (as of December 2006) reached the submission stage. Following a recent commitment in the Local Government White Paper "*Strong and Prosperous Communities*" (October 2006) the need for the SCI to be subject to an independent examination may not be necessary. If this change in legislation occurs before the council submits the SCI, there will be a requirement to change the LDS to reflect this.

Appendix 2 Details of housing completions 2005/06

Application Reference	Address	Development Details	Land Status	Dwellings Lost 05/06	Dwelling Type	Dwellings Completed 05/06	Site Area (Ha)
EPF/1324/02	Rear of 44, Sun Street, Waltham Abbey	Part one and two storey extension to provide new retail area and 1 one-bed flat and 1 two-bed flat	PDL	0	Flats	2	0.006
EPF/0460/01	182 High Road, Loughton	Conversion of existing dwelling to three self-contained units	PDL	1	Flats	3	0.01
EPF/1191/01	148 High Road, Loughton	Alterations to building to provide two studio flats	PDL	0	Flats	2	0.01
EPF/1756/02	2 Church Close, Loughton	House	PDL	0	House	1	0.02
EPF/1950/02	Rear of 11 Forest Drive, Theydon Bois	Change of use from bakery to dwelling	PDL	0	Flats	1	0.027
EPF/0366/02	St. Winifreds, Eldon Road, Roydon	Demolition of existing house and erection of this house and EPF/1771/02.	PDL	0	House	1	0.0367
EPF/0553/02	Alderwood Equestrian Centre, New Farm Drive, Abridge	Conversion of stables and barn to residential dwellings	Greenfield	0	House	5	0.04
EPF/0911/00	Motts Farm, Nupers Hatch, Stapleford Abbots	Conversion of barn to dwelling	Greenfield	0	House	1	0.04
EPF/478/05	Rear of Thatched House, 236 High Street, Epping	14 flats and underground parking	PDL	0	Flats	14	0.04
EPF/0715/01	Land between 4 and 8 Brickfield Road, Epping	Pair of semi-detached dwellings	PDL	0	Semi Detached	2	0.04

Application Reference	Address	Development Details	Land Status	Dwellings Lost 05/06	Dwelling Type	Dwellings Completed 05/06	Site Area (Ha)
EPF/0229/03	Garden Cottage, Lippitts Hill, High Beach	Demolition of existing bungalow, replacement with new dwelling	PDL	1	House	1	0.04
EPF/1832/03	Former Burty's bar, 24/28 Queens Road Buckhurst Hill	Demolition of pub and house (28 Lower Queens Road) and erection of 23 two-bed apartments with 100% parking	PDL	1	Flats	20	0.04
EPF/2159/04	2 Thaxted Way, Waltham Abbey	New Detached dwelling (beside existing dwelling)	PDL	0	House	1	0.04
EPF/2384/03	Land Between 4 and 8 Brickfield Road, Epping	Erection of pair of semi-detached dwellings	PDL	0	Semi Detached	0	0.04
EPF/2176/03	64A Bower Hill, Epping	Demolition of existing dwelling and erection of two semi-detached dwellings	PDL	1	House	2	0.05
EPF/0666/03	2 Thaxted Way, Waltham Abbey	Construction of dwelling	PDL	0	Detached	1	0.05
EPF/2288/03	3 The Mead, Nazeing New Road, Nazeing	Demolition of existing house and erection of detached replacement	PDL	1	House	1	0.06
EPF/2353/03	280 High Road, North Weald	Demolition of bungalow and erection of two linked houses. (Also covered by BN/0318/04)	PDL	1	Semi Detached	2	0.06
EPF/0981/04	Coopersale Farm, Coopersale, Epping	Amendment to EPF/2038/02 - two dwellings	Greenfield	0		1	0.07
EPF/0543/03	Four Winds, Bury Road, Sewardstone	Demolition of existing and erection of replacement	PDL	1	House	1	0.08

Application Reference	Address	Development Details	Land Status	Dwellings Lost 05/06	Dwelling Type	Dwellings Completed 05/06	Site Area (Ha)
EPF/0237/04	Trelawny, Riverside Avenue, Nazeing	Demolition of bungalow and erection of replacement	PDL	1	Bungalow	1	0.08
EPF/1340/03	Little Cam, Mill Street, North Weald	Demolition of existing and erection of replacement	PDL	1	House	1	0.1
EPF/1729/04	Hillside Nursery, Hamlet Hill, Roydon	Demolition of existing dwelling and erection of bungalow and detached garage.	PDL	1	Bungalow	1	0.11
EPF/0217/01	14 Sparelease Hill, Loughton	Replacement dwelling	PDL	1	House	1	0.11
EPF/1668/02	47 Tomswood Road, Chigwell	Demolition of existing chalet bungalow, replacement two storey house (internal garage and rooms in roofspace)	PDL	1	Detached	1	0.12
EPF/0866/03	105-107 High Road, Loughton	Demolition of existing building and erection of 14 flats	PDL		Flats	14	0.14
EPF/1537/04	1 & 2 Woolston Manor Cottage, Abridge Road, Chigwell	Demolition of two semi-detached houses, erection of two detached houses - reserved matters from EPF/1639/03	PDL	2	Detached	2	0.14
EPF/1211/02	10 Stradbroke Drive, Chigwell	Revised details of detached dwelling with underground parking	PDL	1	Detached	1	0.21
EPF/0124/03	Grove House Farm, Stapleford Road, Stapleford Abbots	Conversion of single storey farm shop and corner of barn to two dwellings	Greenfield	0	House	2	0.2604

Application Reference	Address	Development Details	Land Status	Dwellings Lost 05/06	Dwelling Type	Dwellings Completed 05/06	Site Area (Ha)
EPF/1948/01	Spurriers Farm, Chelmsford Road, High Ongar	Conversion of farm buildings from storage of laundry equipment to three dwellings and garages	Greenfield	0	Semi Detached	1	0.3
EPF/1367/00	Sawkins Farm, Mount End, Theydon Mount	Conversion of barn to dwelling	Greenfield	0	House	1	0.32
EPF/2027/00	North Stable, Alderwood Equestrian Centre, New Farm Drive, Abridge	Conversion of stable	Greenfield	0	House	1	0.35
EPF/0324/02	Drill Hall & Government House, Highbridge Street, Waltham Abbey	Development of 43 dwellings over 530m ² of mixed A1, A2 and A3 use	PDL	0	Flats	41	0.4
EPF/2130/03	Granville Works, Granville Road, Epping	Details of 17 residential units, garages and carports (outline application was for 18)	PDL	0	House	17	0.45
EPF/2038/02	Coopersale Farm, Houblons Hill, Coopersale	Conversion of two barns into dwellings	Greenfield	0	House	1	0.73
EPF/0606/02	The Cutting Edge, Sun Street, Sheering	Duplicate application for change of use of industrial land to residential providing 51 units together with ancillary works.	PDL	0	Flats	10	1.09
EPF/0606/02	The Cutting Edge, Sun Street, Sheering	Duplicate application for change of use of industrial land to residential providing 51 units together with ancillary works.	PDL	0	House	41	1.09
EPF/0856/01	Essex County Council Highways Depot, Epping Road, Ongar	Also EPF/0857/0, RES/EPF/0630/04 Reserved matters, 81 two, three and four-bed homes	PDL	0	House	81	1.57

Application Reference	Address	Development Details	Land Status	Dwellings Lost 05/06	Dwelling Type	Dwellings Completed 05/06	Site Area (Ha)
EPF/0001/02	Ongar Campus, Fyfield Road, Ongar	Demolition of existing, reprovision of education and community facilities. Erection of 71 dwellings.	PDL	0	House	21	1.78
		TOTALS:		<u>15</u>		<u>301</u>	<u>10.15</u>

