

**Local Development Framework
Annual Monitoring Report**

December 2007



Epping Forest District Council

www.eppingforestdc.gov.uk

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1.0 Introduction

During the last few years, the old Local Plan system has been replaced by the new Local Development Framework (LDF). This new LDF system requires that several, smaller documents are produced, rather than one large Local Plan. One such LDF document is the Annual Monitoring Report (AMR).

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

The AMR must be submitted to the Secretary of State (via the appropriate Local Government Office – The Government Office for the East of England, GO East) by the end of December of each year. Each AMR covers the preceding financial year. This report therefore covers the period from the 1st April 2006 to the 31st March 2007.

As in the previous year, this Council still has yet to commence major parts of the LDF, and so the number of local indicators that have been used are limited. The Council has therefore used Core Indicators identified by the Office of the Deputy Prime Minister (ODPM), now Communities and Local Government (CLG).

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 and Waltham Abbey. The remaining quarter live in more rural areas, including the large villages of Roydon, Nazeing, North Weald and Theydon Bois.

94% of the district falls within the Green Belt, giving it the largest proportion of Green Belt within the East of England. It also contains many other areas of natural significance such as the part of Epping Forest which is designated a Special Area of Conservation (SAC).

Approximately 38% of the working population of the district live and work within it. However, London is the largest source of employment for those living in the district, with approximately 45% of the working population commuting there to work. The presence of the Central Line through the district encourages the use of public transport to achieve this out-commuting. House prices are correspondingly high.

Epping Forest District - Key Statistics			
Area	339 km2 (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-2006*	122,900	5,606,600	53,728,800
Housing	Epping Forest	East of England	England & Wales
Average household size	2.37 people	2.36 people	2.36 people
Average house price 2006 **	313,870	212,186	204,235
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	Great Britain
Indices of Multiple Deprivation Ranking (out of 354) ***	229	n/a	n/a
Percentage claiming Job Seekers Allowance ****	1.40%	1.60%	2.10%

Unless otherwise stated all information is sourced from the 2001 Census

* Mid-2006 Population Estimates - Office for National Statistics, 2007

** Mean house prices data by district - Land Registry, 2006

*** Indices of Multiple Deprivation - CLG, 2007

**** Labour Market Profile - NOMIS, April 2007

3.0 Contextual Indicators

The indicators in this section are taken from the Indices of Deprivation (2007), which the CLG published earlier in December 2007.

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

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

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

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


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

The resulting Indices of Deprivation for each SOA 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 SOAs in England, with the SOA at number 32,482 (which happens to be an area in Wokingham) being the least deprived, and the SOA at number 1 (which is an area in Liverpool) being the most deprived.

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

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

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

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


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

Table 1 – Indices of Deprivation and Multiple Deprivation (2007)

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

SOA	Ward	Location of SOA 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
E01021757	Epping Hemnall	N	29062	26316	29734	29224	27520	22116	23584	12932	21326	26937
E01021758	Epping Hemnall	W	15281	11308	17350	21470	10780	8405	16443	21006	8613	14857
E01021759	Epping Hemnall	S	22988	18791	21984	21505	16677	18890	23240	22835	16638	17342
E01021760	Epping Lindsey	N	25223	22206	20514	26638	21307	20326	20201	22541	19515	22424
E01021761	Epping Lindsey	E	17371	22002	19799	22131	20409	1691	15747	16856	21488	22017
E01021762	Epping Lindsey	S	17541	13033	18087	19186	12563	21524	18952	15280	14142	11996
E01021763	Epping Lindsey	SW	25073	17691	23694	26054	24540	17929	23756	21087	19509	14648
E01021764	Grange Hill	SE	6979	3073	9716	14546	6324	5852	8040	15655	3190	10388
E01021765	Grange Hill	NE	20198	19059	22495	26791	24253	10421	5702	19811	14421	28391
E01021766	Grange Hill	SW	21730	23172	23437	26163	19717	8253	11602	19161	20069	25196
E01021767	Grange Hill	NW	25391	21484	28122	29640	21923	8523	20896	22676	21518	25629
E01021768	Hastingwood, Matching & Sheering	n/a	17348	17853	25104	25584	21037	1174	14751	17077	16745	18911
E01021769	High Ongar and Willingale	n/a	16521	17602	25433	28357	18571	480	23528	12921	15923	23716
E01021770	Lambourne	n/a	14676	13390	17337	22802	11373	3717	12346	24003	9951	20783
E01021771	Loughton Alderton	S	5988	4984	6845	11137	4557	3033	6314	17541	5723	7783
E01021772	Loughton Alderton	N	17934	14328	18023	24909	12677	10740	17235	22083	16043	15356
E01021773	Loughton Alderton	E	14541	12142	17694	16544	8782	13270	11016	20058	13209	12215
E01021774	Loughton Broadway	NW	11257	9095	14106	13337	8040	7358	12434	18188	9270	9472

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E01021775	Loughton Broadway	E	10613	8255	10906	15255	7953	12038	6357	24765	8461	13296
E01021776	Loughton Broadway	S	10486	8763	11472	9839	8823	12992	12154	13927	11509	5322
E01021777	Loughton Fairmead	NE	14990	12366	15571	19749	7492	16928	11506	25252	14217	9374
E01021778	Loughton Fairmead	SE	18187	15522	19792	19838	8632	16298	16507	27145	16200	15258
E01021779	Loughton Fairmead	W	11854	7972	11578	15308	10647	16023	14691	13542	6109	8105
E01021780	Loughton Forest	S	30103	29955	31245	30568	28889	8496	24412	28661	29770	27180
E01021781	Loughton Forest	N	29640	26582	28517	29367	28979	22860	18695	19882	25653	26199
E01021782	Loughton Forest	E	28432	27328	26754	30378	28535	13522	17927	22450	26093	28072
E01021783	Loughton Roding	N	25078	24084	20635	26812	20621	19833	18784	19799	22755	27286
E01021784	Loughton Roding	Central	24818	24972	25221	28864	18144	17099	11858	19969	24783	26659
E01021785	Loughton Roding	S	12290	9106	12078	14588	8796	13681	13644	21830	9617	14036
E01021786	Loughton St Johns	E	27171	23020	26605	27401	24447	19395	19043	20057	19840	26595
E01021787	Loughton St Johns	NW	28168	28248	30619	30697	29054	10472	14673	20184	24116	30786
E01021788	Loughton St Johns	NE	26465	24894	26140	28235	22334	16800	13082	24423	20858	26680
E01021789	Loughton St Marys	S	28028	25694	28335	27581	27747	21491	11352	22925	24677	27525
E01021790	Loughton St Marys	E	12607	8158	15590	16473	7604	11402	15954	20557	8253	8708
E01021791	Loughton St Marys	W	27651	26451	27311	27046	26245	23315	20067	11727	24684	25421
E01021792	Lower Nazeing	W	27098	28203	27050	28171	19369	8198	23616	29113	23253	29643

SOA	Ward	Location of SOA 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
E01021793	Lower Nazeing	S	28773	26277	27401	29207	16838	23750	23291	26929	23625	28386
E01021794	Lower Nazeing	E	18602	13486	25203	23150	8592	11998	16284	29009	12450	18265
E01021795	Lower Sheering	n/a	22898	28534	28136	29360	25410	778	24157	24744	26223	29768
E01021796	Moreton & Fyfield	n/a	20796	24470	24320	27510	22451	1716	24427	15827	26890	24315
E01021797	North Weald Bassett	N	20656	25461	25835	23269	10845	3876	19922	25713	22029	28875
E01021798	North Weald Bassett	SE	26014	23713	27016	27960	15890	15838	20800	23579	25508	19896
E01021799	North Weald Bassett	SW	13106	10390	16714	19019	11546	7506	9032	16259	9835	12366
E01021800	Passingford	n/a	12010	14198	18668	23631	14159	101	14352	15022	12590	23592
E01021801	Roydon	n/a	21303	20123	21046	25588	17605	8369	15111	26765	17363	23515
E01021802	Shelley	n/a	12904	11081	18563	21313	7644	3281	13157	21576	10806	12747
E01021803	Theydon Bois	SW	23312	19003	22263	25409	20116	10949	20458	28394	19434	16573
E01021804	Theydon Bois	NE	24446	22539	28339	26823	23358	15415	13922	12222	27476	18583
E01021805	Theydon Bois	Village	31907	30782	29459	30783	28700	24962	24105	29195	28715	31931
E01021806	Waltham Abbey High Beach	n/a	13505	19868	16631	25567	15323	1351	9136	8961	21973	24224
E01021807	Waltham Abbey Honey Lane	N	17155	18428	17222	20216	12262	9278	10638	23757	18696	20476
E01021808	Waltham Abbey Honey Lane	W	11543	10517	16451	18281	6179	2965	12937	22864	9318	15195
E01021809	Waltham Abbey Honey Lane	NE	11501	13926	9641	12491	5856	8539	14665	24688	16061	14171
E01021810	Waltham Abbey Honey Lane	SE	21246	17922	25679	24809	15239	8292	16085	26161	14637	14589

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

As visible in the 'Epping Forest District - Key Statistics' data on page 6 of this document, the Index of Multiple Deprivation Ranking for Epping Forest District in 2007 was 229 (out of 354). This is slightly higher than the figure of 234 contained within the 2004 dataset. The decrease in this number indicates that the district is slightly more deprived overall than three years ago, compared with all the other districts in the country.

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

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

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

As can be seen from the details above, the generally most deprived and least deprived geographical areas in the district are mostly unchanged. The most deprived areas continue to tend to be in Waltham Abbey, Grange Hill and parts of Loughton, while the least deprived areas continue to tend to be in Theydon Bois, Chigwell, Buckhurst Hill and different parts of Loughton. Several SOAs appear in the same place in the ranking as they did in the 2004 indices.

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 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 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.

4.0 Implementation of the Local Development Scheme

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

The current LDS was adopted in October 2005. A revised LDS was submitted to GO East in October 2006, to take into account delays to the draft East of England Plan (EEP). GO East issued this Council with a Direction in October 2007, to include a separate Development Plan Document (DPD) on Gypsy and Traveller accommodation issues. The 2006 version was amended to include the Gypsy and Traveller DPD, and re-submitted to GO East in November 2007.

Appendix 1 contains an extract of the current (2006 amended for the direction) LDS, which indicates the 06/07 AMR monitoring period. The milestones within this period, and Council's performance against them, are set out in more detail below.

Milestone to be achieved during 06/07 AMR Monitoring Period	Performance	Further Action Necessary
Statement of Community Involvement - Issues & Options Consultations with General Consultees – April 2006	This Issues & Options consultation stage (under Regulation 25) took place from April 2006 to June 2006	--
Statement of Community Involvement – Preferred Options or Draft – June 2006	This Preferred Options or Draft consultation stage (under Regulation 26) took place from June 2006 to August 2006	--
Statement of Community Involvement – Submission – February 2007	Not submitted	See below
Urban Place Supplement – Preferred Options or Draft – October 2006	This Preferred Options or Draft consultation stage (co-ordinated by Essex County Council) took place from October to November 2006	--

Both the regulation 25 and 26 consultation stages were completed for the Statement of Community Involvement (SCI). However, GO East advised this Council not to proceed to the Submission stage with the SCI, as it was likely that the requirement for an independent examination stage would be repealed in the near future. The Local Government White Paper 'Strong and Prosperous Communities' (October 2006) made a strong commitment to repealing this requirement. The Planning White Paper 'Planning for a Sustainable Future' (May 2007) confirmed that '*[the Government] will end the independent examination of separate planning 'Statements of Community Involvement', as the new statutory best value duty to involve will become the means of ensuring high standards of engagement... This is designed to produce meaningful processes rather than bureaucratic ones, which reflect the different needs of different types of plan in different places*'.

4.1 Beyond the current monitoring period

4.1.1 Other Local Development Document (LDD) timetables

As the delays to the East of England Plan have been quite substantial, delays have been incurred to the production of several LDF documents.

The contents of the final published EEP will greatly affect, among many other things, the future provision of housing in this district. Therefore the Council has taken the decision to hold back from commencing some LDDs which will need to implement the requirements of the Plan, until it has been fully adopted.

Due to the inclusion of an additional consultation stage to the EEP this year, the 'Further Proposed Changes', it is now anticipated that the final approval of the East of England Plan will be in early 2008. A thorough review of the LDS will take place after the final publication of the EEP.

5.0 Core Output Indicators

Planning Policy Statement 12 (PPS12) identifies a set of Core Output Indicators relating to various themes. They are shown in grey boxes in the following section, organised by policy area. This Council has identified some Local Indicators, which have been used in section 6 of this document.

5.1 Business Development

Targets for business development were previously provided by policy BIW1 of the Essex and Southend-on-Sea Replacement Structure Plan (2001). This policy gave a target of 24ha of employment generating land to be developed in the district during the period 1996 – 2011. The policy was not saved by Essex County Council, and so expired in September 2007.

New targets will be set when the East of England Plan is approved in final form, and future AMRs will be monitored on this basis. In the most recent consultation stage of the Plan, the Further Proposed Changes, a joint target of 14,000 (net) new jobs is given for the 'London Arc – Essex' area comprising Epping Forest and Brentwood. No split is given in this number, i.e. no specific allocation is given for each authority, therefore the final number of new jobs to be provided in this district alone will effectively be determined by the LDF process.

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. 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. This unsatisfactory gap in the data provided will be addressed in the future by more rigorous monitoring of the recording of such data at an earlier stage.

In 2006/07 57,455m² (5.746 ha) of floorspace was available for employment use (classes B1-8 only). The breakdown of this area is as follows.

Type of floorspace	Use Class (Mix)	Amount (m ²)	Total for type (m ²)	% of Total for type (m ²)
Floorspace available due to change of use	B1	17,780	36,173	63.0%
	B1 & B2	0		
	B1 & B8	18,280		
	B1-B8 (split unknown)	0		
	B8	112		
Completed Floorspace	B1	0	8,443	14.7%
	B1 & B2	8,443		
	B1 & B8	0		
	B1-B8 (split unknown)	0		
	B8	0		
Incomplete Floorspace (development ongoing)	B1	0	12,839	22.3%
	B1 & B2	0		
	B1 & B8	0		
	B1-B8 (split unknown)	12,839		
	B8	0		
Total available floorspace			57,455 m² (5.746 ha)	

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 2006/07 21,282m² of the total floorspace available was in designated employment areas, this is 37.04% of all employment floorspace created. There were no completions in regeneration areas as there are none designated in the district.

Type of floorspace	Use Class (Mix)	Amount (m ²)	Total for type (m ²)
Floorspace available due to change of use	B1	0	0
	B1 & B2	0	
	B1 & B8	0	
	B1-B8 (split unknown)	0	
	B8	0	
Completed Floorspace	B1	0	8,443
	B1 & B2	8,443	
	B1 & B8	0	
	B1-B8 (split unknown)	0	
	B8	0	
Incomplete Floorspace (development ongoing)	B1	0	12,839
	B1 & B2	0	
	B1 & B8	0	
	B1-B8 (split unknown)	12,839	
	B8	0	
Total available floorspace in designated employment areas			21,282 m² (2.128 ha)

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 2006/07 21,744m² of floorspace was available on previously developed land, this is 37.85% of all floorspace available.

This breaks down as follows:

B1 Business – 349.79m²
B1/B2 – 8,442.87m²
B1-8 Split Unknown – 12,839.19m²
B8 Storage/Distribution- 112.37m²

5.1.4 Employment land available

Measure 1(d)

Employment land available by type

In 2006/07 57,455m² (5.746 ha) of employment land was available in the District. Of this total, 21,282m² (2.128 ha) was allocated through the Local Plan (as designated employment areas), and 36,173 m² (3.617 ha) was made available through Planning Permission. or with Planning Permission).

Our current allocations of employment land will be reviewed in light of the East of England Plan once it 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 2006/07 39,476 m² (3.948 ha) of land that was either formally in employment use, or had been allocated for employment use was lost to other uses.

- (i) Employment areas (designated)
B1 Business – 1,330m² (3.37% of land lost from employment use)
- (ii) Remainder of local authority area (not designated)

The breakdown is as follows:

B1 Business – 6,941m²
B2 – 14,373m²
B1-8 Split Unknown – 16,832m²
(This equates to a total of 96.63% 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 2006/07, 36,440 m² (3.644ha) of employment land was lost to residential use. Only 7.69% of this land lost was formally in employment use (i.e. designated employment land).

5.1.7 Policy Analysis

Policy BIW4 of the Essex and Southend-on-Sea Replacement Structure Plan (2001) sought to protect employment land from being put to other uses. This policy was used on several occasions in the past to prevent the loss of employment generating land in the district. However, it was not saved by Essex County Council, and so expired in September 2007.

Policy E4A of the Local Plan Alterations seeks to protect employment land in a similar way. This will only become more important in the future, as this Council works towards fulfilment of the target for new jobs within the East of England Plan. More rigorous monitoring, particularly of the efficacy of this policy, will be carried out next year. 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.

5.2 Housing

Previous Housing targets for the district were given by the Essex and Southend-on-Sea Replacement Structure Plan (2001). This Plan set out that the Council should provide development land for 2,400 (net) new homes in the period 1996 – 2011, equating to an annualised target of 160 homes per annum. This Council has, to date, provided more than this 2,400 requirement since the start of the Plan period, and so has met the target. Policy H1 of the Structure Plan, which set this target, was not saved by Essex County Council, and so has expired and is no longer in force.

Further targets will be set for the district through the emerging East of England Plan (EEP), our Regional Spatial Strategy (RSS), which is expected to receive final approval from the Secretary of State in early 2008. At present it is anticipated that the EEP will set a target of 3,500 (net) new homes in the EEP Plan period, which runs from 2001 – 2021. This target equates to 175 homes per annum throughout the period. It is also likely that some of the 16,000 homes proposed for areas within and around Harlow will fall within the Epping Forest District Boundary. The report of the Panel on the Examination in Public suggested a figure in the region of 3,000 (net) new homes in extensions to the West and South, and possibly to the East, of Harlow. The final figure for housing provision, however, is to be determined through the LDF process, and has not therefore been included in any of the information that follows.

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	271 * (previously 270)
2003/04	208 * (previously 202)
2004/05	240 * (previously 225)
2005/06	286
2006/07	277
Total	3,134

* These figures, for the financial years of 2002/03, 2003/04 and 2004/05 respectively, are altered from those which have appeared in previous AMRs. This is due to the discovery of a small error in previous calculations. The original, flawed figures are shown in brackets, in grey font.

Chart 1a – Actual Completions compared to Structure Plan targets

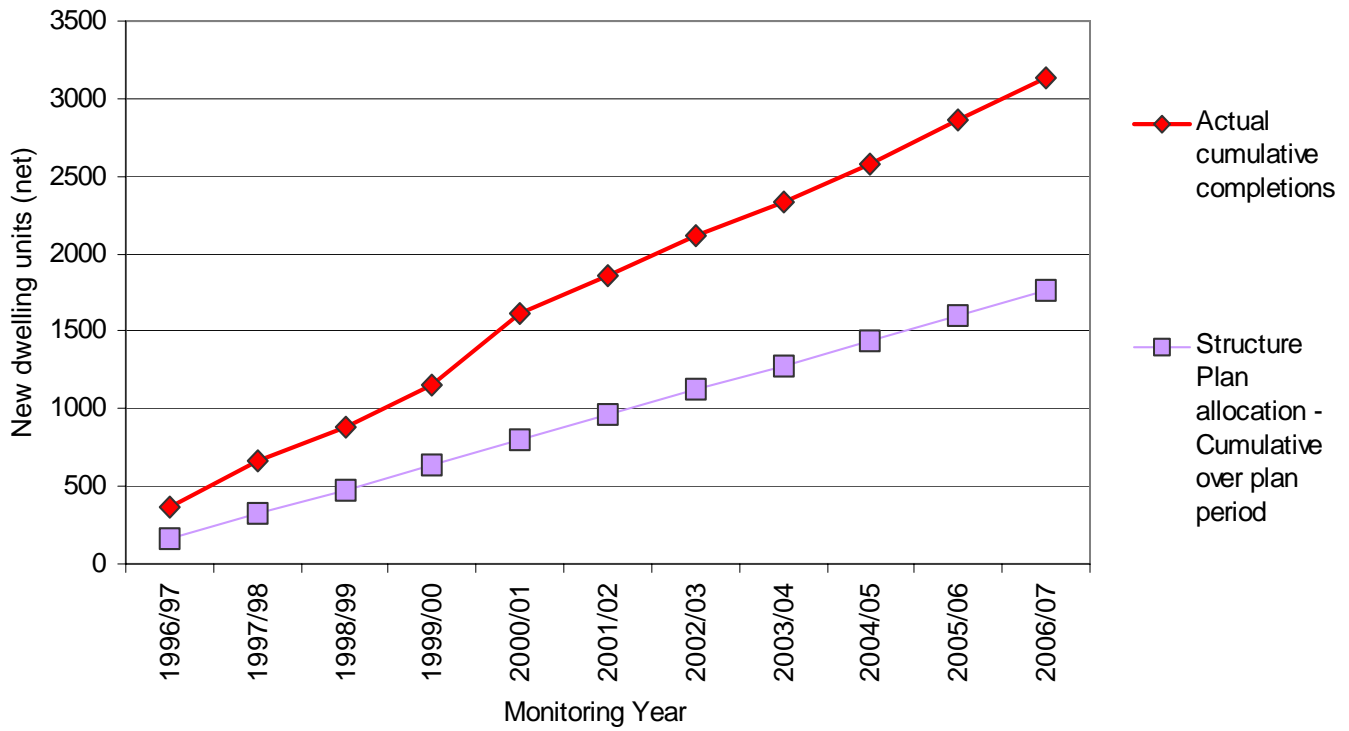
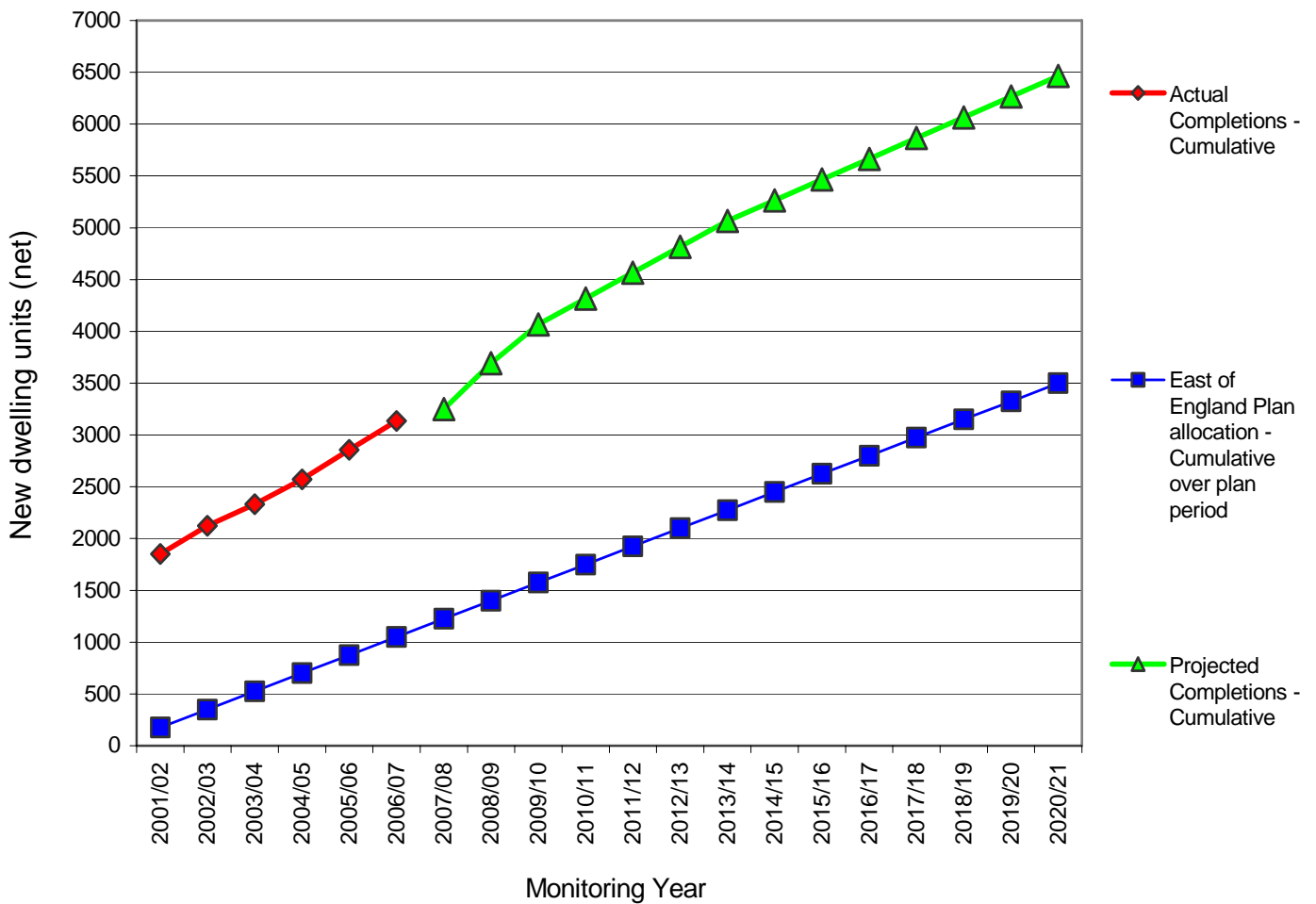


Chart 1b – Actual & Projected Completions compared to provisional RSS targets



Charts 1a and 1b, respectively, show the Council's performance in relation to the targets for home completions in the Structure Plan, and the provisional targets contained within the RSS. Although the targets in the RSS have yet to be adopted, it was felt that it would be useful to show them on this chart as an indication of likely future growth. Chart 1a shows the plan period for the Structure Plan, (1997 until it expired), during which the annualised target was 160 net new homes. Chart 1b shows the plan period for the East of England Plan, (2001-2021), with the annualised target of 175.

Housing completions have been achieved in excess of the Structure Plan and RSS targets so far, throughout the Plan periods to date. All sites allocated for housing within the Local Plan were used several years ago, and so windfall sites have provided all of these completions. This position cannot, however, be expected to continue indefinitely, and both a Strategic Housing Market Assessment and a Strategic Housing Land Availability Assessment will be prepared to inform the future housing strategy

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

In 2006/07 there were 302 completions of new dwellings. Of these, 47 were replacements for existing dwellings, making the net total of new dwellings completed in this monitoring period 255. The total net increase in dwellings this monitoring year was 277, due to gains from conversions. 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 the previous trends of completion rates of windfall sites within the district, it is estimated that it will be possible to provide at least 200 (net) completions each financial year until the end of the RSS plan period in 2021. Prior to the completion of a Strategic Housing Market Assessment and a Strategic Housing Land Availability Assessment, it is felt that this is the best estimate available. As previously mentioned, all sites allocated for housing within the Local Plan process have been used, and so all completions for the immediate future will take place on windfall sites.

The Housing Trajectory (Chart 2), further on in this section of the AMR, gives more detail as to the expected completion rates within the RSS plan period.

Measure 2(a) (iv)
The annual net dwelling requirement

The annualised target from the Essex and Southend-on-Sea Replacement Structure Plan (2001) was 160 (net) units. This target applied until 2001, when it was superseded by the emerging RSS annualised target of 175 (net).

Both these figures have been significantly exceeded (see Table 1 and Charts 1a and 1b above) so far. Once the final East of England Plan has been published, the adopted target will be incorporated into the LDF and firm actions will be taken to ensure the requirements are met.

As mentioned before, it is recognised that this Council is likely to have to provide around 3,000 additional (net) homes on lands around Harlow. This 3,000 has only been suggested by The Panel Report and has therefore not been subject to local Scrutiny. Once determined through the LDF process, this target will also form part of the trajectory.

Measure 2(a) (v)

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

Previous targets within the Essex and Southend-on-Sea Replacement Structure Plan have already been met and exceeded. The 3,500 (net) targets within the emerging East of England Plan equates to a need for 175 (net) new homes per year, until the end of the plan period (2021).

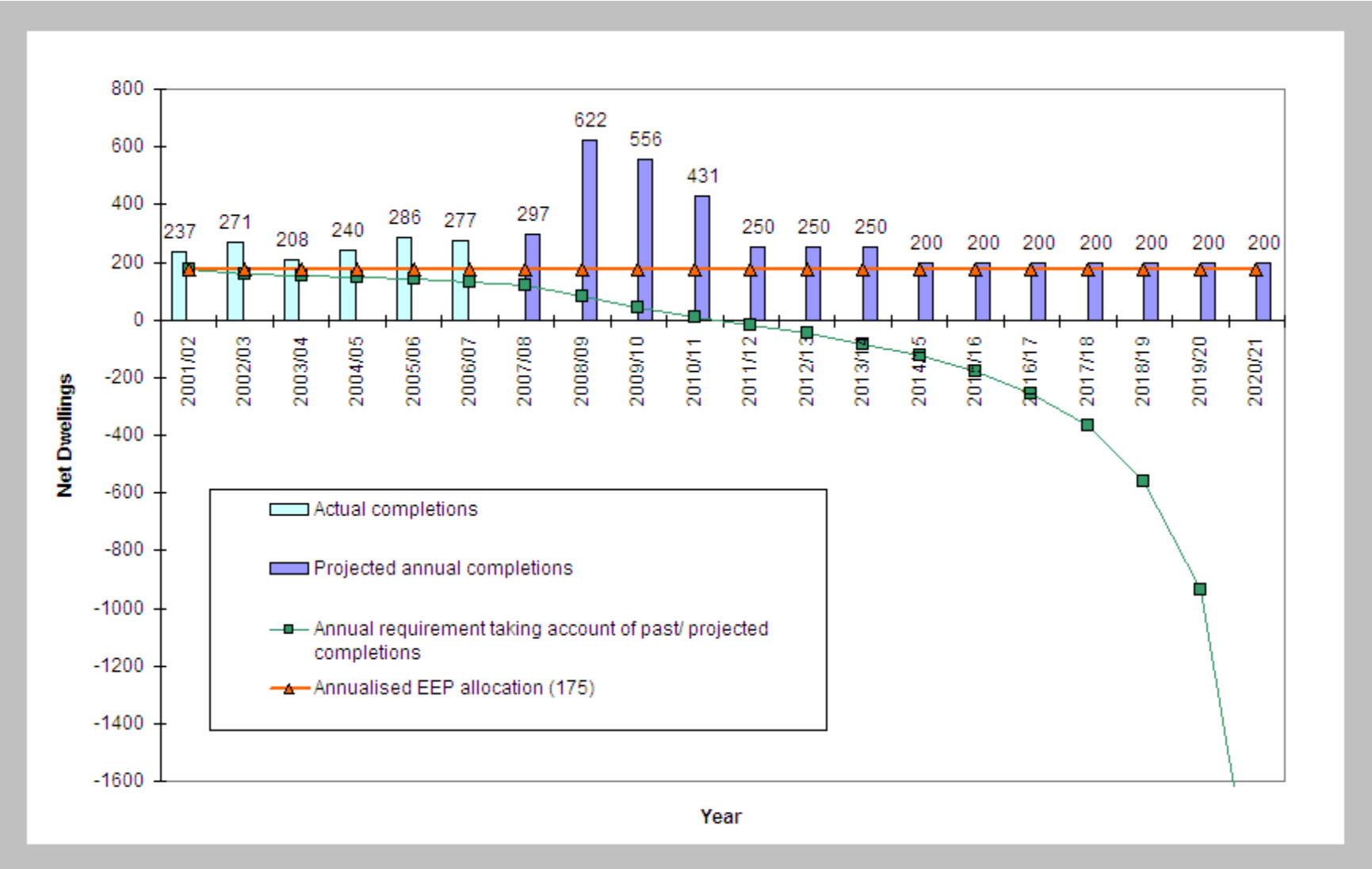
As above, this annualised target does not include proposed dwellings in land around Harlow.

The calculation of the number of dwellings left to provide for before the end of the plan period in 2021 is as follows.

Category	Net dwelling units
EEP Housing target	3,500
- Net dwelling units built from 2001-2007	1,519
- Commenced but not completed	148
- With planning permission but not yet commenced	1,352
Remaining dwellings to provide for	481

The Housing Trajectory, which follows, shows the projected completions, and annualised requirements, for both the Structure Plan, and the East of England Plan.

Chart 2 – Housing Trajectory



The projected annual completion figures for the years from 2007/08 to 2013/14 all contain a certain number of completions expected from large site applications, with the number of units for each site spread over one or more years. These have been identified by liaising with development control, and assessing the likely timetable of completion for each site. The six large sites concerned are:

- Site of Epping Forest College, Loughton – 235 units remaining (33 of the permitted 268 were commenced within the 2006/07 monitoring year)
- Site of Former Parade Ground, North Weald Airfield – 130 units
- Site of Limes/White Lodge, Sewardstone Road - 118 units
- Site of St Johns School , Epping - 150 units
- Site of St Margaret's Hospital, Epping - 350 units
- Site of Station Approach, Ongar - 56 units

The projected figures for the years from 2007/08 to 2010/11 also include projected completions for all sites identified with planning permission that could come forward within the next four years. The total potential number of units was split evenly into four quarters, spread over the four years.

The figures from 2007/08 onwards include a windfall estimate of 200 (net) units per year. It is felt that, in addition to the large site yields that are expected, an estimate of an extra 200 units per year through windfall sites is reasonable, particularly because of the long time provision which has been achieved from this source historically.

Clearly the above figures are, at this stage, only predictions, and the Housing Trajectory will be updated regularly as more information becomes available.

5.2.2 Previously Developed Land

Measure 2(b)
Percentage of new and converted dwellings on previously developed land.

In 2006/07, 93.50% of dwellings completed in Epping Forest District were on Previously Developed Land.

The target contained within the Best Value Performance Plan was changed from 70% to 90% in 2006. This target of 90% was clearly met and exceeded in 2006/07.

The percentage of dwellings built on previously developed land has, in the past several years, well exceeded the government's target and this Council's own targets.

It is expected that the adopted East of England Plan will contain a policy which sets a percentage of dwellings to be provided on Previously Developed Land. Indeed, the most recent consultation stage of this plan, the Government's Further Proposed Changes, contains a Policy SS2 – Overall Spatial Strategy, which states that '*The overall regional target is for 60% of development to be on previously developed land.*'

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	13.72%
(ii) between 30 and 50 dph	20.58%
(iii) more than 50 dph	65.70%

Over 86% of all dwellings completed within 2006/07 achieved a density within, or in excess of, the 'national indicative minimum' of 30 dwellings per hectare (net), set out in PPS3.

5.2.4 Affordable Housing Completions

Measure 2d

Affordable Housing Completions

During this monitoring period 25 affordable units were completed. This is 7.72% of the gross number of completions for the year. These 25 units were split over two sites. The first 19 affordable units were part of a development of 67 units in total at a site in Buckhurst Hill. The remaining 6 units were a 100% affordable development in Ongar.

Of the sites that were at least partly developed this year, only two were of a size large enough to seek affordable housing. One was the site in Buckhurst Hill in which 14 affordable units were provided this year. The other was the site of the former Ongar Campus, on which affordable housing units are to be provided in the future, although none have been completed this year. Taking only these suitable sites into account, the percentage of affordable housing achieved is 18.12%.

Within the next few monitoring years, as is visible within the Housing Trajectory, several large sites of over 100 total units are expected to progress to completion, all of which will provide a proportion of affordable housing, it is therefore clear that affordable housing completions within the next few years will increase greatly.

Several medium to large sized sites which were developed this year were granted before the adoption of the Local Plan Alterations in 2006, which contains policies H5A, H6A and H7A. These policies a percentage of affordable housing provision at a lower threshold site size than was previously applicable in the original Adopted Local Plan (1998). Briefly, on sites within a settlement population of 3,000 or greater, the threshold number of units to trigger the requirement has reduced from 25 to 15, with the requirement level rising from 20% to 40%. Therefore it can be expected that in

future, the amount of affordable housing to be provided will increase, as more sites will necessarily meet the requirements.

5.2.5 Policy Analysis

The provision of affordable housing within the district is a priority for the Council, as demonstrated in the action HN1 within the 'Homes and Neighbourhoods' chapter of our Council Plan. In recognition of the relatively low number of affordable dwellings that have been completed in recent years, and the increasing level of need for such dwellings, the Council adopted new policies on the provision of affordable housing within the Local Plan Alterations (2006) in this monitoring year, 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 new housing policies clearly increase requirements for affordable housing. As already mentioned, several large sites are expected to be completed within the next few years, all of which will provide a proportion of affordable housing. More detailed housing requirements will not be known until the East of England Plan has been adopted. Also, the level of housing to be provided at lands around Harlow is yet to be determined through the LDF process, and so the level of affordable housing to be provided through these sites cannot be known yet.

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 the monitoring year 2006/07 of this measure on all development.

Standards within Essex County Council's 'Vehicle Parking Standards' (2001 edition – adopted by this Council as Supplementary Planning Guidance in 2002) are currently used.

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

Car parking standards are currently being reviewed as part of the production of the East of England Plan, and will be implemented through the LDF process once the final 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 the 324 total gross dwellings completed this monitoring year) are within 30 minutes public transport of a GP's surgery, a hospital, a primary school, an employment area and a major retail centre.

The reduction in the percentage of new residential development within 30 minutes public transport of a hospital this monitoring year, as compared with 2005/06, is due to the fact that several large sites were built within Chigwell and Buckhurst Hill, several of which were just slightly too far to meet the 30 minutes criteria.

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
320	204	322	311	313	320	324
98.46%	62.77%	99.08%	95.69%	96.31%	98.46%	-

If only sites of more than 10 dwellings are considered (219 gross dwellings), all are within 30 minutes public transport of a GP's surgery, primary school, secondary school, an employment area and a major retail centre. 76.26% of residential development of this size is within 30 minutes public transport journey of a hospital. However, all is within 42 minutes public transport journey of a hospital.

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
219	167	219	219	219	219	219
100.00%	76.26%	100.00%	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. 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.

If further development is required in the Green Belt in the future, this may affect the Council's performance against this indicator.

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 one retail development of this size was completed in the 2006/07 monitoring year – the Mercedes-Benz showroom in Langston Road, Loughton, which is 1,020m² (or 0.10 ha).

No office developments of 1,000m² or more were completed within this period. The largest office development completed during the 2006/07 period was the Kier London headquarters building in Langston Road, Loughton, which is of a size of 573m² (or 0.057ha).

No leisure developments of this size have been completed in the monitoring period.

Measure 4b

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

Both the retail and office developments above are within designated employment areas in Loughton. However, they do not fall within the designated town centres.

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. Currently, both the Abbey Gardens (Waltham Abbey) site and the Gunpowder Park (Waltham Abbey) hold Green Flag Awards. Abbey Gardens also holds a Green Heritage Site award – it is only one of 31 sites in England and Wales that have been awarded Green Heritage Site accreditation.

The Audit of Open Space, Sports and Recreation Facilities, as required by PPG17 is currently being undertaken. So far, the parishes of Epping and Waltham Abbey have been completely surveyed, with the survey of Loughton ongoing at present. It is recognised that the results of this PPG17 audit will 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

No planning permissions have been granted contrary to Environment Agency advice within the monitoring period.

Policies within the Local Plan Alterations (2006) seek even further flood protection than the current Environment Agency requirements.

It is anticipated that a more thorough monitoring system will be set up next year, recording more detail on such planning applications

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 (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

Designation	Area
Site of Special Scientific Interest (SSSI)	<ul style="list-style-type: none"> - 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)	<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - 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. In fact, the most recent consultation stage of the East of England Plan was entered into by GO East in order to '*reflect the outcome of the of the Habitats Directive assessment*' into the draft Plan. This Council made representations on the East of England plan at a previous stage of consultation regarding the possible impact of development proposals on Epping Forest SAC.

No changes have been made to the extent of the SAC 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. Future 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 regional policy statement PPS9.

No changes have been made to the extent of the SPAs 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 SSSIs 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 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 designated Local Nature Reserves in Epping Forest District, covering an area of 90.37 hectares. The largest is the Roding Valley Meadows LNR, with the smallest being the Nazeing Triangle LNR.

During this monitoring period, Countrycare (Epping Forest District Council's Countryside Management Service), applied to Natural England to have a site in Norton Heath (owned by Epping Forest District Council) designated as a Local Nature Reserve. Natural England refused this request as it felt that the site should be better managed, and that canopy clearing work should be completed. Countrycare intend to complete these works, along with introducing a more comprehensive age structure of trees on the site, and re-apply for Local Nature Reserve Status in the future.

Chigwell Row Wood LNR continues to be a major focus for project work, with a population of regionally significant trees and associated flora and fauna. In all 20 volunteer projects days were held on the LNR with 1,790 hours of staff and volunteer time given.

Countrycare also launched the 50 Favourite Trees Project within the monitoring period, which set out to engage the community of the District in nominating their favourite trees. This project was combined with the launch of the veteran tree hunt across the district.

5.8 Renewable Energy

5.8.1 Permitted Schemes

Measure 9 Renewable energy capacity installed by type
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Renewable energy schemes could involve wind turbines, solar panels, combined heat pumps, ground source heat pumps and biomass plants.

No schemes involving renewable energy were completed within the monitoring period, however several applications involving renewable energy were submitted or decided, and one was commenced, as follows.

Address	Proposal	Status
91 London Road, Stanford Rivers, Ongar, Essex, CM5 9PN	EPF/1972/06 - Erection of wind turbine (1kW @ 12.5m/s)	Permission was granted on 30/11/2006.
Anchor House, Anchor Lane, Abbess Beauchamp And Berners Roding, Ongar, Essex, CM5 0JP	EPF/0695/07 - Demolition of redundant outbuildings and erection of new garage including provision of roof mounted 1.5KW wind turbine. (Revised application)	Permission was granted on 10/05/2007 – work began on 11/07/2007.
7 Ashfields, Loughton, Essex, IG10 1SB	EPF/2212/06 - Erection of a wind turbine	Permission was refused on 11/01/2007. An appeal began on 02/04/2007 and is still ongoing.
The Old Forge, Harlow Road, Roydon, Harlow, Essex, CM19 5HH	EPF/2055/06 - Installation of solar water heating collectors on roof.	Permission was granted on 12/12/2006

Since the end of the monitoring period, permission has been granted for the erection of a first floor rear utility room with solar roof panels, at 30 Kendal Avenue, Epping, Essex, CM16 4PR.

It is also proposed that some renewable energy systems are put in place on the future housing development on the site of St. Margaret's Hospital in Epping, although it is not known at this stage what form these would take.

5.8.2 Policy Analysis

The Local Plan Alterations (adopted in 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 be approached through the LDF process.

5.9 Gypsies and Travellers

In addition to the Core Indicators identified in PPS12, this 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

Date of Count	Authorised Sites		Unauthorised Sites		Total
	Permanent	Transit	Permanent	Transit	
July 2005	111	0 **	51	0 **	162
January 2006	117		40		157
July 2006	111		32 *		143
January 2007	108		41		149
July 2007	117		39		156

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

** There are no such sites within Essex

The above information has been obtained from the six monthly returns made to DCLG. Full details of the sites are not currently available. The count for July 2007 is included, even though it is beyond the monitoring year, for illustrative purposes.

5.9.2 Planning Permissions

No planning permissions for gypsy and traveller sites were granted within the monitoring period.

However, an enforcement notice on Holmsfield Nursery, Meadgate Road, Roydon, issued in March 2006, was appealed in the monitoring period. This Council awaits the appeal decision from the Secretary of State. The decision is expected to be issued in early 2008.

5.9.3 Assessment of Gypsy and Traveller Needs

The East of England Regional Assembly (EERA) is currently undertaking a single issue review of the emerging East of England Plan to address the accommodation needs of the Gypsy and Traveller Communities in the East of England.

This review is intended to "Address the pressing need for regional policy to assist local authorities in the East of England in identifying the appropriate number and location of Gypsy and Traveller caravan sites through their Local Development

Document”, and to “Conform with ODPM Circular 01/2006 *Planning for Gypsy and Traveller Caravan Sites*, which states that RSS revisions should “identify the number of pitches required (but not their location) for each local planning authority in the light of local authority Gypsy and Traveller Accommodation Assessments (GTAAAs) and a strategic view of needs across the region””.

It is understood by this Council that the Essex Planning Officers’ Association will be commissioning a new GTAA which will cover the area of west Essex. This study work will more or less, coincide with the review, with results expected by the time the review is submitted for examination in September 2008.

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.

GO East issued this Council with a Direction in October 2007, to included a separate Development Plan Document (DPD) on Gypsy and Traveller accommodation issues. The 2006 version was amended to include the Gypsy and traveller DPD, and re-submitted to GO East in November 2007.

As can be seen from the LDS timetable in Appendix 1 of this document, the Gypsy and Traveller DPD will be produced according to the following timetable:

- Issues and Options (with General Consultees) - April/March 2008
- Preferred Options or Draft – January/February 2009
- Submission – September/October 2010

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 caravan sites. The policy has so far proved successful in resisting applications for gypsy and traveller accommodation in unsuitable locations, however it has been recognised (paragraph 9.69a of the Local Plan Alterations) that this policy will need to be reviewed in light of a full assessment of need.

6.0 Local Indicators

The following Local Indicators have been identified as being of particular prominence in this district. These particular policy areas have previously been identified as being under some stress, and as such the policies governing them were reviewed through the Local Plan Alterations. The adoption of these Alterations in July 2006 was intended to have a positive impact on the Council's performance in these areas, and to enable them to be more closely monitored. The following information sets out the issues that have been experienced and the action that is planned 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. At present, surveys of the six major town centres are carried out every 3 months, as it is felt that changes in these centres will be frequent. 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.

Just after the end of the monitoring period, errors in the retail and non-retail key frontages of some of these main town centres were discovered. Planning officers use these figures in their decision-making process, and so it is very important that they are as accurate as possible. It was felt that all the main town centres should be resurveyed using a trumeter measuring wheel.

This re-surveying created much more detailed survey records, which produced some interesting results.

Unfortunately, the surveys showed that of the six main centres, five had already breached the 30% non-retail limit within their key frontage. The results can be seen in Table 6 below. The new figures were compared against the most detailed previous surveys.

Table 6 – Percentage of non-retail use within key frontage of main town centres

Town Centre	2005/06	2007 (new surveys)
Queens Road, Buckhurst Hill	26.6%	36.2%
High Street, Epping	36.2%	31.9%
High Road, Loughton	26.0%	35.5%
The Broadway, Loughton Broadway	15.2%	25.9%
High Street, Ongar	30.5%	44.2%
Sewardstone Road / Highbridge Street / Market Place, Waltham Abbey	25.5%	30.57%

Within the 30% non-retail limit
Over the 30% non-retail limit – policy breach

As can be seen from the figures above, the new survey results show that five out of six of the main town centres have already breached the policy limit within their key frontage areas. As these figures have only very recently come to light, it has not been possible to analyse them in great detail, however several factors may have contributed to this change.

Firstly, when the original town centre surveys were created in the late 90's/early 00's the Forward Planning team did not have the staff resources to make measurements by hand and so shop fronts were measured using a GIS system. This did produce fairly accurate results however, as the on-the-ground surveys did not produce very different figures.

It is more likely that the changes are due to the inclusion of far more areas within the surveys and therefore within the calculations. It was felt that the town centre surveys should cover the entire town centre, as detailed in the Local Plan Alterations, and some areas had been left out of previous surveys. However, the inclusion of areas like public access alleys, public toilets and access doorways to residential accommodation above, for example, are areas that cannot ever be used in the future in a retail manner, therefore perhaps they should not be included in the calculations.

A full assessment of these issues will begin shortly, and will be explained in detail in the next AMR.

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 7 – 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%
Total	88.83	80.84	91.00%

As can be seen from the above figures, the majority of glasshouse development is still within the designated areas. Only one site (in Bobbingworth) out of a total of six glasshouse developments in the financial year 2006/07 was outside the designated glasshouse areas.

6.3 Locally Listed Buildings

Through the Local Plan Alterations, policy HC13A was adopted, which seeks to protect unlisted '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 on inclusion. A full review of the List will be undertaken every five years.

One building was lost during the monitoring period. Planning permission was granted to demolish Ashlyns Farm House, Ashlyns Lane, Ongar and replace it with a bungalow in June 2006. This was an unfortunate loss which it is hoped will not re-occur, more detailed discussions on the Local List have been held between conservation and development control officers.

Since the end of the monitoring period, an application was granted on appeal to demolish 2, Lower Park Road, Loughton and erect 8 flats on the site. Works have not yet begun. The inspector's view was that there was insufficient justification given by the Council as to why this building had been placed on the Local List, and as to why it should be protected from demolition.

Conservation Officers have augmented the already detailed justification information which is submitted to an inspector on such occasions, and it is hoped that this will increase Inspectors' support of this policy, which has been well-received locally.

7.0 Future Actions

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

7.1 Monitoring requirements

In response to the housing allocation within the East of England Plan, and the need to plan to provide the housing allocation by the end of the plan period, a detailed monitoring exercise was carried out. All planning applications for housing with no completion date, or with a completion date but no commencement date, were individually researched and updated with any new information. In a similar way, completions from before the plan period began were scrutinised thoroughly, with any errors discovered corrected. Future information will be updated regularly and to the same standard.

As previously mentioned, a Strategic Housing Market Assessment and a Strategic Housing Land Availability Assessment will be carried out as soon as practically possible, in order to best plan for future housing provision.

The net new jobs growth target contained within the East of England Plan, as mentioned in section 5.1, 'Business Development', will necessitate much more detailed monitoring of changes of use of, and development of, employment land. Detailed work on historic changes and developments is underway already.

Glasshouse monitoring has been improved this year, but this will be further scrutinised, with more detail being recorded.

The addition of a full time Information & Technical Officer to the Forward Planning team in April 2007 has led to increased monitoring, and more detailed analysis of outcomes. Some gaps and inconsistencies in the data have been discovered and corrected; this kind of detailed review of currently held information will continue.

7.2 Future review of the Local Development Scheme

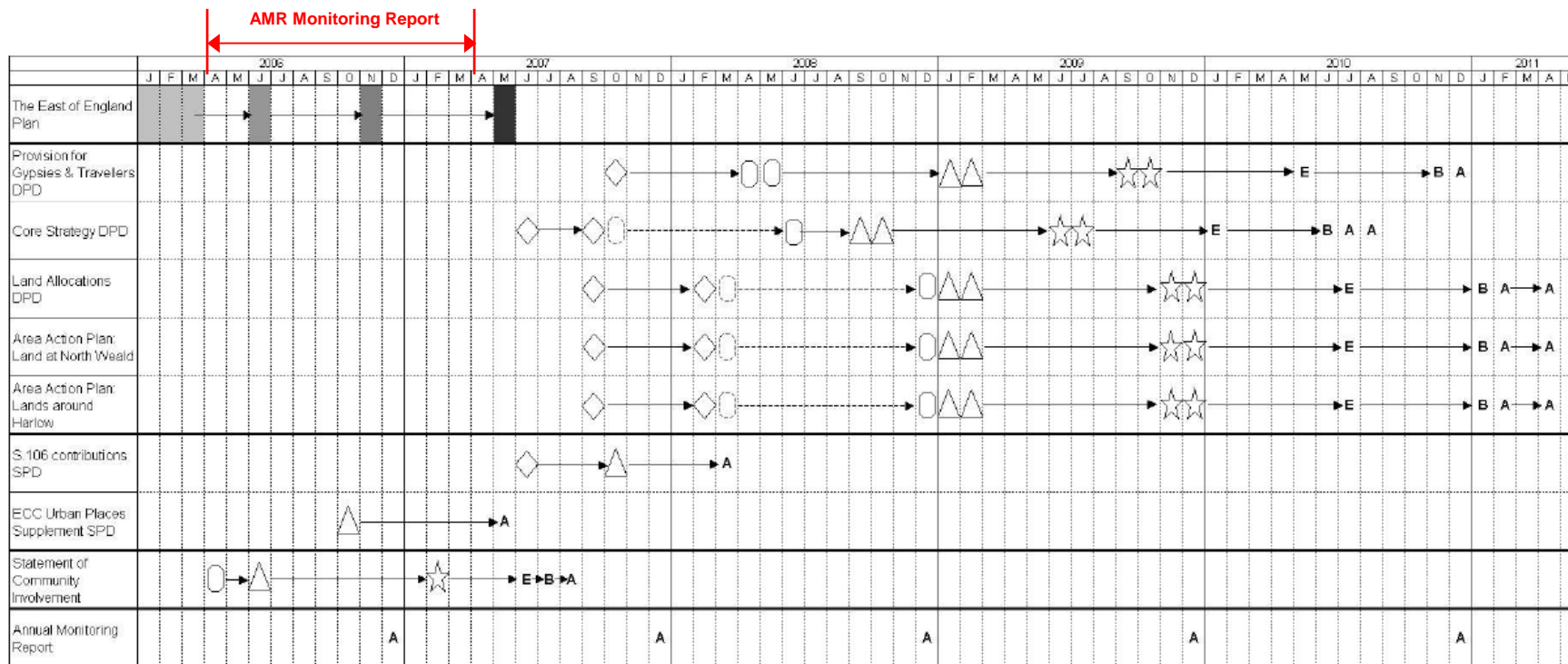
It has already been identified above (see paragraph 4.1.1) that the timetable for adoption of the East of England Plan has slipped again. Adoption is now proposed for 'early 2008', which will have a considerable impact on the timetables currently proposed in the approved LDS.

As previously mentioned in paragraphs 4.0 and 5.9, the 2006 LDS has recently been updated to include a Gypsy and Traveller DPD which GO East directed this council to include.

The Statement of Community Involvement (SCI) has not been submitted, following advice from GO East not to proceed to the submission stage, for reasons outlined above in paragraph 4.0. The entry for the SCI within the LDS will be updated to reflect this, when the LDS is reviewed.

A comprehensive review of the LDS will take place once the final East of England Plan is adopted, to take into account the delays encountered due to the EEP.

Appendix 1: Extract from the Local Development Scheme (October 2006 – Amended as per Direction October 2007)



East of England Plan

- Examination in Public
- Publication of Panel Report
- Government's Proposed Changes
- Final Publication

Local Development Framework

- Evidence gathering and preparation work
- Continuous Issues & Options Consultations with Specific Consultees
- Issues & Options Consultation with General Consultees
- Preferred Options or Draft
- Submission
- Examination Period
- Receipt of Binding Report
- Adoption period

All of the above dates are subject to further review following the final publication of the East of England Plan. The Plan is anticipated to be approved in Spring 2007, and a revised LDS will follow.

Appendix 2: Details of housing completions 2006/07

Application Reference	Address	Development Details	Land Status	Dwellings Lost 06/07	Dwelling Type	Dwellings completed 06/07	Site Area (Ha)	Net dwellings completed 06/07
EPF/1537/04	1 & 2 Woolston Manor Cottage, Abridge Road, Chigwell	Demolition of 2 semi-detached houses, erection of 2 detached houses - reserved matters from EPF/1639/03.	PDL	4	Detached	4	0.140	0
EPF/0298/05	1 West View, Loughton	Demolition of existing dwelling and construction of new dwelling with basement parking.	PDL	1	House	1	0.076	0
EPF/1689/04	125 Old Nazeing Road, Nazeing	Outline application for demolition of existing dwelling and redevelopment with two 4-bed detached houses.	PDL	0	Detached	2	0.113	2
EPF/1734/05	125 Old Nazeing Road, Nazeing	Reserved matters application for the demolition of existing dwelling and construction of 2 no.4 bedroom detached dwellings.	PDL	1	House	2	0.105	1
EPF/0198/04	16 Kirby Close, Loughton	Outline application for new dwelling - detached house.	PDL	0	Detached	1	0.030	1
EPF/1549/05	16A Kirby Close, Loughton	Reserved matters application for new two storey detached dwelling.	PDL	0	House	1	0.032	1
EPF/0838/05	172 Manor Road, Chigwell	Demolition of existing property and erection of 6 flats. Amendment to planning approval EPF/2150/03.	PDL	1	Flats	6	0.117	5
EPF/0550/04	2 Church Lane, North Weald	Erection of additional terraced house.	PDL	0	Terraced	1	0.010	1
EPF/2159/04	2 Thaxted Way, Waltham Abbey	New detached dwelling (beside existing).	PDL	0	House	1	0.040	1

Application Reference	Address	Development Details	Land Status	Dwellings Lost 06/07	Dwelling Type	Dwellings completed 06/07	Site Area (Ha)	Net dwellings completed 06/07
EPF/1726/05	215 Fencepiece Road, Chigwell	Demolition of existing house, erection of a pair of semi-detached houses.	PDL	1	House	2	0.116	1
EPF/2012/05	215A Smarts Lane, Loughton	Demolition of workshop and rebuilding as 4 bedroom house with detached garage. Reserved matters application.	PDL	0	House	1	0.037	1
EPF/1186/05	22 Queens Road, North Weald	Two storey extension of existing dwelling to form new dwelling and ancillary works.	PDL	0	House	1	0.038	1
LB/EPF/1266/05	261 (rear of Café Unico) High Street, Epping	Grade II listed building application for erection of first floor extension with rooms in roof to provide 3 flats.	PDL	0	Flats	3	0.056	3
EPF/0613/02	33 Princes Road, Buckhurst Hill	Alterations & extensions to create 2-storey attached dwelling.	PDL	0	Semi Detached	1	0.056	1
EPF/0448/05	352 Fencepiece Road, Chigwell	Demolition of existing detached house and construction of 2 no. new houses.	PDL	1	Detached	1	0.080	0
EPF/1915/00	54 Alderton Hill, Loughton	New dwelling in garden.	PDL	0	House	1	0.036	1
EPF/0650/05	6 York Road, North Weald	Demolition of 1 no. house to build three 3-storey town houses (terrace).	PDL	1	Terraced	3	0.035	2
EPF/1274/05	61 Allnutts Road, Epping	Demolition of existing dwelling and erection of four 1-bedroom flats.	PDL	1	Flats	4	0.048	3
EPF/1113/02	63 Sparelease Hill, Loughton	Outline application for 1 dwelling (renewal of EPF/0361/98).	PDL	0	Detached	1	0.080	1
EPF/0744/04	71 Church Lane, Loughton	Demolition of existing and ejection of replacement dwelling.	PDL	1	Detached	1	0.087	0
EPF/1922/05	71 Stonards Hill, Loughton	Erection of attached dwelling.	PDL	0	House	1	0.035	1

Application Reference	Address	Development Details	Land Status	Dwellings Lost 06/07	Dwelling Type	Dwellings completed 06/07	Site Area (Ha)	Net dwellings completed 06/07
EPF/1994/04	8 Sparelease Hill, Loughton	Erection of new house to replace existing (revised application).	PDL	1	House	1	0.130	0
EPF/0195/04	87 Manor Road, Chigwell	Replacement house.	PDL	1	House	1	0.090	0
EPF/2245/05	87A Monkswood Avenue, Waltham Abbey	2 storey side extension to create self contained house. (Revisited application).	PDL	0	House	1	0.040	1
EPF/0640/04	Abbey Mills, Highbridge Street, Waltham Abbey	3 storey block with 18 flats, 2 storey block with 6 flats, and parking and amenities.	PDL	0	Flats	24	0.266	24
EPF/1062/04	Adjacent to 12 Coopersale Common, Epping	Erection of new detached dwelling.	PDL	0	Detached	1	0.100	1
EPF/2057/02	Adjacent to 14 Pound Close, Nazeing	New dwelling in garden.	PDL	0	House	1	0.037	1
EPF/0177/05	Adjacent to 31 Rodney Road, Ongar	New dwelling.	PDL	0	Detached	1	0.067	1
EPF/1744/04	Adjacent to 60 Rodney Road, Ongar	New dwelling.	PDL	0	House	1	0.024	1
EPF/1013/02	Ansons Farm, Coopersale Common, Epping	Conversion of agricultural building to 1 residential unit & erection of double garage. Amendment applied for as EPF/0626/04.	Greenfield	0	House	1	0.100	1
EPF/2382/04	Ashlyns Farm Cottage, Ashlyns Lane, Bobbingworth	Replacement dwelling.	PDL	1	House	0	0.182	-1
EPF/1384/01	Beehive Cottage, Harlow Road, Moreton	Change of use from outbuilding to dwelling.	PDL	0	House	1	0.570	1
EPF/0869/06	Chestnuts, Nursery Road, Loughton	Replacement house. Amendment to EPF/1359/05 inclusive of balcony and deeper windows.	PDL	1	House	1	0.063	0

Application Reference	Address	Development Details	Land Status	Dwellings Lost 06/07	Dwelling Type	Dwellings completed 06/07	Site Area (Ha)	Net dwellings completed 06/07
EPF/0981/04	Coopersale Farm, Coopersale, Epping	Amendment to EPF/2038/02 - two dwellings.	Greenfield	0	House	1	0.070	1
EPF/0134/05	Highview, Abridge Road, Theydon Bois	Demolition of existing detached house and outbuildings. Erection of new detached dwelling.	PDL	1	Detached	1	0.040	0
EPF/2020/04	Holmwood Stapleford Road, Stapleford Abbots	Erection of a detached dwelling.	PDL	0	Detached	1	0.189	1
EPF/0307/05	Land adjacent to 17 Forest Avenue, Chigwell	Erection of detached dwelling.	PDL	0	Detached	1	0.045	1
EPF/1296/05	Land adjacent to 2 Rookwood Avenue, Loughton	Two storey 3-bedroom detached dwelling.	PDL	0	Detached	1	0.022	1
EPF/0614/05	Land adjacent to 39 Westall Road, Loughton	Erection of attached dwelling house with associated parking at front.	PDL	0	Terraced	1	0.031	1
EPF/1984/03	Land adjacent to 48 Brunel Road, Woodford Green	New detached house.	PDL	0	House	1	0.012	1
EPF/1869/05	Land adjacent to Ivy Cottage, Coppice Row, Theydon Bois	Erection of detached house.	PDL	0	Detached	1	0.043	1
EPF/1240/05	Land at Maltings Drive, Epping	Erection of a detached dwelling with integral garage. (Revised application).	PDL	0	House	1	0.100	1
EPF/2384/03	Land Between 4 & 8 Brickfield Road, Coopersale, Epping	Erection of a pair of semi-detached dwellings.	PDL	0	Semi Detached	1	0.040	1

Application Reference	Address	Development Details	Land Status	Dwellings Lost 06/07	Dwelling Type	Dwellings completed 06/07	Site Area (Ha)	Net dwellings completed 06/07
EPF/2007/05	Land on west side of Mason Way (between 65 and 71), Waltham Abbey	Erection of 5 bungalows suitable for wheelchair use and associated parking.	Greenfield	0	Bungalow	5	0.197	5
EPF/1990/04	Land to rear of 8-14, The Avenue, Loughton	Proposed erection of 7 no. dwellings with integral garages.	PDL	0	House	7	0.200	7
RES/EPF/0244/05	Leather Bottle Farm, Watermans End, Little Laver	Reserved matters application for agriculturally tied dwelling.	PDL	0	House	1	0.155	1
EPF/0005/06	Monkhams Service Station, Buckhurst Way, Buckhurst Hill	New residential development of 23 flats consisting of 3 no. 1 bed, 17 no. 2 bed and 3 no. 3 bed flats and associated parking/landscaping.	PDL	0	Flats	20	0.220	20
EPF/0001/02	Ongar Campus, Fyfield Road, Ongar	Demolition of existing, reprovision of education and community facilities. Erection of 71 dwellings.	PDL	0	House	31	1.780	31
EPF/0365/04	Queens Head Public House, 87 High Road, North Weald	13 residential units, with access and parking.	PDL	0	House	13	0.290	13
EPF/0561/04	Rear of 1 Hartland Road Epping	New dwelling to rear.	PDL	0	Detached	1	0.050	1
EPF/1920/05	Rear of 1 Walnut Way, Buckhurst Hill	Erection of 1 bedroom bungalow.	PDL	0	Bungalow	1	0.053	1
EPF/1409/04	Rear of 112 Palmerston Road, Buckhurst Hill	New dwelling facing Westbury Lane.	PDL	0	House	1	0.110	1
EPF/1910/03	Rear of 21-31 Cripsey Avenue, Ongar	Erection of single storey building with six 1-bed units and communal facilities.	PDL	0	Flats	6	0.030	6

Application Reference	Address	Development Details	Land Status	Dwellings Lost 06/07	Dwelling Type	Dwellings completed 06/07	Site Area (Ha)	Net dwellings completed 06/07
EPF/1324/02	Rear of 44 Sun Street, Waltham Abbey	Part 1 and 2 storey extension to provide new retail area and one 1-bed flat & one 2-bed flat.	PDL	0	Flats	2	0.006	2
EPF/0668/02	Rear of 73-81 High Street, Ongar	Redevelopment to provide 4 terraced houses and improved access to church.	PDL	0	Terraced	4	0.345	4
EPF/1470/02	Roadside House, Avenue Road, Dobbs Weir, Roydon	Outline application for 1 bungalow and 1 detached house.	PDL	2	Bungalow	2	0.090	0
EPF/1518/01	Robert Daniels Court, Thrifts Mead, Theydon Bois	Extensions and conversion to elderly persons sheltered residential unit. New wing comprising 32 flats.	PDL	25	Flats	32	0.270	7
EPF/1689/02	Roden Lodge, Dunmow Road, Beauchamp Roding	Barn conversion.	Greenfield	0	Detached	1	0.280	1
EPF/1526/04	Shaws Bungalow, Nupers Hatch, Stapleford Abbots	Demolition of existing dwelling and erection of replacement dwelling and detached garage.	PDL	0	House	1	0.016	1
EPF/0480/04	Shore Point, 46 Knighton Green, Buckhurst Hill	Redevelopment of site to provide 67 flats including associated amenity space and car parking.	PDL	0	Flats	67	0.560	67
EPF/1454/03	Site of Roebuck Hotel, North End, Buckhurst Hill	Demolition of hotel, erection of 22 apartments with 33 car spaces (also 1455/03).	PDL	0	Flats	22	0.200	22
EPF/1431/03	South View Nursery, Old House Lane, Roydon	Replacement dwelling (Revised application).	PDL	1	House	1	0.130	0
EPF/1948/01	Spurriers Farm, Chelmsford Road, High Ongar	Conversion of farm buildings from storage of laundry equipment to 3 dwellings and garages.	Greenfield	0	Detached	2	0.300	2

Application Reference	Address	Development Details	Land Status	Dwellings Lost 06/07	Dwelling Type	Dwellings completed 06/07	Site Area (Ha)	Net dwellings completed 06/07
EPF/0618/06	Stone Hall Barn, Down Hall Road, Matching	Conversion of a listed barn (last used as offices) to a single dwelling. (Alterations to approval EPF/449/05).	Greenfield	0	House	1	0.063	1
EPF/0049/04	The Limes, Matching Green	Replacement dwelling (revised application).	PDL	1	House	1	0.340	0
EPF/0599/04	Theydon Hall Farm, Abridge Road, Theydon Bois	Barn conversion to 7 dwellings.	Greenfield	0		7	0.083	7
EPF/0725/00	Valley Hill Service Station, Valley Hill, Loughton	Outline application for redevelopment of petrol filling station to 10 sheltered dwellings.	PDL	0	Sheltered flats	10	0.057	10
EPF/1185/02	Waterside Place, Sheering Lower Road, Sheering	Change of use from landlords office to 1-bed flat.	PDL	0	Flats	1	0.009	1
EPF/1114/05	Woodhill Farm, Pick Hill, Waltham Abbey	Demolition of existing dwelling and replacement two storey house and garage.	Greenfield	1	House	1	0.165	0

TOTALS

47

324

277