

**Local Development Framework  
Annual Monitoring Report**

December 2008



*Epping Forest District Council*  
[www.eppingforestdc.gov.uk](http://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During the last few years, the old Local Plan system has been replaced by the new Local Development Framework (LDF).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 1<sup>st</sup> April 2007 to the 31<sup>st</sup> March 2008.

As in the previous year, this Council still has yet to commence major parts of the LDF, and so the number of local indicators that have been used are limited. The Council has therefore used the new Core Indicator set identified by 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, although they are expected to fall as the effects of the credit crunch are felt throughout the country.

<b>Epping Forest District - Key Statistics</b>			
Area	339 km <sup>2</sup> (33,899 hectares or 131 square miles)		
Green Belt coverage	94%		
<b>Population</b>	<b>Epping Forest</b>	<b>East of England</b>	<b>England &amp; Wales</b>
Population as of 2001 Census	120,896	5,388,140	52,041,916
Population estimate at Mid-2007*	123,300	5,661,000	54,072,000
<b>Housing</b>	<b>Epping Forest</b>	<b>East of England</b>	<b>England &amp; Wales</b>
Average household size	2.37 people	2.36 people	2.36 people
Average house price 2007 **	£335,138	£231,291	£221,547
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%
<b>Car Ownership &amp; Commuting</b>	<b>Epping Forest</b>	<b>East of England</b>	<b>England &amp; Wales</b>
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%
<b>Socio-Cultural Measures</b>	<b>Epping Forest</b>	<b>East of England</b>	<b>Great Britain</b>
Indices of Multiple Deprivation Ranking (out of 354) ***	229	n/a	n/a
Percentage claiming Job Seekers Allowance ****	2.1%	2.2%	2.8%

Unless otherwise stated all information is sourced from the 2001 Census

\* Mid-2007 Population Estimates - Office for National Statistics, 2008

\*\* Mean house price data by district (4<sup>th</sup> quarter) - Land Registry, 2007

\*\*\* Indices of Multiple Deprivation - CLG, 2007

\*\*\*\* Total JSA claimants (as a proportion of resident working age people) Labour Market Profile - NOMIS, November 2008

### 3.0 Contextual Indicators

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

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


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 5988<sup>th</sup> nationally. The least deprived SOA in the district is Theydon Bois Village which is ranked 31907<sup>th</sup> 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](http://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)

## 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	<b>30229</b>	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	<b>31561</b>	<b>31407</b>	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	<b>31159</b>	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	<b>3073</b>	9716	14546	6324	5852	8040	15655	<b>3190</b>	10388
E01021765	Grange Hill	NE	20198	19059	22495	26791	24253	10421	<b>5702</b>	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	<b>5988</b>	4984	<b>6845</b>	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

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
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

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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	<b>24427</b>	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	<b>101</b>	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	<b>31907</b>	30782	29459	30783	28700	<b>24962</b>	24105	<b>29195</b>	28715	<b>31931</b>
E01021806	Waltham Abbey High Beach	n/a	13505	19868	16631	25567	15323	1351	9136	<b>8961</b>	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.

The Issues and Options consultation on the Gypsy and Traveller Accommodation DPD began on the 4<sup>th</sup> of November 2008. This was behind the schedule proposed in the amended LDS, which stated that this consultation stage would begin in April or May 2008.

Appendix 1 contains an extract of the current (2006 amended for the direction) LDS, which indicates the 07/08 AMR monitoring period. The milestones within this period, and Council's performance against them, are set out in more detail below.

<b>Milestone to be achieved during 07/08 AMR Monitoring Period</b>	<b>Performance</b>	<b>Further Action Necessary</b>
Provision for Gypsies & Travellers DPD <ul style="list-style-type: none"> <li>• Evidence gathering and preparation work – October 2007 to March 2008</li> </ul>	This took place a little later than scheduled - between May and October 2008	-
Core Strategy DPD <ul style="list-style-type: none"> <li>• Evidence gathering and preparation work - June to September 2007</li> <li>• Continuous Issues &amp; Options Consultations with Specific Consultees – October 2007 to May 2008</li> </ul>	Work not completed	(see below)
Land Allocations DPD <ul style="list-style-type: none"> <li>• Evidence gathering and preparation work - September 2007 to February 2008</li> <li>• Continuous Issues &amp; Options Consultations with Specific Consultees - March to November 2008</li> </ul>	Work not completed	(see below)
Area Action Plan – Land at North Weald <ul style="list-style-type: none"> <li>• Evidence gathering and preparation work - September 2007 to February 2008</li> <li>• Continuous Issues &amp; Options Consultations with Specific Consultees - March to November 2008</li> </ul>	Work not completed	(see below)

<b>Milestone to be achieved during 07/08 AMR Monitoring Period</b>	<b>Performance</b>	<b>Further Action Necessary</b>
Area Action Plan – Lands around Harlow <ul style="list-style-type: none"> <li>• Evidence gathering and preparation work - September 2007 to February 2008</li> <li>• Continuous Issues &amp; Options Consultations with Specific Consultees - March to November 2008</li> </ul>	Work not completed	(see below)
Section 106 Contributions SPD <ul style="list-style-type: none"> <li>• Evidence gathering and preparation work - June to September 2007</li> <li>• Preferred Options of Draft – October 2007 to February 2008</li> <li>• Adoption – March 2008</li> </ul>	Work not completed	(see below)
ECC Urban Places Supplement SPD <ul style="list-style-type: none"> <li>• Adoption – May 2007</li> </ul>	Not yet adopted	(see below)
Statement of Community Involvement <ul style="list-style-type: none"> <li>• Examination Period - June 2007</li> <li>• Receipt of Binding Report - July 2007</li> <li>• Adoption - August 2007</li> </ul>	Work still in progress	(see below)

Preparation of the East of England Plan was greatly delayed at several stages, with the final document being adopted in May 2008, after this monitoring year. This has of course held back preparation work for most of this Council's LDF, as firm targets for provision of housing, employment etc. had not been adopted.

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

Given the lapse of time since the publication of Essex County Council's Urban Places Supplement (and accompanying SA/SEA), this Council feels that it must carefully consider the appropriateness of adopting the document.

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.

Indeed in November 2008, the Planning Act received Royal Assent, amending the Planning and Compulsory Purchase Act of 2004. Within the Planning Act, *'Subsection (3) (a) removes the requirement for the statement of community involvement to be specified in the local development scheme'* and *'...subsection (4) (c) removes the requirement for an independent examination of the statement of community involvement'*.

The Statement of Community Involvement will be progressed within the coming months.

#### **4.1 Beyond the current monitoring period**

##### **4.1.1 Other Local Development Document (LDD) timetables**

As detailed above, almost all of the LDF documents have been substantially delayed, and these delays will roll forward.

Work on the Provision Gypsies and Travellers DPD has proved even more time and resource intensive than expected, and will require a large part of this Council's time and resource for a long period.



## 5.0 Core Output Indicators

Revised Regional Spatial Strategy and Local Development Framework Core Output Indicators were published by Communities and Local Government in July 2008. This revised set replaced those previous laid out in 'Core Output Indicators for Regional Planning' (March 2005), 'Local Development Framework Core Output Indicators Update 1/2005' (October 2005) and 'Table 4.4 and Annex B of the Local Development Framework Monitoring: A Good Practice Guide' (March 2005).

The new Core Output Indicators 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 are provided by the East of England Plan (published May 2008).

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

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

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

#### 5.1.1 CLG CORE OUTPUT INDICATORS

##### 5.1.1.1 Additional floorspace by employment type

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

In monitoring floorspace in employment use it has proved difficult to obtain wholly accurate figures. In many instances where 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.

In 2007/08 15,995 m<sup>2</sup> (1.600 ha) net floorspace was completed for employment use (classes B1-8 only). The breakdown of this area is detailed in the following table, showing gross gains, losses, and resultant net gains.

Use Class (Mix)	Gross Gain (m <sup>2</sup> )	Gross Gain (ha)	Lost (m <sup>2</sup> )	Lost (ha)	Net Gain (m <sup>2</sup> )	Net Gain (ha)
B1 (split unknown)	8,979	0.898	5,002	0.500	3,977	0.398
B1a	0	0	0	0	0	0
B1b	0	0	0	0	0	0
B1c	0	0	0	0	0	0
B1/B2 (split unknown)	0	0	0	0	0	0
B1/B8 (split unknown)	18,564	1.856	15,841	1.584	2,723	0.272
B2	0	0	0	0	0	0
B8	9,454	0.945	159	0.016	9,295	0.930
<b>Total</b>	<b>36,997</b>	<b>3.700</b>	<b>21,002</b>	<b>2.100</b>	<b>15,995</b>	<b>1.600</b>

#### 5.1.1.2 Additional floorspace on previously developed land by type

##### Core Output Indicator BD2

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

In 2007/08 36,040m<sup>2</sup> (3.604 ha) gross floorspace was completed on previously developed land. This is 97.41% of all gross floorspace completed in the monitoring period. The breakdown is as follows:

Use Class (Mix)	Gross Gain on PDL (m <sup>2</sup> )	Gross Gain on PDL (ha)	Total Gross Gain (m <sup>2</sup> )	Total Gross Gain (ha)	% of Total Gross Gain on PDL
B1 (split unknown)	8,104	0.810	8,979	0.898	90.25%
B1/B8 (split unknown)	18,564	1.856	18,564	1.856	100.00%
B8	9,371	0.937	9,454	0.945	99.12%
<b>Total</b>	<b>36,040</b>	<b>3.604</b>	<b>36,997</b>	<b>3.700</b>	<b>97.14%</b>

### 5.1.1.3 Employment land available by type

#### **Core Output Indicator BD3 Employment land available - by type**

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

### 5.1.1.4 Total amount of completed floorspace for 'town centre uses'

#### **Core Output Indicator BD4 Total amount of floorspace for 'town centre uses'**

In 2007/08 6,427m<sup>2</sup> (0.643ha) net A1 and A2 floorspace was completed. The breakdown is as follows:

<b>Use Class</b>	<b>Gross Gain (m<sup>2</sup>)</b>	<b>Gross Gain (ha)</b>	<b>Lost (m<sup>2</sup>)</b>	<b>Lost (ha)</b>	<b>Net Gain (m<sup>2</sup>)</b>	<b>Net Gain (ha)</b>
A1	10,900	1.090	5,162	0.516	<b>5,738</b>	<b>0.574</b>
A2	956	0.096	268	0.027	<b>689</b>	<b>0.069</b>
<b>Total</b>	<b>11,856</b>	<b>1.186</b>	<b>5,429</b>	<b>0.543</b>	<b>6,427</b>	<b>0.643</b>

### 5.1.2 Policy Analysis

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

Clearly new policies will come forward in this Council's LDF in the next few years, to ensure that sufficient employment land is completed, and to steer it towards the most appropriate and sustainable areas available.

## 5.2 Housing

### 5.2.1 CLG CORE OUTPUT INDICATORS

#### 5.2.1.1 Housing targets for Plan period

##### **Core Output Indicator H1 Plan period and housing targets**

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

This target equates to 175 homes per annum throughout the period. It is also 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.

#### 5.2.1.2 Additional dwellings (net) in previous years

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

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

<b>Monitoring Year</b>	<b>Net number of dwellings completed</b>
2001/02	237
2002/03	271
2003/04	208
2004/05	240
2005/06	286
2006/07	277
<b>Total</b>	<b>1,519</b>

#### 5.2.1.3 Additional dwellings (net) in the monitoring year

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

In 2007/08 there were 123 dwellings were completed. This includes some conversions. 15 dwellings were lost during the monitoring year, thus the net total of new dwellings completed is 108. Full details of the 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.

Clearly this is a much lower figure than in previous monitoring years. This drop is probably mostly due to the credit crunch; indeed conversations with local developers have confirmed that companies are unwilling to complete dwelling units that they feel will be unlikely to sell.

These 108 dwellings bring the total number of dwellings completed since the start of the Plan period to 1,627, as detailed below:

Monitoring Year	Net number of dwellings completed
2001/02	237
2002/03	271
2003/04	208
2004/05	240
2005/06	286
2006/07	277
<b>2007/08</b>	<b>108</b>
<b>Total</b>	<b>1,627</b>

**Chart 1 – Actual Completions compared to EEP targets**

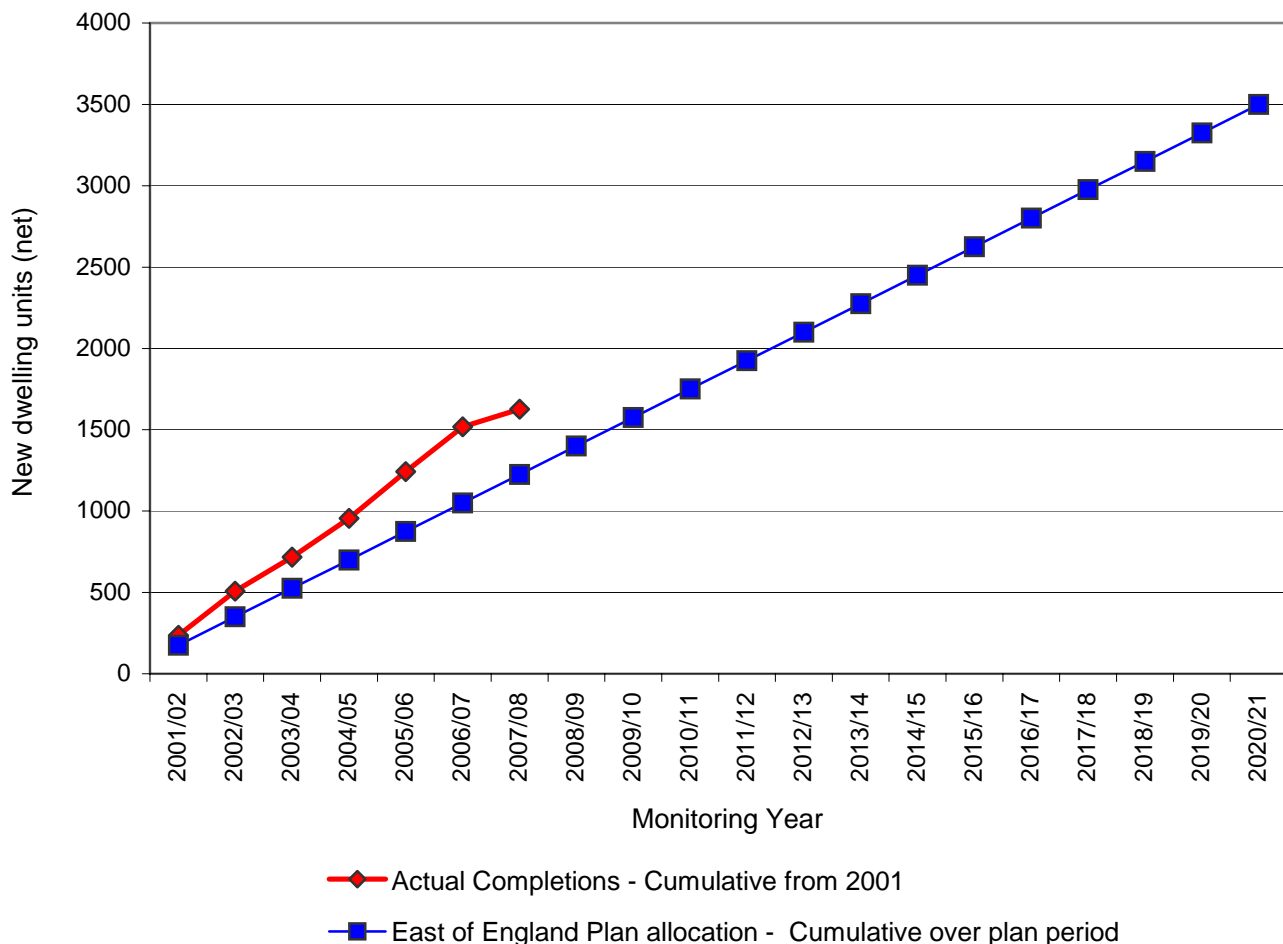


Chart 1 shows the Council's performance so far against the target for housing completions in the EEP. As mentioned above, the total Plan period of 2001-2021 carries a target of 3,500 net new dwellings, which equates to an annualised target of 175.

Housing completions have been achieved in excess of the EEP targets so far, throughout the Plan period. 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, of course be expected to continue indefinitely, and so the 5 year assessment of land supply has been prepared.

A joint Strategic Housing Market Assessment is currently being undertaken by consultants for several local authorities including this Council. Furthermore, this Council intends to prepare a Strategic Housing Land Availability Assessment internally in the near future.

#### 5.2.1.4 Projections of future housing delivery

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

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

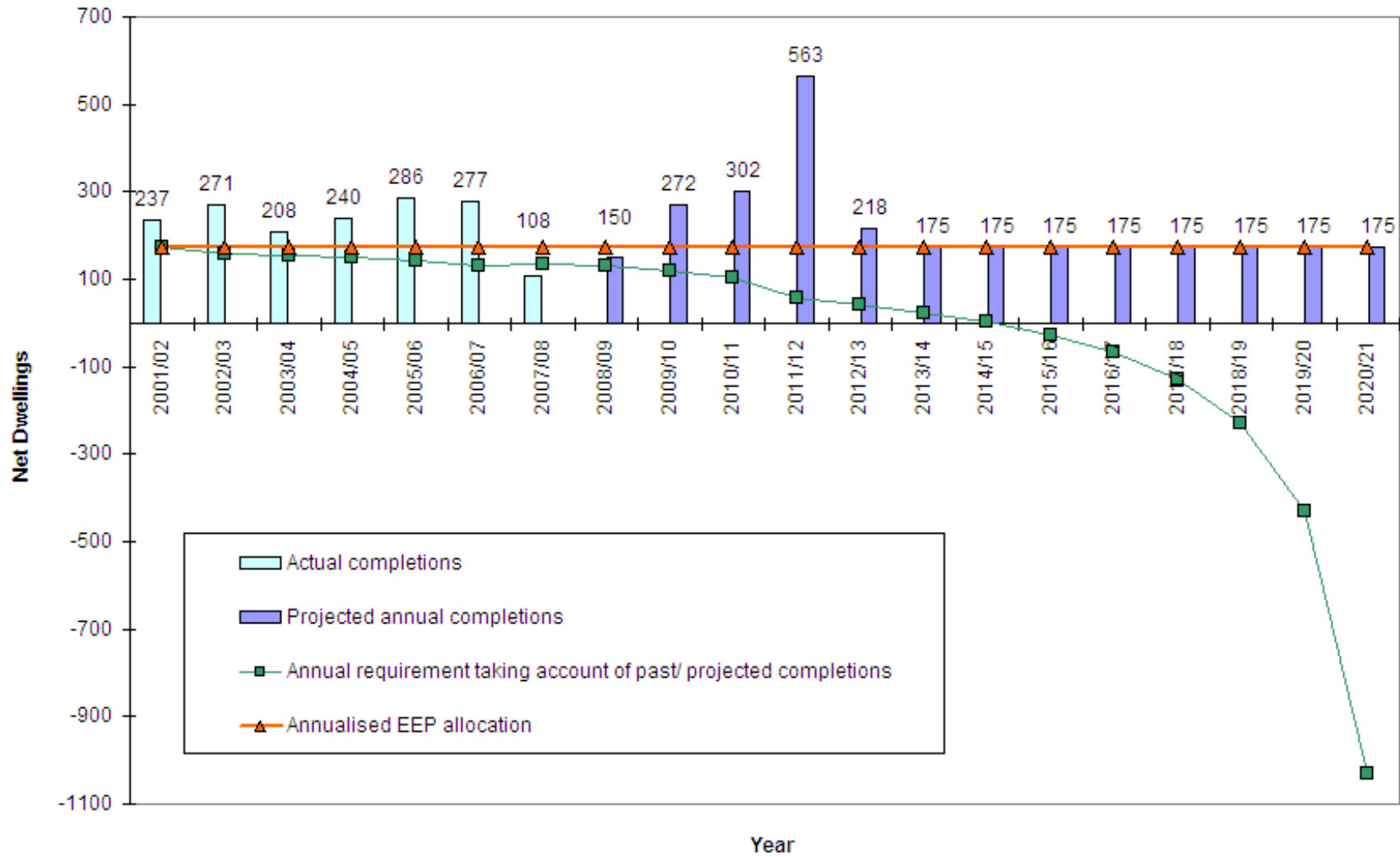
The Housing Trajectory (Chart 2), further on in this section of the AMR, gives more detail as to the projected completion rates within the EEP plan period. The housing trajectory is identical to the updated 5 year assessment of land supply.

As mentioned before, it is recognised that this Council is likely to have to provide some additional (net) homes on lands around Harlow. There is no figure given within the adopted East of England Plan, and so the only potential figure is the 3,000 units suggested within the Panel Report, completed during the Examination in Public of the EEP. This figure has therefore, however, not been subject to local scrutiny. Once a considered figure has been determined through the LDF process, and through talks between members of this Council and the other affected authorities, this target will also form part of any updated trajectory.

The following table sets out the progress made towards fulfilling the EEP housing target, by detailing the housing units already completed so far, and giving details of the dwelling units expected to be completed within the coming years. Again, details of these units can be found in the updated 5 year assessment of land supply.

<b>Category</b>	<b>Net dwelling units</b>
<b>EEP Housing target</b>	<b>3,500</b>
Minus - net dwelling units built from 2001-2007	<b>1,627</b>
Minus - units commenced but not completed	<b>253</b>
Minus - units with planning permission but not yet commenced	<b>1,102</b>
<b>Remaining dwellings to provide for</b>	<b>518</b>

Chart 2 - Housing Trajectory







As central government now require 5 year assessments of land supply to begin from the start of the next financial year, there is no 'calculated' projection figure for 20078/09 figure shown. The 150 figure used is a reasonable estimate that the 175 annualised average will be completed within 2008/09, on the basis of previous completions, with 25 units subtracted to account for the expected effects of the credit crunch.

The 5 year assessment of land supply did not identify any units that were projected to be completed from 2013/14 onwards, and so the estimate of an annualised average of 175 units was used. It is likely that by this time the economy will have recovered to a large degree, and so annual completions are expected to regain their former historic levels.

The projected completions for the next 4 years are significantly lower than those within the previous 5 year assessment of land supply, partly due to the effects of the credit crunch and the reduction of proposed units in one detailed planning application from approximately 350 to approximately 130. Furthermore, several sites which had been given planning permission for housing had been sold on, with the new owners deciding not to implement the permission, but to use the land for other purposes.

Even with these changes, the trajectory still predicts a meeting, and significant over-provision, of the target within the East of England Plan.

Obviously the 5 year assessment of land supply, and so the Housing Trajectory, will be updated regularly as more information becomes available.

#### 5.2.1.5 Additional dwellings on Previously Developed Land

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

In 2007/08, 102 of the 123 total (gross) dwellings completed in Epping Forest District were built on Previously Developed Land. This equates to 82.93% of the total.

The target contained within the Council's Best Value Performance Plan during 2007/08 was just under 90%. However, at the time of writing, this Council has decided not to report on this indicator within the Best Value Performance Plan for 2008/09. However, the former target was clearly met and exceeded in 2007/08.

The target of 60% within Policy SS2 (Overall Spatial Strategy) of the East of England Plan has also clearly been met and exceeded.

#### 5.2.1.6 Additional Gypsy and Traveller pitches

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

In 2007/08, 4 net additional Gypsy and Traveller pitches were completed. No additional pitches for Travelling Showpeople were completed.

This Council is currently running the Issues and Options consultation on its Provision for Gypsies and Travellers DPD.

#### 5.2.1.7 Additional affordable housing units (gross)

##### **Core Output Indicator H5 Gross affordable housing completions**

During this monitoring period 14 (gross) affordable units were completed. This is 11.38% of the gross number of completions for the year. These 14 units were split over two sites, both of which were 100% affordable developments. The first was 8 units in Matching, and the second, 6 units in Sewardstone.

Within the next few monitoring years, as is visible within the Housing Trajectory, several larger sites of over 15 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.

#### 5.2.1.8 Housing Quality – Building for Life

##### **Core Output Indicator H6 Housing Quality – Building for Life Assessments**

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

#### 5.2.2 LOCAL INDICATORS (Not part of the CORE set)

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

##### 5.2.2.1 Housing Density

###### **Local Indicator HOU1**

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

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

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

Density achieved	Number of units	Percentage of completions
(i) less than 30 dwellings per hectare	47	38.21%
(ii) between 30 and 50 dwellings per hectare	35	28.46%
(iii) more than 50 dwellings per hectare	41	33.33%

Thus over 61% of all dwellings completed within 2007/08 achieved a density within, or in excess of, the 'national indicative minimum' of 30 dwellings per hectare (net), set out in PPS3.

### 5.2.3 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), which seek higher percentages to be provided on suitable sites. The definition of a suitable site was amended to take better account of the smaller sites that have been coming forward for development in recent years.

The lower numbers of housing completions this monitoring year due to the credit crunch clearly reduce the amount of affordable housing that can be produced, and indeed will be produced in the next few years. However, a reasonable number of affordable units have still been completed this year, and it is hoped that this will continue.

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

## 5.3 Transport

### 5.3.1 Car Parking Standards

#### Local Indicator TRA1

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

No formal monitoring was possible in the monitoring year 2007/08 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.

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

### 5.3.2 Public Transport Accessibility

#### Local Indicator TRA2

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

- (i) a GP;
- (ii) a hospital;
- (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 123 total gross dwellings completed this monitoring year) is within 30 minutes public transport of a GP's surgery, a primary school, and a major retail centre.

However, significantly lower proportions are within 30 minutes public transport of a hospital, secondary school and an employment area.

This is partly due to the fact that development is more spread out than last year, with more units in more rural areas, and also due to the fact that not many large sites were completed. Large sites tend to be in more urban areas, and so affect the figures positively. Many of the sites were actually within 35 minutes of several of the services.

**Amount of new residential development (all sites) within 30 minutes public transport time of:**

<b>GP Surgery</b>	<b>Hospital</b>	<b>Primary School</b>	<b>Secondary School</b>	<b>Employment</b>	<b>Retail Centre</b>	<b>Total Gross</b>
105	59	116	86	95	103	123
85.37%	47.97%	94.31%	69.92%	77.24%	83.74%	100.00%

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

**Amount of new residential development (sites of 10 or more units ) within 30 minutes public transport time of:**

<b>GP Surgery</b>	<b>Hospital</b>	<b>Primary School</b>	<b>Secondary School</b>	<b>Employment</b>	<b>Retail Centre</b>	<b>Total Gross</b>
30	30	30	30	30	30	30
100.00%	100.00%	100.00%	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 affordable dwelling units completed this year were in fairly rural areas, leading to the public accessibility figures being worse than last year.

If further development is required in the Green Belt in the future, which is likely given the East of England Plan's requirement for housing in extensions to the south, west and east of Harlow, this may affect the Council's performance against this indicator.

## 5.4 Local Services

### 5.4.1 Retail, Office and Leisure Development

#### Local Indicator ROL1

Amount of completed retail, office and leisure development over 1,000m<sup>2</sup>

Developments of retail, office and leisure uses are currently monitored if they are above 1,000m<sup>2</sup>.

No retail, office or leisure developments of this size were completed in the 2007/08 monitoring year.

#### Local Indicator ROL2

Amount of completed retail, office and leisure development over 1,000m<sup>2</sup> within town centres

As above, there were no retail, office or leisure developments of this size were completed in the 2007/08 monitoring year.

### 5.4.2 Open Spaces

#### Local Indicator OPS1

Amount of eligible open spaces managed to Green Flag Award standard

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

There are a number of areas in the district that are eligible to be considered for the Green Flag Award. Currently, 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, over half the parishes have been completely surveyed, with comments being sought from parish and town councils. It is recognised that the results of this PPG17 audit will form an important part of the LDF evidence base.

## 5.5 Minerals and Waste

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

## 5.6 Flood Protection and Water Quality

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

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.

Policy WAT4 (Flood Risk Management) of the East of England Plan further sets out good practice in flood protection.

This Council's Strategic Flood Risk Assessment is currently in production.

## 5.7 Biodiversity

### **Core Output Indicator E2** **Change in areas of biodiversity importance**

There are a number of internationally, nationally, regionally and locally important sites within the district, which are listed below. None of them have changed in area.

#### **Sites of biodiversity importance**

<b>Designation</b>	<b>Area</b>
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"> <li>- Epping Forest (including Wintry Wood, Epping; Garnon Bushes, Coopersale; Yardley Hill, Sewardstonebury; and Lord's Bushes, Buckhurst Hill)</li> <li>- Hainault Forest (partly within the district)</li> <li>- Royal Gunpowder Factory Woodlands, Waltham Abbey</li> <li>- Roding Valley Meadows, between Chigwell and Loughton</li> <li>- Cornmill Stream and Old River Lea, Waltham Abbey</li> <li>- Hunsdon Mead, Roydon (partly within the district)</li> <li>- River Lee Diversion (a very small part of the Chingford reservoirs SSSI)</li> </ul>
Local Wildlife Sites (formerly County Wildlife Sites)	<ul style="list-style-type: none"> <li>- There are approximately 180 of these sites around the district, identified by the Essex Wildlife Trust through a Phase 1 Habitat Survey.</li> </ul>
Local Nature Reserves	<ul style="list-style-type: none"> <li>- Roding Valley Meadows, Chigwell</li> <li>- Linder's Field, Buckhurst Hill</li> <li>- Roughtalley's Wood, North Weald Bassett</li> <li>- Chigwell Row Wood, Chigwell</li> <li>- Church Lane Flood Meadow, North Weald Bassett</li> <li>- Nazeing Triangle, Nazeing</li> <li>- Home Mead, England's Lane, Loughton</li> <li>- Thornwood Flood Meadow, North Weald</li> <li>- Weald Common Flood Meadows, North Weald</li> </ul>

### 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 1<sup>st</sup> April 2005 (Measure 8(ii)). This area has a size of 1604.95 hectares.

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

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

No changes 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 been started and will be completed in the summer of 2009. This work will form an important part of the LDF evidence base.

Local Plan policies NC2, NC3 and NC4 all seek to protect Local Wildlife Sites (referred to as County Wildlife Sites in the policies) when proposals for development and changes of use are put forward. This Council has adopted National Indicator NI197 Biodiversity (Local Wildlife Sites).

#### **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.

Countrycare (Epping Forest District Council's Countryside Management Service), have previously applied to Natural England to have a site in Norton Heath (owned by Epping Forest District Council) designated as a Local Nature Reserve. Natural England refused this request in the past as it felt that the site should be better managed, and that canopy clearing work should be completed. Work is ongoing on this site in connection with the LNR application, with Countrycare hoping that the site will receive LNR status by the end of 2009.

Countrycare completed the 50 Favourite Trees Project within the monitoring period. This project set out to engage the community in nominating their favourite trees in the District. The linked project of the veteran tree hunt is still ongoing, with approximately 1,800 veteran and 600 notable trees recorded so far.

## 5.8 Renewable Energy

### 5.8.1 Permitted Schemes

#### Core Output Indicator E3 Renewable energy generation

This indicator measures renewable energy generation by installed capacity and type.

Renewable energy schemes could involve wind turbines, solar panels, combined heat pumps, ground source heat pumps and biomass plants.

No schemes involving renewable energy were completed within the monitoring period, however, two were commenced, and one application was granted on appeal, as follows.

Address	Proposal	Status
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)	Development commenced on 11/07/2007 but has not yet been completed
Great Stony Arts And Education Centre, High Street, Ongar, Essex	BN/1983/07 - Installation of solar roof collectors and solar hot water cylinder.	Development commenced on 03/01/2008 but has not yet been completed
7 Ashfields, Loughton, Essex, IG10 1SB	EPF/2212/06 - Erection of a wind turbine.	The appeal was allowed without conditions on 12/02/2008, but the development has not yet been commenced

### 5.8.2 Policy Analysis

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

Until such newer policies are in place, it remains quite difficult for Development Control planners within this Council to request that renewable energy schemes be incorporated within prospective developments. However, planners continue to encourage such considerations, and it is hoped that the number of such schemes will rise accordingly.

## 5.9 Gypsies and Travellers

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

### 5.9.1 Number of Sites

**Gypsy and Traveller Sites – this table shows the number of caravans**

Date of Count	Authorised Sites		Unauthorised Sites		Total
	Permanent	Transit	Permanent	Transit	
July 2006	111	0 *	32	0 *	143
January 2007	108		41		149
July 2007	117		39		156
January 2008	110		41		151
July 2008	151		13		164

\* There are no such sites within Essex

The above information has been obtained from the six monthly returns made to CLG. Full details of the sites are not currently available. The count for July 2008 is included, even though it is beyond the monitoring year, for illustrative purposes.

### 5.9.2 Planning Permissions

Planning permission for 4 additional for gypsy and traveller pitches was granted within the monitoring period, on one site in Nazeing.

Furthermore, an appeal on an enforcement notice on Holmsfield Nursery, Meadgate Road, Roydon, issued in March 2006, was allowed in the monitoring period by the Secretary of State. This gave temporary (5 year) permission for named persons and their resident dependants to occupy the area in question.

### 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”.

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.

The Examination in Public stage of the Single Issue Review has just been completed, with the published panel report recommending that Epping Forest District's target of 49 new pitches by 2011 be reduced to 39.

The Issues and Options consultation stage of this DPD is currently underway at the time of writing.

#### **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.

New policy is being pursued through the Provision for Gypsies and Travellers DPD, the Issues and Options consultation of which is underway at the time of writing. This consultation has already drawn wide public interest, and it is hoped that wide debate over issues and the suitability of potential sites will inform a robust and clear DPD as a result.

## 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 are carried out every 6 months. The six main centres are:

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

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

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

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

Town Centre	2007
Queens Road, <b>Buckhurst Hill</b>	36.2%
High Street, <b>Epping</b>	31.9%
High Road, <b>Loughton</b>	35.5%
The Broadway, <b>Loughton Broadway</b>	25.9%
High Street, <b>Ongar</b>	44.2%
Sewardstone Road / Highbridge Street / Market Place, <b>Waltham Abbey</b>	30.57%

Within the 30% non-retail limit	Over the 30% non-retail limit – policy breach
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As can be seen from the figures above, the surveys show that five out of six of the main town centres have already breached the policy limit within their key frontage areas. Policy TC4 is clearly either not strong enough, or is not being applied adequately.

Factors which could also have contributed to the drop in retail within the town centres were set out in the 2007 AMR. It was hoped that work towards the new LDF documents would incorporate some measures to help combat this problem, but due to there delays as outlined earlier most of this Council's LDF documents are not progressing yet.

## 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:

### Glasshouse development

Monitoring Year	Total area of glasshouse development permitted (ha)	Total area of glasshouse development permitted in designated areas (ha)	Glasshouse development permitted in designated areas (%)
2000/01	13.41	9.30	69.35%
2001/02	5.00	4.30	86.00%
2002/03	22.59	22.59	100.00%
2003/04	11.40	11.40	100.00%
2004/05	23.97	23.85	99.50%
2005/06	2.93	1.72	58.78%
2006/07	9.53	7.68	80.53%
2007/08	1.93	1.92	99.53%
<b>Total</b>	<b>90.76</b>	<b>82.76</b>	<b>91.18%</b>

As can be seen from the above figures, the vast majority of glasshouse development is still within the designated areas. Only one small site (in Stapleford Tawney) out of a total of three glasshouse developments in the financial year 2007/08 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.

During 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**

The publication of firm targets within the adopted East of England Plan clearly necessitates more detailed monitoring from now on, particularly with regard to housing and employment.

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

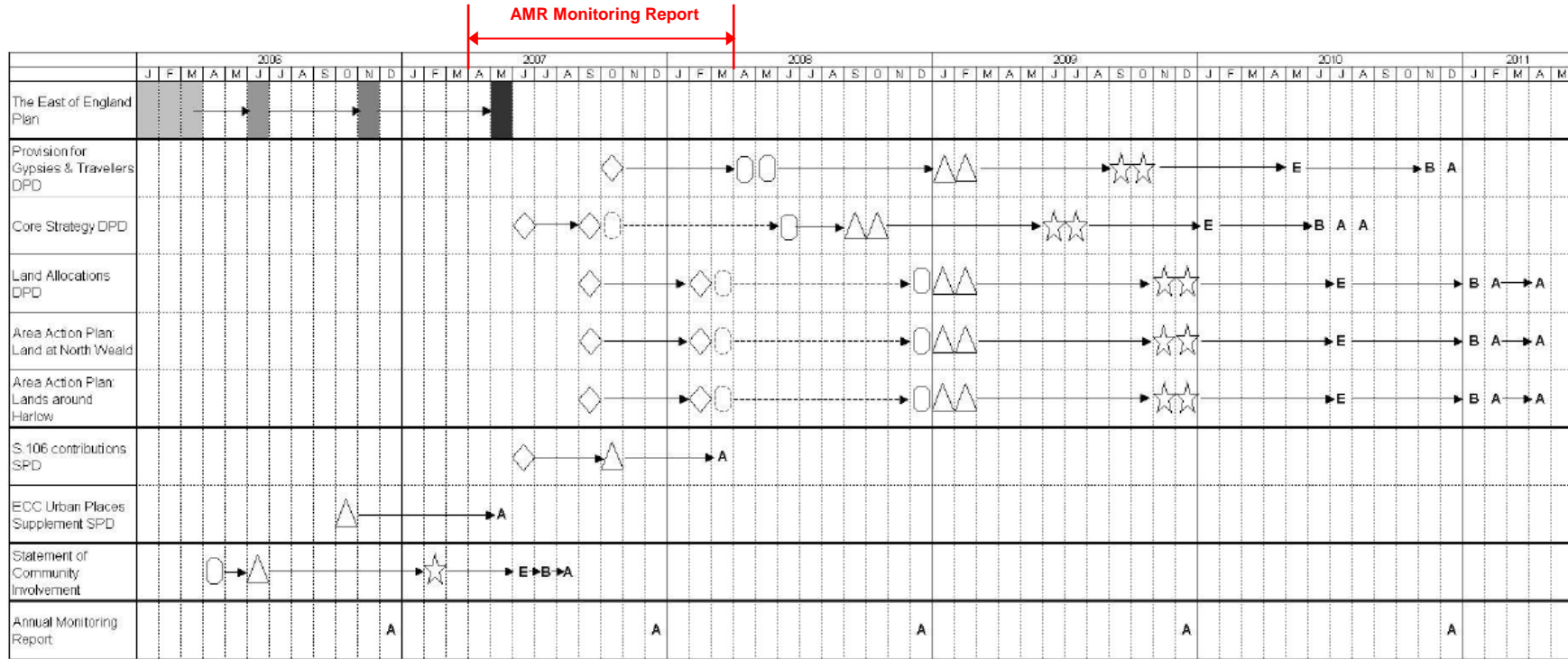
In particular, it is hoped that monitoring on the Building for Life criteria, and on parking standards, will commence before the next AMR.

### **7.2 Future review of the Local Development Scheme**

Delays to and update of the Local Development Scheme, and delays to the Local Development Documents therein, have already been discussed in sections 4.0 to 4.1.1 above.

Clearly the timetable for documents within the current LDS necessitate an early update, which will be undertaken as soon as is possible.

**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
- E Examination Period
- B Receipt of Binding Report
- A - A 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 2007/08

Application Reference	Address	Development Details	Land Status	Dwellings Lost 07/08	Dwelling Type	Dwellings completed 07/08	Site Area (Ha)	Net dwellings completed 07/08
EPF/1860/05	Blacksmith Arms, High Road, Thornwood, North Weald Bassett, Epping, Essex, CM16 6LP. Now known as Forest Edge/Forest Grove.	Demolition of existing public house and erection of 20 no. houses, access, parking and landscaping.	PDL	0	House	20	0.527	20
EPF/0771/06	76 Hemnall Street, Epping, Essex, CM16 4LQ.	Demolition of No. 76 Hemnall Street and adjacent works, extension to Vets centre and erection of 10 no. flats. (Revised application).	PDL	0	Flat	4	0.094	4
EPF/1067/06	Land adjacent to 1 Parkside Road, Parkside, Harlow Road, Matching, Harlow, Essex, CM17 0FB. (now known as Clifford Close).	Construction of 8 no. affordable rural houses with access and parking for residential purposes. (Revised application).	Greenfield	0	House	8	0.235	8
EPF/2150/03	172 Manor Road, Chigwell, Essex, IG7 5PX.	Demolition of existing property and erection of 6 no. flats.	PDL	1	Flat	6	0.030	5
EPF/0805/05	Land rear of 21 Albion Terrace, Sewardstone Road, Waltham Abbey, Essex, E4 7SB. Now known as The Boarders.	Erection of 6 no. three bedroom terraced houses.	PDL	0	House	6	0.130	6

Application Reference	Address	Development Details	Land Status	Dwellings Lost 07/08	Dwelling Type	Dwellings completed 07/08	Site Area (Ha)	Net dwellings completed 07/08
EPF/2099/03	30 Sun Street, Waltham Abbey, Essex, EN9 1EJ.	Two storey side extensions and alterations to roof to provide conversion to three retail units at ground floor level with four flats above and erection of a detached building with garaging at ground floor and two flats above.	PDL	1	Flat	6	0.029	5
EPF/1710/01	Adjacent to George House, High Street, Ongar, Essex, CM5 9JG.	Two storey building providing 5 units of holiday accommodation.	PDL	0	Flat	5	0.015	5
EPF/1265/05	261 High Street, Epping, Essex, CM16 4BT.	Erection of first floor extension with rooms in roof to provide 3 flats. (Revised application).	PDL	0	Flat	3	0.056	3
EPF/1948/01	Spurriers, Chelmsford Road, Norton Heath, Ingatestone, Essex, CM4 0LQ.	Conversion of former farm buildings from storage of laundry equipment to 3 dwelling houses and domestic garages.	PDL	0	House	3	0.290	3
EPF/1472/05	Bushes, Wind Hill, Magdalen Laver, Ongar, Essex, CM5 0DS.	Change of use and conversion of redundant agricultural buildings to three (3) dwellings.	Greenfield	0	House	3	0.420	3
EPF/1742/03	New House Farm Barns, Stondon Road, Ongar, Essex, CM5 9BU.	Conversion of outbuildings / barns to three dwellings; rationalise layout of existing cottage; new garage for farmhouse; demolish modern barn; partial demolition of outbuildings.	Greenfield	0	House	3	0.560	3
EPF/0404/06	Samantha House, Tysea Hill, Stapleford Abbots, Essex, RM4 1JP.	Reserved matters application for the demolition of single dwelling and erection of three dwellings.	PDL	1	House	3	0.356	2

Application Reference	Address	Development Details	Land Status	Dwellings Lost 07/08	Dwelling Type	Dwellings completed 07/08	Site Area (Ha)	Net dwellings completed 07/08
EPF/0942/05	Honeyfield, 150A Honey Lane, Waltham Abbey, Essex, EN9 3BG. Known as Honey Mews.	Erection of 3 no. two bedroom bungalows. (Revised application).	PDL	0	Bungalow	3	0.046	3
EPF/0023/06	1 Elm Close, Buckhurst Hill, Essex, IG9 6HL.	Proposed side extension and conversion to 2 no. dwellings. (Revised application to include rear dormer to roof).	PDL	1	House	2	0.033	1
EPF/0448/05	352 Fencepiece Road, Chigwell, Essex, IG7 5DY.	Demolition of existing detached house and garage, and construction of 2 no. three bedroom houses with rooms in roof space and ancillary car parking and landscaping.	PDL	1	House	2	0.080	1
EPF/0472/06	2 Brickfield Road, Epping, Essex, CM16 7QX.	Erection of a pair of semi-detached dwellings.	PDL	0	House	2	0.034	2
EPF/1249/06	59/61 Hillcroft, Loughton, Essex, IG10 2PS.	Conversion of former residential extension to form 2 no. 1 bed apartments with associated parking.	PDL	0	Flat	2	0.036	2
EPF/2136/06	3 Upper Park, Loughton, Essex, IG10 4EY.	Erection of two storey and single storey side extension, front and side canopies to form a total of three (3) dwellings on the site. <i>(This is actually an addition of 2 dwellings)</i>	PDL	0	Flat	2	0.030	2
EPF/2214/05	Land adjacent to 21 Station Road, Loughton, Essex, IG10 4NZ.	Erection of residential development comprising 1 no. one bedroom flat and 1 no. two bedroom flat.	PDL	0	Flat	2	0.019	2

Application Reference	Address	Development Details	Land Status	Dwellings Lost 07/08	Dwelling Type	Dwellings completed 07/08	Site Area (Ha)	Net dwellings completed 07/08
EPF/0648/06	Warlies Park Farm, Woodgreen Road, Waltham Abbey, Essex, EN9 3SD.	Two storey side extension to house and change of use of barn and dairy into two residential dwellings with associated outbuildings, garaging etc.	Greenfield	0	House	2	1.003	2
EPF/1382/04	4 and 5, Market Square, Waltham Abbey, Essex, EN9 1DL.	Amendment to planning permission EPF/1687/03 to form mansard roof to incorporate 2 no. two bedroomed flats at second floor level, and carry out alterations to external appearance of building.	PDL	0	Flat	2	0.022	2
EPF/1824/02	White House, Sewardstone Road, Sewardstone, Chingford, London, E4 7RE.	Redevelopment of industrial site for residential use comprising two dwellings.	PDL	0	House	2	0.227	2
EPF/0939/03	Barn at Longbarns Cottage, School Lane, Abbess Beauchamp and Berners Roding, Ongar, Essex, CM5 0NX.	Barn conversion to residential dwelling.	Greenfield	0	House	1	0.562	1
EPF/2177/03	The Rodings Plantery, Anchor Lane, Abbess Roding, Ongar, Essex, CM5 0JW.	Demolition of existing dwelling and erection of two storey detached dwelling.	PDL	1	House	1	0.144	0
EPF/1846/05	31 Willow Close, Buckhurst Hill, Essex, IG9 6HS.	Erection of attached two storey dwelling.	PDL	0	House	1	0.048	1
EPF/1920/05	1 Walnut Way, Buckhurst Hill, Essex, IG9 6HU.	Erection of one bedroom bungalow.	PDL	0	Bungalow	1	0.053	1

Application Reference	Address	Development Details	Land Status	Dwellings Lost 07/08	Dwelling Type	Dwellings completed 07/08	Site Area (Ha)	Net dwellings completed 07/08
EPF/0327/01	Farthings, 78 High Road, Chigwell, Essex, IG7 6PT.	Demolish existing dwelling and erection of four bedroom house.	PDL	1	House	1	0.091	0
EPF/1921/05	Backlands, Grove Lane, Chigwell, Essex, IG7 6JD.	Demolition of existing bungalow and erection of a two storey dwelling and detached garage.	PDL	1	House	1	0.129	0
RES/EPF/0113/02	12 Stradbroke Drive, Chigwell, Essex, IG7 5QX.	Details of detached dwelling	PDL	0	House	1	0.106	1
RES/EPF/0334/02	Adjacent 30 Gravel Lane, Chigwell, Essex, IG7 6DA. Now known as 32 Gravel Lane.	Erection of a two storey detached dwelling.	PDL	0	House	1	0.026	1
EPF/1991/02	67 Tower Road, Epping, Essex, CM16 5EW.	Details of two storey detached house (revised scheme).	PDL	0	House	1	0.054	1
EPF/0077/06	Plot adjacent to 20 Leycroft Close, Loughton, Essex, IG10 3EZ.	Construction of a two bedroom bungalow with integral garage.	PDL	0	Bungalow	1	0.043	1
EPF/0551/06	2 Eleven Acre Rise, Loughton, Essex, IG10 1AN.	Demolition of existing property and erection of four bedroom detached house and detached garage, with adjustment to vehicular access.	PDL	1	House	1	0.100	0
EPF/0744/04	71 Church Lane, Loughton, Essex, IG10 1NP.	Demolition of existing dwelling and erection of replacement dwelling.	PDL	1	House	1	0.082	0

Application Reference	Address	Development Details	Land Status	Dwellings Lost 07/08	Dwelling Type	Dwellings completed 07/08	Site Area (Ha)	Net dwellings completed 07/08
EPF/0972/06	14 Kingsley Road, Loughton, Essex, IG10 3TY.	Erection of single attached dwelling house with car parking space.	PDL	0	House	1	0.050	1
EPF/1096/06	7 Stanmore Way, Loughton, Essex, IG10 2SA.	Demolition of existing bungalow and erection of two storey detached house. (Revised application).	PDL	1	Bungalow	1	0.107	0
EPF/1267/06	Granary Lodge, Beech Farm, High Road, Loughton, Essex, IG10 4JJ.	Proposed granny annexe over existing garage.	PDL	0	Flat	1	0.108	1
EPF/1957/05	Land adjacent to 17 Station Road, Loughton, Essex, IG10 4NZ.	Demolition of garage and erection of new two storey house, including new vehicular crossovers to proposed and existing houses. (Revised application).	PDL	0	House	1	0.046	1
EPF/1994/04	8 Spareleaze Hill, Loughton, Essex, IG10 1BT.	Erection of new house to replace existing (revised application).	PDL	1	House	1	0.124	0
EPF/0618/06	Stonehall Barn, Downhall Road, Matching Green, Essex, CM17 0RA.	Conversion of Listed Barn (last used as offices) to a single dwelling. (Alterations to approval EPF/449/05).	PDL	0	House	1	0.063	1
EPF/1456/04	The Stables, Ashlyns Farm, Ashlyns Lane, Bovinger, Ongar, Essex. CM5 0NB.	Residential conversion of redundant stable building and erection of garage block.	Greenfield	0	House	1	0.291	1



Application Reference	Address	Development Details	Land Status	Dwellings Lost 07/08	Dwelling Type	Dwellings completed 07/08	Site Area (Ha)	Net dwellings completed 07/08
EPF/1478/03	Hastingwood Leas Hastingwood Road, Hastingwood, Harlow, Essex, CM17 9JN.	Demolition of existing dwelling and erection of new dwelling and detached garage.	PDL	1	House	1	0.465	0
EPF/2015/00	Adjacent to Hurricane House, Epping Road, North Weald, Essex, CM16 6BJ. Know as Little Pines.	Erection of 1 detached house and garage (plot 3).	PDL	0	House	1	0.037	1
EPF/0870/06	Adjacent to 17 Fairbanks Close, Ongar, Essex, CM5 9HX.	Erection of three bedroom semi-detached house with carport.	PDL	0	House	1	0.020	1
EPF/1895/06	Little Thorbens, Toot Hill Road, Ongar, Essex, CM5 9LQ.	Conversion of barn to dwelling (amendment to planning approval EPF/130/06), demolition of existing garage and erection of two open bay cartshed style detached garages to serve both properties.	Greenfield	0	House	1	0.039	1
EPF/1930/03	The Stables, Bowes Farm. Epping Road, Ongar, Essex, CM5 0BA.	Change of use from agricultural building to dwelling, and erection of single storey rear extension.	Greenfield	0	House	1	0.192	1
EPF/0577/05	Low Hill Cottage, Low Hill Road, Roydon, Essex, CM19 5JN.	Demolition of existing detached dwelling, and erection of new detached house.	PDL	1	House	1	0.307	0

Application Reference	Address	Development Details	Land Status	Dwellings Lost 07/08	Dwelling Type	Dwellings completed 07/08	Site Area (Ha)	Net dwellings completed 07/08
EPF/0725/01	Stanford Rivers Hall, Church Road, Ongar, Essex, CM5 9QS. Known as Orchard Barn.	Conversion of barn into residential dwelling and detached garage.	Greenfield	0	House	1	0.109	1
EPF/0520/06	30A Blackacre Road, Theydon Bois, Epping, Essex, CM16 7LU.	Demolition of existing house and construction of new four bed detached dwelling with front parking area.	PDL	1	House	1	0.059	0
EPF/0997/06	Land adjacent to 65 Theydon Park Road, Theydon Bois, Epping, Essex, CM16 7LR.	Erection of a new dwelling.	PDL	0	House	1	0.035	1
EPF/0157/06	Rear of 59 Homefield, Waltham Abbey, Essex, EN9 3LP.	Erection of a three bedroom detached house. (Revised application).	PDL	0	House	1	0.019	1
EPF/1191/04	House on the Hill, 11A Princesfield Road, Waltham Abbey, Essex, EN9 3PJ.	Conversion of two storey side extension into semi-detached dwelling.	PDL	0	House	1	0.035	1
EPF/2405/06	Fishers Green Farm House, Fishers Green, Waltham Abbey, Essex, EN9 2ED.	Conversion of detached garage to living accommodation, erection of conservatory, single storey rear extension and internal alterations. (Revised application).	PDL	0	House	1	1.576	1

Application Reference	Address	Development Details	Land Status	Dwellings Lost 07/08	Dwelling Type	Dwellings completed 07/08	Site Area (Ha)	Net dwellings completed 07/08
RES/EPF/1315/02	High Beech Riding School, Pynest Green Lane, High Beech, Waltham Abbey, Essex, EN9 3QL	Reserved matters application for detached bungalow to replace existing mobile home.	PDL	0	Bungalow	1	0.979	1

**TOTALS****15****123****108**