

Annual Monitoring Report

2012



Epping Forest District Council

www.eppingforestdc.gov.uk

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1.0 Introduction

The Planning and Compulsory Purchase Act 2004 requires that each local authority prepare an Annual Monitoring Report (AMR) at least once a year. 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. Each AMR covers the preceding financial year. This report therefore covers the period from the 1st April 2011 to the 31st March 2012, i.e. the 2011/12 financial year.

Through the [Localism Act 2011](#) and the new [National Planning Policy Framework](#) (published March 2012) government have signalled a move back towards a Local Plan system. However, the forthcoming Local Plan will still need to be supported by a wide range of evidence.

This Council is currently heavily engaged in producing a new local plan and as such this reduces the number of local indicators used. The Council has therefore used the Core Indicator set identified by the Department for Communities and Local Government (CLG).

1.1 Status of the East of England Plan

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

The Secretary of State for Communities and Local Government, the Rt. Hon. Eric Pickles MP, announced on the 11th December 2012 that the EEP was to be formally abolished. This order revoking the Regional Strategy for the East of England came in to force on the 3rd January 2013. The ministerial statement can be found here: http://www.parliament.uk/documents/commons-vote-office/December_2012/11-12-12/5-DCLG-EastOfEngland.pdf

The Regional Strategy for the East of England (Revocation) Order 2012 is available at <http://www.legislation.gov.uk/uksi/2012/3046/contents/made> and sets out legislation on revocation of the Regional Strategy and revocation of directions preserving structure plans

However, the East of England Plan was part of the development plan during the financial year 2011/12, so this AMR measures performance against the housing, and other, targets set for the district within it.

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 live in the suburban areas of Loughton, Buckhurst Hill, Chigwell, Epping, Ongar and Waltham Abbey. The remaining population live in more rural areas, including the large villages of Roydon, Nazeing, North Weald and Theydon Bois. Some 92.4% 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) and part of a Special Protection Area/Ramsar site within the Lea Valley Regional Park for the protection of birds.

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 work¹. The presence of the Central Line through the district encourages the use of public transport to achieve this out-commuting. House prices are correspondingly high, although they have been affected by the credit crunch in recent years. A graph of average prices in recent years is shown at Appendix 1. More detailed information on the separate wards of the district is available in the [Ward profiles](#).

¹ Please note this information is from the 2001 Census. Data from the 2011 Census on travel to work will not be available until 2013.

Table 1 - Epping Forest District - Key Statistics

All data below is from the 2011 Census unless otherwise stated:

Physical characteristics	Epping Forest only		
Area	339 km ² (33,899 hectares or 131 square miles)		
Green Belt coverage*	92.4%		
Population	Epping Forest	East of England	England & Wales
Population as of 2011 Census**	124,659	5,846,965	56,075,912
Population density (persons per hectare)	3.7	3.1	3.7
Housing	Epping Forest	East of England	England & Wales
Total number of households***	51,991	2,423,035	23,366,044
Total number of dwellings	54,409	2,531,907	24,359,880
Average household size	2.4 people	2.4 people	2.4 people
Percentage of households in a Council or Housing Association property	15.0%	15.7%	17.6%
Percentage of detached properties	23.3%	29.4%	22.6%
Percentage of semi-detached properties	31.6%	30.4%	30.7%
Percentage of terraced properties	22.8%	22.8%	24.7%
Percentage of flats/maisonettes/apartments	20.9%	16.7%	21.6%
Economic activity****	Epping Forest	East of England	England & Wales
Economically active: Employed or self-employed	66.2%	64.8%	61.9%
Economically active: Unemployed	3.6%	3.8%	4.4%
Economically active: Full time study	2.3%	3.0%	3.4%
Economically inactive	28.0%	28.4%	30.3%
Vehicle Ownership & Commuting	Epping Forest	East of England	England & Wales
Households with no car/van	15.3%	18.5%	25.6%
Households with one car/ van	42.2%	42.9%	42.2%
Households with two or more cars/ vans	42.5%	38.6%	32.1%
Percentage who travel to work by public transport*****	22.0%	10.9%	14.5%
Percentage who travel to work by car*****	59.0%	64.7%	61.5%
Percentage who travel to work by bicycle or foot*****	6.5%	12.9%	12.8%
Socio-Cultural Measures	Epping Forest	East of England	England & Wales
Indices of Multiple Deprivation Ranking (out of 326)*****	209	n/a	n/a

* Measured more accurately through mapping this year

** Usual resident population

*** Person or persons living together in a group

**** Percentages may not total 100% due to rounding

***** This information is from the 2001 Census. Data from the 2011 Census on travel to work will not be available until 2013

***** This is from the 2010 Indices of Multiple Deprivation. A new set of indices will not be published by Government until 2013. Within the ranking of 1 to 326, 1 indicates the most deprived local authority area, and 326 the least deprived

3.0 Local Plan

3.1 New Local Plan timetable

The most recent [Local Development Scheme](#) (LDS) for Epping Forest District was issued in May 2012.

The key milestones, and progress against them, are shown below.

Table 2 – Key Local Plan timetable milestones

Local Plan milestone	Scheduled for.....	Progress
Evidence gathering & background work	October 2011 – Summer 2012	Took place as planned
Issues & Options consultation	Summer 2012	Took place as planned – consultation ran from 30 th July 2012 to 15 th October 2012
Draft plan preparation and sustainability appraisal	September 2012 – March 2013	Work on the Draft plan has commenced as planned
Consultation on draft plan (6 weeks)	January/February 2013	n/a
Preparation of Submission Plan and Sustainability appraisal	March – June 2013	n/a
Pre-submission publication and representations on soundness (6 weeks) Regulation 19	June – July 2013	n/a
Submission to Planning Inspectorate for Examination Regulation 22	August 2013	n/a
Examination in public Regulation 24	December 2013	n/a
Receipt of report Regulation 25	February 2014	n/a
Expected Adoption & Publication (including proposals map) Regulation 26	April 2014	n/a

3.2 Evidence Base documents

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

Completed evidence base documents, and notes on the likely completion dates of further documents, can be found on the Forward Planning website at: <http://www.eppingforestdc.gov.uk/index.php/home/file-store/category/105-evidence-base>

Those completed are as follows:

Table 3 – Completed Evidence Base documents

Document	Completed in
Landscape Character Assessment	January 2010
Strategic Housing Market Assessment (SHMA)	January 2010
Ward Profiles/District Profile (data profiles)	January 2010
Local Wildlife Sites Review (also known as Habitats Assessment)	March 2010
Strategic Housing Market Assessment (SHMA) Viability Testing	April 2010
Town Centres Study	April 2010
Strategic Environmental Assessment/Sustainability Appraisal Scoping Report (relating to the 'scope' of a Sustainability Appraisal of the future Local Plan).	November 2010
Harlow Area Appraisal of Planning Transport and Infrastructure Options	June 2010
Employment Land Review	September 2010
Strategic Flood Risk Assessment Level 1 (area-wide)	December 2010
PPG17 Audit of Open Space	August 2011
Lee Valley White Water Centre – Economic Development Study	October 2011
Call for Sites (closed at the same time as the SHLAA methodology consultation)	November 2011
Essex Planning Officers' Association Population Projections project	Phases 1&2 published in March 2012. Phase 3 published in July 2012
Heritage Asset Review (built environment)	May 2012
Settlement Edge Landscape Sensitivity Study	May 2012
Strategic Land Availability Assessment	May 2012
Open Space, Sport & Recreation Assessment	June 2012
Review of Lee Valley Glasshouse policies	June 2012

The following Evidence Base documents are currently in progress:

Table 4 –Evidence Base documents in progress

Document	Status
St John's Road Area Development Brief	Currently in progress by consultants
Community Infrastructure Levy schedule	Initial work now underway in house
Harlow Stansted Gateway Transport Model	In production at higher more strategic level than EFDC
Strategic Housing Market Assessment Update	Currently in progress by consultants
Elderly Housing Provision analysis	This will be produced as part of the update to the Strategic Housing Market Assessment
Carbon Reduction study	Currently in progress by consultants
Strategic Flood Risk Assessment Level 2 (area-wide)	Currently in progress by consultants
Rye Meads Water Cycle Study	Currently in progress
Essex Planning Officers' Association Population Projections project: Phase 4	Currently in progress

The following Evidence Base documents will be undertaken shortly:

Table 5 – Future Evidence Base documents

Document	Status
Update of the Gypsy Traveller Accommodation Assessment	An update to the Essex-wide Gypsy Traveller Accommodation Assessment is required. This may necessitate engagement of external expertise

3.3 Local Plan events that took place within the monitoring period

From 30th July 2012 to 15th October 2012, the Forward Planning team ran consultation on 'Community Choices', the Issues and options consultation for a new Local Plan. Responses are still being analysed. Documents relating to the consultation can be found here:

<http://www.eppingforestdc.gov.uk/index.php/contact-us/consultation/planning-our-future>

The results from this consultation will feed into the next stage of consultation on the Local Plan; the Draft Plan, in 2013.

4.0 Core Output Indicators

The RSS and Governmental Core Output Indicators (Update 2, July 2008) are shown in grey boxes in the following section, organised by policy area.

4.1 Business Development

As a district which is 92.4% green belt, the type of employment is limited. However the Council is looking at Productive Landscapes with the Local Strategic Partnership (LSP) and Lee Valley Growers.

The council is also in the process of commissioning reports, considering possible partial uses of North Weald Airfield from aviation to commercial or housing.

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, and therefore the final number of new jobs to be provided in this district alone will effectively be determined by the Local Plan process.

The Employment Land Review provides evidence on this matter which will contribute to the preparation of new policies on employment land provision, see para 4.1.1.1.

4.1.1 CLG Core Output Indicators

4.1.1.1 Additional floorspace by employment type

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

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

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

In 2011/12 permission was given for a net gain of 0.334ha of employment use floorspace (classes B1 - Business, B2 – General Industrial & B8 – Storage or

distribution). The breakdown of this area is detailed in the following table, showing gross gains, losses, and resultant net loss.

Table 6 - Total additional employment floorspace approved by type

Use Class (Mix)	Gross Gain (ha)	Lost (ha)	Net Gain (ha)
B1 (<i>sub-category unknown</i>)	0.139	0.209	-0.070
B1a: Offices	0.129	0.148	-0.019
B1b: Research & Development	0.000	0.000	0.000
B1c: Light Industry	0.126	0.000	0.126
B2	0.219	0.209	0.010
B8	0.396	0.109	0.287
Total	1.010	0.675	0.334

4.1.1.2 Additional floorspace on previously developed land by type

Core Output Indicator BD2

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

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

In 2011/12 permission for a total of 1.010ha gross employment floorspace was given. Of this, 0.613ha gross was on previously developed land, i.e. 60.7% of all gross floorspace permitted within the monitoring period.

The 0.396ha gross (39.3%) which was on Greenfield land, comprised 5 planning permissions given retrospectively for changes of use buildings on agricultural sites.

4.1.1.3 Employment land available by type

Core Output Indicator BD3

Employment land available - by type

There are no sites allocated for employment in the Local Plan which have not been used already. All sites with planning permission have been included within BD1, therefore the return for BD3 is zero. The relevant Local Plan documents making site allocations for employment land have not been published yet. Please see para 4.1.2

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

4.1.1.4 Total amount of floorspace permitted for 'town centre uses'

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

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

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

'Total' floorspace developed for town centre uses

The 2011/12 breakdown is as follows*:

Table 7 - Total amount of floorspace permitted for town centre uses

Use Class	Gross Gain (ha)	Lost (ha)	Net Gain (ha) – total for this use class
A1	0.147	0.363	-0.217
A2	0.019	0.022	-0.003
A3	0.154	0.015	0.139
A4	0.000	0.085	-0.085
A5	0.013	0.000	0.013
'A' Subtotal	0.333	0.486	-0.153
D1	0.261	0.196	0.065
D2	0.290	0.179	0.112
'D' Subtotal	0.551	0.374	0.177
TOTAL	0.883	0.860	0.024

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

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

The 2011/12 breakdown is as follows*:

Table 8 - Floorspace permitted for town centre uses, in town centre areas

Use Class	Gross Gain (ha)	Lost (ha)	Net Gain (ha)	% of <u>total</u> Net Gain (for this use class, see Table 9)
A1	0.057	0.171	-0.114	n/a is net loss
A2	0.011	0.022	-0.011	n/a is net loss
A3	0.041	0.009	0.032	22.95%
A4	0.000	0.014	-0.014	n/a is net loss
A5	0.013	0.000	0.013	100.00%
'A' Subtotal	0.122	0.216	-0.094	n/a
D1	0.009	0.003	0.006	9.64%
D2	0.021	0.000	0.021	19.18%
'D2' Subtotal	0.031	0.003	0.028	n/a
TOTAL	0.153	0.219	-0.066	n/a

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

4.1.2 Policy Analysis

Policy E4A of the Local Plan Alterations seeks to protect employment land. Policy E4B of the Local Plan Alterations sets out the Council's preferences for alternative uses should continued employment use be considered inappropriate on a site.

Over the monitoring period, permission for a net gain (overall) of floorspace was given for 'B' uses, comprising B1 (offices/light industry), B2 (general industrial) and B8 (storage/distribution). However, permission for an overall net loss of floorspace in 'A' town centre uses was given. Permission for a net gain in 'D'- type floorspace was given (uses including non-residential institutions, assembly and leisure).

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

- o the Employment Land Review, available at: <http://rds.eppingforestdc.gov.uk/Published/C00000623/M00006365/AI00027332/EmpLandReviewAppl.pdf>
- o the Town Centres Study, available at: http://www.google.co.uk/url?sa=t&rct=j&q=epping%20forest%20district%20council%20-%20town%20centre%20study&source=web&cd=3&ved=0CDkQFjAC&url=http%3A%2F%2Fwww.eppingforestdc.gov.uk%2Findex.php%2Fhome%2Ffile-store%2Fcategory%2F124-appendices%3Fdownload%3D495%3Aappendix-1-consultancy-brief&ei=r_DvUKbyPPGX0XJ2oDQAw&usq=AFQjCNFGz9NG6VHrsNIZnEa_cDFihMRGA

4.2 Housing

4.2.1 CLG Core Output Indicators

4.2.2.1 Housing targets for Plan period

Core Output Indicator H1 Plan period and housing targets

The housing target for the 2011/12 monitoring year is drawn from the East of England Plan (EEP – see paragraph 1.1 for commentary on its status). It is for 3,500 net new dwellings within the period of the EEP, 01/04/2001 to 31/03/2021. This target equates to 175 homes per annum throughout the period.

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

4.2.1.2 Additional dwellings (net) in previous years

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

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

Table 9 - Additional dwellings completed in previous monitoring years

Monitoring Year	Net number of dwellings completed
2001/02	237
2002/03	271
2003/04	208
2004/05	240
2005/06	286
2006/07	277
2007/08	108
2008/09	157
2009/10	176
2010/11	368
Total	2,328

4.2.1.3 Additional dwellings (net) in the monitoring year

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

In 2011/12 there were 288 (gross) dwellings completed. This includes some conversions. 32 dwellings were lost during the monitoring year, thus the net total of new dwellings completed is 288. Full details of the dwellings completed in this monitoring period are contained in Appendix 1.

The 2011/12 figure is a loss on last year's figure however, is still a big improvement on the 2009/10 figure.

These 288 dwellings bring the total number of dwellings completed since the start of the Plan period to 2,614, as detailed below:

Table 10 – Current cumulative total of net additional dwellings

Monitoring Year	Net number of dwellings completed
2001/02	237
2002/03	271
2003/04	208
2004/05	240
2005/06	286
2006/07	277
2007/08	108
2008/09	157
2009/10	176
2010/11	368
2011/12	288
Total	2,614

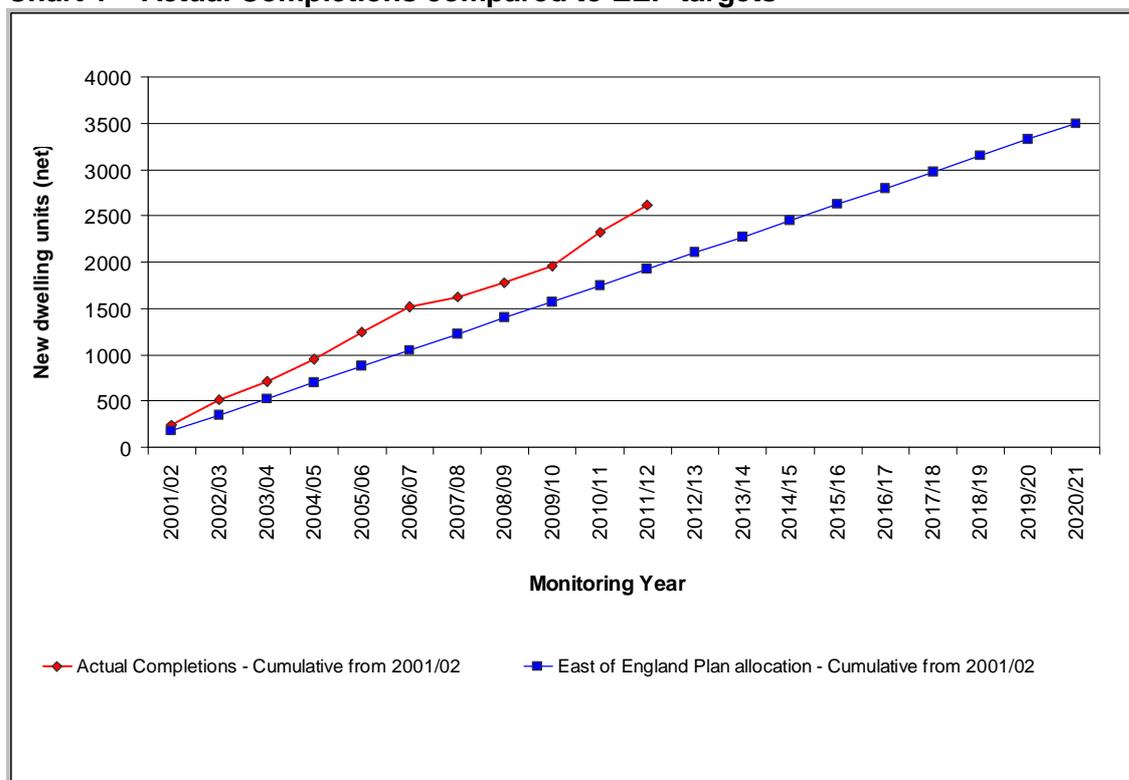
Chart 1 – Actual Completions compared to EEP targets

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.

4.2.1.4 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 (2013/14-2017/18).

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

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

Table 11 sets out the progress made towards fulfilling the EEP housing target, by detailing the housing units already completed so far, and giving details of the dwelling units expected to be completed within the coming years. Chart 2, below, shows the predictions of when these identified units are likely to be completed

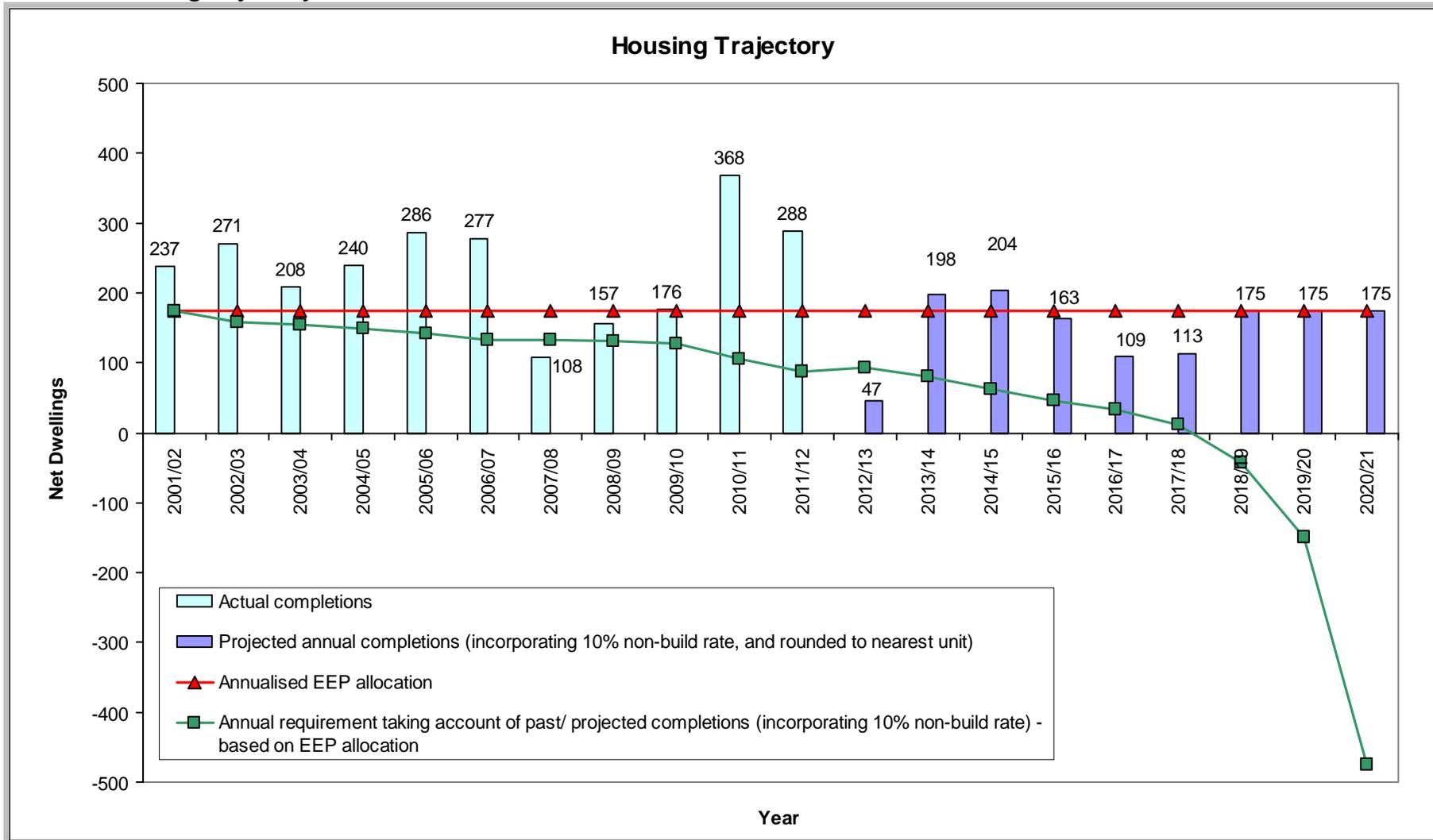
Table 11 – progress against East of England Plan housing target

Category	Net dwelling units
EEP Housing target	3,500
Minus - net dwelling units built from 2001/02-2011/12	2,616
Minus – PP* granted, not yet commenced, 10 gross units or more	295
Minus - PP granted, not yet commenced, less than 10 gross units	208
Minus - PP granted, commenced but not completed, 10 gross units or more	216
Minus - PP granted, commenced but not completed, less than 10 gross units	62
Minus - Informally identified - adopted development brief	94
Remaining dwellings to provide	97

*PP = *planning permission*

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

Chart 2 – Housing trajectory



As central government require 5 year assessments of land supply to begin from the start of the next financial year, the 47 units predicted to be completed within the remainder of 2012/13 are not included in the 5 year land supply calculations.

The 5 year assessment of land supply identified units to be completed within the 5 year period, i.e. from 2013/14 to 2017/18. The figure shown for the years 2018/19 onwards are simply the annualised provision figure, as no units can be identified for completion so far into the future at this point. This will be easier once housing sites are allocated in the forthcoming Local Plan. Please see the 5 year assessment of land supply on the Council's website.

The trajectory continues to predict a meeting, and a large over-provision of the target within the East of England Plan. This 5 year assessment actually identifies a supply of 160.29% of the land supply required by the East of England Plan, for the 5 year period in question.

Due to the East of England Plan being revoked on the 3rd January we will need to set a different target for the next AMR. This target will be ascertained from the next stage of consultation in the Local Plan process.

4.2.1.5 Additional dwellings on Previously Developed Land

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

In 2011/12, 281 of the 320 total (gross) dwellings completed in Epping Forest District were built on PDL. This equates to 87.81% of the gross total.

The 87.81% achieved performs very well against the Government's regional target of 60.00% within Policy SS2 (Overall Spatial Strategy) of the East of England Plan.

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

4.2.1.6 Additional Gypsy and Traveller pitches

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

Table 12 below details the additional Gypsy and Traveller pitches or caravans which were granted planning permission during the monitoring period.

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

Table 12 – Gypsy and Traveller provision granted within 2011/12

Application Number	Address	Description	What was permitted?	Decision	Decision Date
CLD/EPF/21 34/11	Shannon's, Tylers Cross Nursery, Broadley Common, Roydon.	Certificate of lawful development for existing use of the land for the siting of 1 residential static caravan and 1 ancillary touring caravan with associated utility block/day room.	2 caravans 1 pitch	Lawful	29/11/2011
EPF/0965/11	Stoneshott View, Hoe Lane, Nazeing	Non material amendment on EPF/1610/10. (Erection of day room in connection with residential mobile home site - revised application)	0 additional caravans or pitches	Granted	02/06/2011
EPF/1123/10	Carrisbrook, Kiln Road, North Weald Bassett	Retention of permanent residential mobile home site for gypsy and traveller use	2 caravans and 1 pitch	Part dismissed (condition 1 allowed, condition 2 dismissed)	Appeal decision date 14/06/2011
DOC/EPF/20 61/11	Auburnville, Carthegena Estate, Nazeing	Application for approval of details reserved by condition 5 'Tethering of caravans, access and egress' of ENF/0677/10 allowed on appeal (The stationing of caravans/mobile homes on the land, erection of fencing over one metre in height adjacent to a highway, the laying of hard standing and the use of the land for residential purposes)	0 additional caravans or pitches	Granted	28/11/2011
DOC/EPF/24 76/11	Auburnville, Carthegena Estate, Nazeing	Application for approval of details reserved by condition 4 'Site details' of ENF/0677/10 allowed on appeal (The stationing of caravans/mobile homes on the land, erection of fencing over one metre in height adjacent to a highway, the laying of hard standing and the use of the land for residential purposes)	0 additional caravans or pitches	Partially approved	18/01/2012
EPF/2411/11	Devoncot, Carthegena Estate, Nazeing	Notice issued & served but then WITHDRAWN on advice of Counsel	4 caravans and 2 pitches	Granted	26/01/2012 Expires on 24/01/2017 or when the current occupants leave if before

Application Number	Address	Description	What was permitted?	Decision	Decision Date
EPF/0144/12	Haslingfield, Meadgate Road, Carthegena Estate, Nazeing	Part retrospective change of use from use as a single dwelling to a mixed use of single dwelling and residential caravan site for an extended gypsy family with 4 Caravans. (2 for independent living and two as ancillary accomodation to the dwelling)	4 caravans and 2 pitches	Granted	23/03/2012 Expires on 31/01/2017 or when the current occupants leave if before
ENF/0652/08	Rose Farm, Hamlet Hill, Roydon	Change of use of the land from agricultural to a mixed use of agricultural and residential by the stationing of caravans and mobile homes on the land for residential purposes and the use of agricultural buildings on the land for purposes ancillary to the residential use.	2 caravans 1 pitch	Allowed	Appeal decision date 12/04/2011 Expires on 12/04/2016 or when the current occupants leave if before
ENF/0677/10	Auburnville, Carthegena Estate, Nazeing	Without planning permission the stationing of caravans / mobile homes and the erection of fencing over 1 metre high adjacent to a highway and the laying of hardstanding and use of the land for residential purposes	2 caravans 1 pitch	Allowed	Appeal decision date 15/09/2011 Expires on 15/09/2016 or when the current occupants leave if before

4.2.1.7 Additional affordable housing units (gross)

Core Output Indicator H5 Gross affordable housing completions

During this monitoring period 33 (gross) affordable units were completed. This is 10.34% of the gross number of completions for the year. All of these 33 units were for social rent, there were no shared ownership units completed for the period of 2011/12.

This was a loss on the two previous years; last year's total figure was 119 units for the period which was a significant improvement on the 2009/10 figure of 66 affordable units completed.

4.2.1.8 Housing Quality – Building for Life

Core Output Indicator H6 Housing Quality – Building for Life Assessments

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

4.3 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.

4.4 Flood Protection and Water Quality

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

The Environment Agency had outstanding objections on flood risk grounds on only one planning applications in 2011/12 which was subsequently granted:

Table 13 – Environment Agency objections in 2011/12 - granted

Application ref.	Proposed Development	Site Address	Reason for Objection	Final decision
EPF/2411/11	Use of site for private gypsy/traveller site for one family comprising two mobile homes, two touring caravans and utility building. (A condition of the planning permission was	Devoncot, Carthegena Estate, Nazeing, Essex, EN10 6TA	Risk to life and / or property	Granted

Application ref.	Proposed Development	Site Address	Reason for Objection	Final decision
	that a Flood Risk Assessment would be submitted within 3 months of the date of the decision, and unless a scheme which had the authority's approval was in place within 18 months, the permission would cease)			

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

<http://www.eppingforestdc.gov.uk/index.php/home/file-store/category/133-strategic-flood-risk-assessment-level-1>

The Level 2 site-specific Strategic Flood Risk Assessment is currently in preparation.

4.5 Biodiversity

Core Output Indicator E2 Change in areas of biodiversity importance

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

No changes have occurred within the monitoring period. (see para 4.5.4).

Table 14 - Sites of biodiversity importance

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

4.5.1 Special Areas of Conservation (SACs)

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

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

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

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

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

4.5.2 Special Protection Areas (SPAs)

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

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

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

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

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

and to enhance and preserve biodiversity, in accordance with policy NC1 and with the Planning Policy Statement 9.

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

4.5.3 Ramsar Sites

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 water-birds. 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.

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.

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.

4.5.4 Sites of Special Scientific Interest (SSSIs)

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

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

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

4.5.5 Local Wildlife Sites

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

A full review of the Local Wildlife Sites in the district was completed in 2009 by Essex Wildlife Trust (report available at: <http://www.eppingforestdc.gov.uk/index.php/out-and-about/countrycare/local-wildlife-sites>). There are now 222 of these sites around the district (representing a net addition of roughly 40, comprising the declassification of a small number of sites, and the addition of a significant number of new sites). This data will form an important part of the Council's Evidence Base.

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

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

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

4.5.6 Local Nature Reserves

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

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

The largest is the Roding Valley Meadows LNR, with the smallest being the Nazeing Triangle LNR. Countrycare have previously applied to Natural England to have a site in Norton Heath (owned by Epping Forest District Council) designated as a Local Nature Reserve. Natural England has welcomed this proposal, but there remain legal issues to be addressed. Countrycare's Favourite Tree project, and veteran tree hunt, are still ongoing, with 3,755 trees recorded so far. Of these, 17 are 'ancient trees'.

Roding Valley Meadows was given the Green Flag award. The Reserve, in Loughton, is the largest area of traditional river-valley landscape left in Essex. Bounded by thick hedgerows, the herb-rich meadows, marsh and scrub woodland follow the meanders of the River Roding for a mile-and-a-half. More than 200 species of wildflowers thrive in the meadows. The Green Flag recognises UK green spaces that are well-managed, sustainable, of conservation and heritage value and of high quality. The plant assemblage is so rare that the Reserve was designated a Site of Special Scientific Interest in 1986. The Reserve is owned by the District Council and the Grange Farm Centre Trust and managed by the Essex Wildlife Trust.

4.6 Renewable Energy

4.6.1 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.

Five schemes involving renewable energy were completed within the monitoring period; the details are shown below. One further application was completed since the end of the monitoring period.

However, 15 applications (although one was a revision) incorporating renewable energy schemes were granted within the monitoring period – their details are also shown below:

Table 15 - Renewable energy schemes permitted in 2011/12

Application ref.	Address	Proposal	Capacity	Status
EPF/1922/11	12 Turners Court, Lambourne, RM4 1UQ	Certificate of lawful development for proposed solar panels on roof.	Not stated	Granted 04/11/2011 Completed 12/11/2011
EPF/1561/11	33 St Marys Way, Chigwell, IG7 5BX	Installation of 8 solar panels to flat roof of proposed loft extension. Each panel to be mounted on an A frame, angled at 20 degrees to the horizontal, and therefore projecting 340 mm in height from the flat roof.	8 x 240W = 1.920kW total	Granted 14/10/2011 Completed 25/10/2011
EPF/1860/11	44 Woodland Way, Theydon Bois, CM16 7DZ	Certificate of lawful development for proposed solar panels.	Not stated	Granted 24/10/2011
EPF/1833/11	Brooklyn Lodge, Mott Street, Waltham Abbey, E4 7RW	Install a solar PV panels generating approx 3kw on the flat roof above the kitchen/toilet area of existing offices.	3kW	Granted 01/11/2011
EPF/0903/11	Coopersale House, Houblons Hill, Coopersale, Epping, CM16 7QL	Installation of solar panels on to the swimming pool roof.	42 x 235 to 240W = 9.975kW total	Granted 23/06/2011 Completed 20/02/2012

Application ref.	Address	Proposal	Capacity	Status
EPF/1134/11	Great Stony Arts and Education Centre, High Street, Ongar, CM5 0AD	Non material amendment to planning permission EPF/1859/08 to include additional plant and solar panels on the roof and horizontal boarding to the front access in place of a brick finish.	Not stated	Granted 21/07/2011
EPF/1035/11	Hangars 4 and 6, Hurricane Way, North Weald, CM16 6AA	Erection of solar panels mounted on top of existing roof of hangars 4 and 6.	720 x 240W = 172.8kW total	Granted 27/06/2011
EPF/1959/11	Knight Landings, Epping Road, Roydon, CM19 5DD	Retention of 16 P V Panels to roof and relocation of 10 solar panels on front roof slope (Resubmitted application)	Not stated	Granted 05/12/2011 Completed 01/07/2011 (planning application was retrospective)
EPF/0799/11	Moreton Mill, Mill Lane, Moreton, Ongar, CM5 0DN	Mounting of solar panels onto an agricultural building.	40 x 245W = 9.8kW total	Granted 27/06/2011
EPF/2378/11	Paternoster House, Paternoster Hill, Waltham Abbey, EN9 3JY	Retention of PV Solar panels to rear elevation and internal roof elevations.	130 x 240W = 31.2kW total	Granted 27/01/2012 Completed 16/12/2011 (planning application was retrospective)
EPF/1758/11	Pine Lodge, Lippitts Hill, Waltham Abbey, IG10 4AL	Provision of roof mounted solar array on existing equestrian building	150 x 250W = 37.5kW total	Granted 14/12/2011
EPF/0817/11	Roffey Hall Farm, Hobbs Cross Road, Matching, CM17 0NP	Installation of photo voltaic solar panels on all of the south facing, roof sections of both agricultural and commercial buildings.	Not stated	Granted 13/06/2011
EPF/0856/11	The Limes/White Lodge, Sewardstone Road, Waltham Abbey, E4 7SA	Application for approval of details reserved by condition 11 'Solar Panels' of RES/EPF/0383/09. (Reserved matters application for residential development comprising 119 dwellings (2,3,and 4 bed) and community building and shop)	Not stated	Granted 06/06/2011
EPF/0096/12	The Minstrels, Epping Road, Broadley Common, Nazeing, EN9 2DH	16 Solar Panels on stable roof on South-East and South West facing.	16 x 250W = 4kW total	Granted 20/03/2012 Completed 22/10/2012

Application ref.	Address	Proposal	Capacity	Status
EPF/0818/11	Woods End, 122A High Road, Chigwell, IG7 5AR	Installation of 16, 50mm deep 1m x 1.7m solar panels on rear south east facing roof arranged in 2 groups of 8 panels set up to 100mm from the plane of the roof.	16 x 220W to 230W = 3.6kW total	Granted 04/07/2011

4.6.2 Policy Analysis

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

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

Work is currently underway on revising the Council's Climate Change Strategy (<http://rds.eppingforestdc.gov.uk/Published/C00000611/M00006679/AI00030930/EFDCClimateChangeStrategyFinal.pdf>). This will help to provide more information on renewable energy and sustainable construction issues, as the policy forming process begins:

4.7 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.

4.7.1 Number of Sites

There is an important distinction between the number of caravans present at any one time (para 4.7.2), and the number of pitches which are permitted (para 4.2.1.6)

The East of England Plan target, of an extra 34 pitches by 2011 (starting from 2008), is based on the number of pitches permitted, not the number of caravans actually present. The Council met and surpassed this figure, and is continuing to make new provisions each year.

Epping Forest District Council will be created a new target of their own through the Local Plan process.

4.7.2 Caravan Count (CLG figures)

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

Please note that this is not the same as the figure of pitches which are actually permitted – see para 4.2.1.6.

CLG caravan count data is shown below, the most recent count having been conducted in July 2012.

Table 16 – CLG Gypsy and Traveller Caravan Count July 10 to July 11

Count date	Authorised sites (with planning permission)				Unauthorised sites (without planning permission)				Total All Caravans
	<i>Socially Rented</i>	<i>Private Caravans</i>			<i>No. of Caravans on Sites on Gypsies own land</i>		<i>No. of Caravans on Sites on land not owned by Gypsies</i>		
	No. of Caravans	Temporary Planning Permission	Permanent Planning Permission	All Private Caravans	"Tolerated"	"Not tolerated"	"Tolerated"	"Not tolerated"	
Jul 2012	16	16	129	145	0	6	0	0	167
Jan 2012	16	11	114	125	0	12	0	0	153
Jul 2011	16	7	123	130	7	4	0	0	157
Jan 2011	16	7	131	138	3	9	0	0	166
Jul 2010	16	28	94	122	1	2	0	0	145

NB – the above figures relate to the number of caravans actually present on the day of the count.

4.7.3 Planning Permissions

Please see paragraph 4.2.1.6 for data on Gypsy and Traveller pitches and caravans given permission within the monitoring period.

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

4.7.4 Assessment of Gypsy and Traveller Needs

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

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

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

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

On 3rd January 2013 the East of England Plan was formally revoked, this includes the 'Single Issue Review on Planning for Gypsy and Traveler Accommodation' document.

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

4.7.5 Policy Analysis

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

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

5.0 Local Indicators

5.1 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 17 - Glasshouse development

Monitoring Year	Total area of glasshouse development permitted (ha)	Total area of glasshouse development permitted in designated areas (ha)	Glasshouse development permitted in designated areas (%)
2000/01	13.41	9.30	69.35%
2001/02	5.00	4.30	86.00%
2002/03	22.59	22.59	100.00%
2003/04	11.40	11.40	100.00%
2004/05	23.97	23.85	99.50%
2005/06	2.93	1.72	58.78%
2006/07	9.53	7.68	80.53%
2007/08	1.93	1.92	99.53%
2008/09	3.53	3.37	95.48%
2009/10	1.38	1.38	100.00%
2010/11	0.92	0.86	93.24%
2011/12	16.95	16.94	99.94%
Total	113.55	105.32	92.75%

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

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

Work was undertaken by consultants Laurence Gould Partnership Ltd on a Glasshouse Industry Study. They have recognised that 'The glasshouse sector in the Lea Valley makes a significant economic and employment contribution to the area'.

The recommendations they have made can be read here:

<http://www.eppingforestdc.gov.uk/index.php/home/file-store/category/148-review-of-lea-valley-glasshouse-industry-policylea-valley-glasshouse-industry-report>

5.2 Bungalows

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

The data analysis presented in last year's Annual Monitoring Report has been updated, see tables 18 and 19. The analysis is in two parts: 1) permissions (showing planning permissions given involving the loss or gain of bungalows) and 2) completions (showing the developments actually carried out involving the loss or gain of bungalows). These are shown separately as, clearly, not all planning permissions are carried out. The data is for the entire district.

The data given is for the period 1/4/05 to 10/1/13 (just over 7 and a half financial years). Data is given by settlement, in order to identify whether there is an issue in different areas.

Table 18 – Bungalow completions 1/4/05 to 10/1/13

	Gain of bungalows	Loss of bungalows	Settlement net gain
Abbess, Beauchamp & Berners Roding	1	0	1
Buckhurst Hill	1	0	1
Chigwell	1	3	-2
Epping	0	2	-2
Fyfield	1	0	1
Loughton	4	10	-6
Matching	0	1	-1
Nazeing	3	1	2
North Weald	0	1	-1
Ongar	4	1	3
Roydon	3	4	-1
Sheering	1	0	1
Stapleford Abbots	0	1	-1
Theydon Bois	4	4	0
Waltham Abbey	9	1	8
Willingale	0	1	-1
TOTALS	32	30	2

Table 19 – Bungalow permissions 1/4/05 to 10/1/13

	Gain of bungalows	Loss of bungalows	Settlement net gain
Bobbingworth	2	2	0
Buckhurst Hill	4	4	0
Chigwell	2	21	-19
Epping	1	5	-4
Fyfield	0	0	0
High Ongar	1	2	-1
Lambourne	0	3	-3
Loughton	6	19	-13
Matching	0	1	-1
Moreton	1	3	-2
Nazeing	5	9	-4
North Weald	1	2	-1
Ongar	0	2	-2
Roydon	3	7	-4
Sheering	1	1	0
Stanford Rivers	2	2	0
Stapleford Abbots	3	8	-5
Theydon Bois	4	11	-7
Waltham Abbey	8	4	4
Willingale	0	1	-1
TOTALS	44	107	-63

As can be seen from the data above, in a period of (more than) the last five years, an actual loss of only 4 bungalows in Theydon Bois has taken place, and 4 have been built, meaning a net loss of 0. However, permission for the loss of 11 net bungalows in Theydon Bois has been given, this is an increase of last years figure of 6 permissions given.

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

To place the completion data in context, Table 20 shows all gains and losses through completions for the same period:

Table 20 – All housing completions by type 1/4/05 to 10/1/13

	Bungalow completions	All housing completions
Gain	32	1,686
Loss	30	175
Net gain	2	1,511

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

Appendices

Appendix 1: Details of housing completions 2011/12

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 11/12	Dwellings lost 11/12	Net dwellings gained 11/12
EPF/0005/06	now know as Honeysuckle Court, Monkams Service Station, Buckhurst Way, Buckhurst Hill, Essex	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 works.	PDL	Flats	0.22	23	0	23
EPF/0074/06	Jubilee Bungalow Hammonds Farm Stapleford Road Stapleford Tawney RM4 1RR	Construction of two storey dwelling to replace existing fire damaged bungalow.	PDL	House	0.1395	1	1	0
EPF/0081/09 & EPF/1655/02	Parade Ground Site, North Weald Airfield, North Weald	Reserved matters application for the construction of 126 no. two, three and four bedroom apartments and houses with associated roads, parking, ancillary buildings and landscaping.	PDL	25 Houses & 23 Flats	2.068	48	0	48
EPF/0109/05	The Brambles, Mill Street, Harlow, Essex, CM17 9JG	Demolition of existing dwelling and erection of replacement.	PDL	House	0.0476	1	1	0
EPF/0142/07	now known as 2b St Johns Road 2 St John's Road Epping Essex CM16 5DN	Change of use of ground floor from Dental Surgery/residential to Dental Surgery (D1) and external alterations.	PDL	House	0.019	1	1	0
EPF/0182/06	23-25 Station Road (Land adj to Treetops Care Home), Epping, Essex	Erection of 12 no. two bedroom and 1 no. three bedroom flats with 20 car parking spaces and extended parking for Treetops Nursing Home. (Revised application to EPF/1935/04 granted on appeal)	Greenfield	Flats	0.18	13	0	13
EPF/0146/07	1 Church Hill, Loughton, Essex (Now known as Fielding Court)	Demolition of existing building and erection of eight, two bedroom apartments in two blocks, with associated parking and landscaping. (Revised application)	PDL	2 Houses & 6 Flats	0.069	8	0	8

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 11/12	Dwellings lost 11/12	Net dwellings gained 11/12
EPF/0397/05	Adj 49 Ruskin Avenue Waltham Abbey Essex EN9 3BP	Demolition of existing garage and construction of a new detached dwelling. Two storey extension to No 49, Ruskin Avenue. (Revised application)	PDL	House	0.0406	1	0	1
EPF/0446/10	Former BPI Packing Factory, Brook Road, Buckhurst Hill, IG9 5	14 dwellings with associated car parking, access road and landscaping.	PDL	6 Houses & 4 Flats	0.45	10	0	10
EPF/0565/08	132 Manor Road, Chigwell, Essex, IG7 5PR	Demolition of existing house and erection of new detached house with railings and gates. (Revised application)	PDL	House	0.110	1	1	0
EPF/0571/10	21 Eleven Acre Rise Loughton Essex IG10 1AN	Demolition of existing five bedroom detached three storey house and garage and replacement with new five bedroom detached three storey house with new landscaping. (Revised application)	PDL	House	0.097	1	1	0
EPF/0635/10	1 Orchard Way Chigwell Essex IG7 6EE	Redevelopment of the site to create five dwellings with associated car parking and garaging.	PDL	House	0.097	5	0	5
EPF/0638/09	Known as Little Willows Barn Land Adjacent To 21 Woodgreen Road Waltham Abbey Essex EN9 3SD	Residential conversion of existing barn. (Revised application)	Greenfield	House	0.098	1	0	1
EPF/0660/10	Beechwood, Forest Side, Epping, Essex, CM16 4ED	Demolition of existing house and ancillary buildings and erection of replacement dwelling. (Revised application)	PDL	House	0.32	1	1	0
EPF/0738/95	Cypress, Oak Hill Road, Stapleford Abbots, Romford, RM4 1EH	Detached house.	PDL	House	0.348	1	1	0

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 11/12	Dwellings lost 11/12	Net dwellings gained 11/12
EPF/0787/09	Longtrees, Matching Green, Matching, Harlow, Essex CM17 0QE	Conversion and extension of existing outbuilding to residential dwelling, demolition of existing garage and erection of a car port.	PDL	House	0.134	1	0	1
EPF/0791/07	The Forge, Lambourne End, Chigwell, IG7 6ET	Erection of 11 flats and 1 House - (revision to EPF/878/06)	PDL	11 Houses & 1 Flat	0.125	12	0	12
EPF/0845/08	The Elms Church Lane Abridge Romford Essex RM4 1AD	Demolition of existing dwelling and garage and erection of new single family dwelling house. (Amended application)	PDL	House	0.7	1	1	0
EPF/0893/09	Dairy Cottage Monkshams Hall Crooked Mile Waltham Abbey Essex EN9 2EP	Demolition of buttery and Dairy Cottage and erection of one new replacement detached dwelling. (Amendment to applications EPF/0045/09, EPF/1710/08 and EPF/0581/07)	PDL	House	0.21	1	1	0
EPF/0907/10	8 Park Close, North Weald, Epping, Essex, CM16 6BP	Detached dwelling. (Amended application to EPF/0154/09)	Greenfield	House	0.018	1	0	1
EPF/0912/06	13 Eleven Acre Rise, Loughton, Essex, IG10 1AN	Erection of replacement dwelling.	PDL	House	0.1318	1	1	0
EPF/1007/09	Gaynes Park Mansion Banks Lane Theydon Garnon Epping Essex CM16 7RJ	Conversion of existing Grade II* Mansion into 7 no. flats, new rear garage block,. 4 no. new build houses as enabling works and associated landscape works and restoration.	PDL	Flats	8.82	7	1	6
EPF/1029/03	20 Stradbroke Drive Chigwell Essex IG7 5QX	Demolition of existing dwelling and erection of new detached dwelling.	PDL	House	0.0297	1	1	0
EPF/1086/09	Removal of agricultural occupancy condition attached to planning approval EPO/896/73.	Hunters Lodge, Old House Farm, Old House Lane, Nazeing	Greenfield	House	0.403	1	1	0
EPF/1145/08	known as Meadow View, Land at Station Approach, High Street, Ongar, Essex, CM5 9BN	Reserved matters application for 52 units comprising 39 two and three storey houses and flats and a three storey residential block for mother and baby unit providing 13 flats and associated facilities.	PDL	3 Houses & 4 Flats	0.873	7	0	7

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 11/12	Dwellings lost 11/12	Net dwellings gained 11/12
EPF/1157/06	Marsonia, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4 1JP	Reserved matters application for the demolition of existing house and erection of new detached house. (revised application)	PDL	House	0.12	1	1	0
EPF/1167/08	11 Sunnyside Road Epping Essex CM16 4JP	Erection of replacement dwelling and residential development to rear to create a total of 4 no. dwellings. (Revised application)	PDL	Houses	0.18	4	1	3
EPF/1210/08	61 North Street, Nazeing	Two storey front extension, internal alterations and elevation treatments; demolition and rebuilding of existing games room. (Revised application)	Greenfield	Bungalow	0.098	1	0	1
EPF/1252/07	Haylands, Bournebridge Lane, Stapleford Abbots, Epping, Essex, RM4 1LT	Demolition of existing bungalow and erection of new chalet style dwelling with detached double garage to front. (Revised application)	PDL	House	0.235	1	1	0
EPF/1350/08	St Margarets Hospital, The Plain, Epping, Essex, CM16 6TL (Now known as Kings Wood Park, Boleyn Row, Aragon Mews, Seymour Chase, King Henrys Walk)	Reserved matters application for 132 dwellings, siting, design and external appearance in compliance with condition 2 of EPF/2297/04.	PDL	House	5.649	41	0	41
EPF/1380/00	Colemans Farm, Toot Hill Road, Ongar, Essex, CM5 9QN	Conversion of derelict barn to one bedroom dwelling as additional accommodation to farmhouse.	Greenfield	House	0.0093	1	0	1
EPF/1437/09	Land adj Gunn Lodge (Now known as Courtney House) The Street Sheering Bishop's Stortford Hertfordshire CM22 7LY	Proposed alterations to Gunn Lodge bungalow to create a two storey dwelling and partial demolition to provide a site for a new chalet bungalow.(Revised application)	PDL	House	0.058	2	0	2
EPF/1558/08	68 Tycehurst Hill Loughton Essex IG10 1DA	Demolition of existing chalet bungalow and erection of a detached house. (Revised application)	PDL	House	0.0915	1	1	0

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 11/12	Dwellings lost 11/12	Net dwellings gained 11/12
EPF/1571/08	34 The Crescent Loughton Essex IG10 4PY	Conversion of existing bungalow to house with additional new first floor, single storey/two storey rear extension and repositioning of garage to front.	PDL	House	0.08	1	1	0
EPF/1796/10	22 Albion Hill, Loughton, IG10 4RD	Replacement dwelling and relocation of garage. (Amended application from EPF/1832/07 including alterations comprising the inclusion of a balcony, replacement and rear dormers with rooflights and modifications to the garage roof - resubmitted application) Also Enforcement Notice dated 13/12/10 quashed on appeal and planning permission allowed (with Conditions) on 7/6/11 Ref ENF/25/10	PDL	House	0.27	1	1	0
EPF/1559/09	Spring House Lodge, Abridge Road, Theydon Bois, Epping, Essex, CM16 7NW	Erection of a new five bedroom dwelling house. (Amended application)	PDL	House	0.441	1	0	1
EPF/1862/09	Former Beagles Hut The Retreat Retreat Way Chigwell Essex IG7 6EL	Demolition and clearance of existing site and redevelopment with a detached house with ancillary car parking and associated hard surfacing and landscaping. (Revised application)	PDL	House	0.046	1	0	1
EPF/1865/04	58 Alderton Hill, Loughton	Outline application for a single detached house incorporating new vehicle access at No. 56 Alderton Hill.	PDL	House	0.12	1	0	1
EPF/1900/10	15 The Crescent Loughton Essex IG10 4PY	Demolition of existing bungalow and erection of a single detached dwelling.	PDL	House	0.0675	1	1	0

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 11/12	Dwellings lost 11/12	Net dwellings gained 11/12
EPF/1935/04	Now known as: 1 Laurel Court 2 Laurel Court 3 Laurel Court 4 Laurel Court 5 Laurel Court 6 Laurel Court 7 Laurel Court 8 Laurel Court 9 Laurel Court 10 Laurel Court LAND ADJACENT TO TREETOPS CARE HOME, STATION ROAD, EPPING, ESSEX,	Erection of 12 no. 2 bedroom flats and 1 no. 3 bedroom flat with ancillary parking.	Greenfield	Flat	0.176	12	1	12
EPF/1953/09	Top of the Hill Bournebridge Lane Stapleford Abbots Essex RM4 1LT	Demolition of existing house and construction of a new replacement dwelling. (Revised application)	PDL	House	0.18	1	1	0
EPF/1958/07	Barn & 2 Former Farmyard Buildings. Richmond Farm Parsloe Road Epping Upland Essex CM16 6QB	Change of use of Essex barn to single dwelling, incorporating two former farmyard buildings to be converted to integral work units. (Revised application)	Greenfield	House	0.076	1	0	1
EPF/2097/04	Altona view Hamlet Hill Roydon Harlow Essex CM19 5JU	Demolition of existing bungalow and erection of new house (Revised application)	PDL	House	0.07	1	1	0
EPF/2100/06	Epping Forest College, Border's Lane, Loughton, IG10 3SA (Now known as College Close, The Square, The Roding, College Place, Abbess Terrace and Leaden Close)	Reserved matters application for 268 no. residential dwellings and associated infrastructure.	PDL	46 Houses & 20 Flats	4.220	66	0	66
EPF/2179/07	known as 2 Buttercross lane The Old Allotments Land Adj to No 4 Buttercross Lane Epping Essex CM16 5AA	Erection of one, two storey house.	Greenfield	House	0.073	1	0	1

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 11/12	Dwellings lost 11/12	Net dwellings gained 11/12
EPF/2218/05	134 Hainault Road Chigwell Essex IG7 5DL	Demolition of bungalow and erection of replacement house.	PDL	House	0.1333	1	1	0
EPF/2255/09	Norton Manor Willingale Road High Ongar Essex CM4 0LH	Conversion of existing stable block to residential use.	Greenfield	House	0.07	1	0	1
EPF/2355/09	Former Underground Substation site, Crossing Road, Epping, CM16 7BQ	Demolition of former substation building and the erection of seven dwellings with access, parking and landscaping.	PDL	House	0.02	7	0	7
EPF/2368/10	Burycroft Bury Road Epping Essex CM16 5EX	Alterations and extension to dwelling including demolition of existing garage and erection of replacement.	PDL	House	0.049	1	3	-2
EPF/2371/08	Land to rear of 4 Doves Cottages, Gravel Lane, Chigwell, Essex, IG7 6DB	Erection of new chalet bungalow. (Revised application)	Greenfield	Flat	0.124	1	0	1
EPF/2436/10	Broomfield, Epping Road, Epping Upland, Epping, Essex, CM16 6QA	Alterations and extension to dwelling including erection of a detached garage.	PDL	House	0.49	1	4	-3
EPF/2465/08	108 Manor Road Chigwell Essex IG7 5PQ	Proposed demolition of existing property and erection of new four bedroom detached dwelling.	PDL	House	0.112	1	1	0
EPF/2483/10	Known as 39 The Plashets Adj 41 The Plashets Sheering Bishop'S Stortford Hertfordshire CM22 7NN	Erection of a one bed attached dwelling.	Greenfield	House	0.016	1	1	0
EPF/2523/07	34 North Street, Nazeing, Waltham Abbey, Essex, EN9 2NN	Demolition of existing builders yard and offices and erection of two semi-detached dwellings.	PDL	House	0.095	2	0	2
RES/EPF/15 30/07	Manor Hall 144 Manor Road Chigwell Essex IG7 5PX	Reserved matters application for 10 flats.	PDL	Flats	0.190	10	0	10

Application Reference	Address	Development Details	Land Status	Dwelling Type	Site Area (ha)	Gross dwellings gained 11/12	Dwellings lost 11/12	Net dwellings gained 11/12
Building application BR/0137/93 Planning application number unknown	Naivete, Nursery Road, Nazeing, Waltham Abby, Essex, EN9 2JQ	Erection of dwelling (Building Details)	PDL	House	n/a	1	1	0
RES/EPF/24 30/07	Chigwell Grange, High Road, Chigwell, Essex, IG7 6BF	Reserved matters application for 32 dwellings, 2 gatehouse building, all estate roads, hard and soft landscaping and other associated works.	Greenfield	House	0.095	4	0	4

TOTALS**320****32****288**