

Annual Monitoring Report

For the financial year 2013/14



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 prepares 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 1st April 2013 to the 31st March 2014, i.e. the 2013/14 financial year. In some areas information that has come to light since that financial year has also been included.

Through the [Localism Act 2011](#) the [National Planning Policy Framework](#) (published March 2012) and the [Planning Practice Guidance](#) government has 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.

The Council has used the Core Indicator set identified by the Department for Communities and Local Government (CLG), supplemented by a few local indicators. Once the new Local Plan is adopted it will be possible to add further local indicators to monitor the new policies within it.

1.1 Status of the East of England Plan

The Regional Spatial Strategy was the East of England Plan (EEP), published in May 2008. It was revoked on the 3rd January 2013.

http://www.parliament.uk/documents/commons-vote-office/December_2012/11-12-12/5-DCLG-EastOfEngland.pdf

2.0 Epping Forest District – Key Information

Epping Forest District is located on the north eastern edge of London. It covers 33,899 hectares, and comprises 24 parishes. Most people live in the suburban areas of Loughton/Loughton Broadway, Buckhurst Hill, Chigwell, Epping, Ongar and Waltham Abbey. The rest 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. It also contains many 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 (SPA)/Ramsar site within the Lee Valley Regional Park for the protection of birds. A significant proportion of the population commutes out of the district for work, mainly to London.

The presence of the Central Line from London to Epping 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.

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	66.1%	64.8%	62%
Economically active: Unemployed	3.6%	3.8%	4.4%
Economically active: Full time study	2.3%	3%	3.4%
Economically inactive	28.0%	28.4%	30.1%
Vehicle Ownership & Commuting	Epping Forest	East of England	England & Wales
Households with no car/van	15.3%	18.5%	25.8%
Households with one car/ van	42.2%	42.9%	42.2%
Households with two or more cars/ vans	30.3%	29.6%	24.6%
Percentage who travel to work by public transport****	22.0%	10.9%	14.5%
Percentage who travel to work by car/van/motorbike****	61.4%	66.3%	63.1%
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

* Usual resident population

** Person or persons living together in a group

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

**** This information is from the 2011 Census, & relates to all people aged 16-74 in employment

***** This is from the 2010 Indices of Multiple Deprivation. An updated set of indices has not, at the time of writing, been published by Government. 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 adopted [Local Development Scheme \(LDS\)](#) for Epping Forest District was issued in July 2014. This LDS may be reviewed in the near future to reflect changed circumstances in delivering Local Plan milestones.

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 – September 2012	Progressed as planned
Issues & Options preparation and public consultation including initial sustainability appraisal	July 2012- October 2012	Consultation on the issues & options 'Community Choices' took place between 30th July 2012 & 15th October 2012.
Draft plan (preferred options) preparation and sustainability appraisal	October 2012 – May 2015	Currently in progress
Consultation on draft plan (8 weeks)	Autumn 2015 – July 2015 Early 2016	n/a
Preparation of Submission Plan and Sustainability appraisal	September 2015 – February 2016	
Pre-submission publication and representations on soundness (6 weeks) Regulation 19	March 2016 – April 2016	n/a
Submission to Planning Inspectorate for Examination Regulation 22	October 2016	n/a
Examination in public Regulation 24	October 2016	n/a
Receipt of report Regulation 25	Subject to discussion with the Planning Inspectorate and timetabling- likely to be early 2017	n/a
Expected Adoption & Publication (including proposals map) Regulation 26	September 2017	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 2011
PPG17 Audit of Open Space	August 2011
Lee Valley White Water Centre – Economic Development Study	October 2011
Call for Sites Tranche 1 (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 completed in July 2012. Phase 4 completed March 2013. Phase 5 completed March 2014. Phase 6 completed September 2014.

Document	Completed in
Settlement Edge Landscape Sensitivity Study	May 2012
Strategic Land Availability Assessment (Tranche 1)	May 2012
Heritage Review	May 2012
Open Space, Sport & Recreation Assessment	June 2012
The Lea Valley Glasshouse Industry: Planning for the Future	June 2012
Carbon Reduction & Renewables Energy Assessment	April 2013
Edge Analytics Population & Household forecasts for Epping Forest District alone	December 2013
Essex Gypsy and Traveller and Travelling Show People Accommodation Assessment	July 2014

The following Evidence Base documents are currently in progress at the time of publication in 2014:

Table 4 – Evidence Base Documents in Progress

Document	Status
Harlow Stansted Gateway Transport Model	In production at higher more strategic level than EFDC
Strategic Housing Market Assessment Update	An update was completed in 2013. A new SHMA will be completed some time in 2015
Strategic Land Availability Assessment	An update comprising tranches 2 & 3 is currently in progress by consultants
Strategic Flood Risk Assessment Level 2 (area-wide)	Currently in progress by consultants
Rye Meads Water Cycle Study	Will need to be reviewed in due course.
Local Plan Viability Study incorporating Community Infrastructure Levy	Currently in progress by consultants
Economic Study	Currently in progress by consultants
St John's Road Area Development Brief	Currently in progress by consultants

3.3 Local Plan Events within the Monitoring Period

No formal stages of consultation were run within the monitoring period, however, formal reporting of the results of the Issues & Options consultation went to Cabinet in June 2013. [Further details of the consultation results are available on the Council's website here](#) (see item 9).

The results from this consultation will feed into the next stage of consultation on the Local Plan; the 'Draft Plan' or 'Preferred Options', in 2015.

3.4 Duty to Co-operate

This information includes some activities carried out in the 2014-15 monitoring year

The Localism Act requires Local Planning Authorities to have meaningful co-operation on cross boundary strategic issues with neighbouring authorities and other bodies during the preparation of a Local Plan. The adequacy of the level of co-operation undertaken on these issues will be tested by the Inspector at Examination in Public.

Key issues have been identified with all neighbouring authorities, and a number of other relevant bodies, and where appropriate are being progressed as set out below. A workshop for senior Members and officers on the Duty to Co-operate and what it means in practice, jointly arranged by the Council and Harlow Council and facilitated by the Planning Advisory Service, was held with invitees from Herts and Essex County Councils, East Herts, Broxbourne, Uttlesford, Epping Forest, Brentwood and Harlow Councils (i.e. West Essex, East Hertfordshire and the adjoining London boroughs) in March 2014. Mechanisms for ongoing strategic discussions at both officer and Member level are emerging, in the light of a growing understanding of the Duty and the publication of the National Planning Practice Guidance, and the issues emerging from evidence. For example, a 'Co-operation for Sustainable Development' group has been set up at officer level which is currently chaired by the Council's Chief Executive. It consists of a core group of East Herts Council, Epping Forest Council, Harlow Council, Uttlesford Council, Brentwood Council and Broxbourne Council, with other adjacent and nearby local Councils also involved. This officer-level group has led to the establishment of a Member-led group, which now has its own Terms of Reference and meets on a recurring basis to discuss issues of a cross-boundary nature.

3.4.1 Housing

The Council has discussed housing issues with a number of neighbouring authorities. This is one of the key areas where joint understanding and co-operation are required. Several years ago a Strategic Housing Market Assessment (SHMA) working group was set up involving officers of Epping Forest, Broxbourne, Uttlesford, East Herts, Harlow and Brentwood. A SHMA document was produced in 2010 which assessed housing need across the area covered by the working group. A subsequent update to the original document took place in 2012. Broxbourne and Brentwood Councils chose not to be included within the update work although they continue to participate in working group meetings. More recently this SHMA group evolved into the Co-operation for Sustainable Development Group, as it was a useful forum to discuss cross-boundary issues. The 'Co-op' group widened its coverage and remit to include the London Boroughs of Waltham Forest, Redbridge and Enfield as well as the original SHMA partners, along with Essex County Council, Herts. County Council, the Greater London Authority and Chelmsford City Council. The larger 'Co-op' group has enabled discussions on the implications of London's housing needs for west Essex/East Herts.

The Greater London Authority has also been invited to these meetings and has on occasion presented information about the Further Alterations to the London Plan.

A steering group of the four core authorities; Harlow Council, East Herts Council, Uttlesford Council and Epping Forest Council commissioned consultants to update the 2012 SHMA in 2014, work on this document is still underway.

Separately, Edge Analytics have been commissioned to undertake detailed work on population projections on behalf of all Essex authorities. This data will feed into the Strategic Housing Market Assessments to be used by each local authority as the basis for the identification of their objectively assessed housing needs. The Edge Analytics work has had many Phases, and started several years ago. Each Phase makes use of the most up to date data available at the time.

Specific discussions have also taken place with East Herts and Harlow Councils regarding the housing need of Harlow, and how this links to the town's regeneration, as this has been identified as a particularly significant issue for Epping Forest District. Further meetings between the three authorities, and with Uttlesford Council will be required on an ongoing basis as the respective Local Plans are progressed.

3.4.2 Employment

There have been some discussions with neighbouring authorities regarding employment issues and travel to work patterns. In addition the Council forms part of a Food Task Force Group to look at the future of food growing industries in the local area including glasshouses. The Task Force comprises a number of local authorities and relevant organisations such as the Lee Valley Regional Park Authority and local food growing companies.

The Council is reviewing its economic evidence and a new economic study is currently in preparation. The Council invited comments from members of the SHMA working group on the brief for this work.

3.4.3 Transport

The Council is working closely with Essex County Council, through the West Essex/East Herts Planning Policy Group, in order to understand the transport implications of housing growth in the District. In particular, the funding and delivery of a new Junction 7a on the M11 is a key strategic issue and involves collaboration between EFDC, Harlow and East Herts as well as Hertfordshire and Essex County Councils. Such issues are frequently discussed at the Co-operation for Sustainable Development group. Initial meetings have also been held with Transport for London regarding the impact of growth in Essex on the Central Line of London Underground.

3.4.4 Other Infrastructure

A number of meetings have also been held with infrastructure and service providers in order to identify issues and potential barriers to growth. These include the three water companies that serve the District (Thames, Anglian and Affinity), the NHS and the Education team at Essex County Council. Again, more detailed discussions will be needed with these organisations as well as a number of others as the preferred growth strategy for the District emerges. Any information gained on infrastructure requirements, including projected costings, will feed into the Infrastructure Delivery Plan (IDP) and the Viability Study which form key parts of the Local Plan evidence base, into identification of strategic sites for development, and into considerations around plan viability and deliverability.

3.4.5 Environment, Green Infrastructure and Heritage

Initial meetings have been held with the City of London Corporation and Natural England to establish issues around the impact of growth on the Forest. Further discussions will need to be held once the Council's preferred growth strategy is clearer. In addition, a meeting was held with the Lee Valley Regional Park Authority in order to establish key strategic issues, most notably the emerging approach to the glasshouse industry (see Employment above).

The Environment Agency have had an involvement in the preparation of the Strategic Flood Risk Assessment while English Heritage have been contacted regarding the content of emerging policies on issues relating to the built environment.

A methodology for undertaking a comprehensive Green Belt review of the District was circulated to neighbouring authorities for comment.

3.4.6 Co-operation on Strategic Development Sites

The council has continued to participate in a joint approach with East Herts and Harlow Councils to strategic development sites around Harlow, and particularly those to the west and east of the town. This has included joint meetings with those proposing development, as appropriate.

3.4.7 Gypsy, Romany and Travellers

An updated [Gypsy and Traveller Accommodation Needs Assessment](#) has been prepared for the whole of Essex. The study identifies the level of need for pitches and yards within each Borough and District. Close collaboration will be required with neighbouring and nearby authorities on this issue to ensure that the needs of the GRT community across the wider area are met.

3.5 Neighbourhood Planning

3.5.1 Moreton, Bobbingworth and the Lavers

An application for an area designation covering the Parish of Moreton, Bobbingworth and the Lavers was approved at Cabinet on the 29th July 2013. Moreton, Bobbingworth and the Lavers Parish Council consulted residents and other interested stakeholders on their P re-submission draft Neighbourhood Plan through a consultation which ran from 14th Jan - 24th March 2014, followed by a further six week pre-submission consultation which ran from 5th January – 19th March 2015. The draft neighbourhood plan can be viewed on the [Parish Council website](#). The Neighbourhood Plan is now subject to independent examination before it can be formally ratified by Council.

3.5.2 Chigwell

An application for an area designation covering the Parish of Chigwell was received in November 2013. A six week consultation on the proposed neighbourhood area was undertaken in February 2014. The Neighbourhood Area was formally designated at Cabinet on the 3rd March 2014. Chigwell Parish Council is currently preparing its Neighbourhood Plan.

3.5.3 Theydon Bois

The Neighbourhood Area was formally designated at Cabinet on the 21st July 2014. Theydon Bois Parish Council is currently preparing its Neighbourhood Plan.

3.5.4 Epping

The Neighbourhood Area was formally designated at Cabinet on the 6th October 2014. Epping Town Council is currently preparing its Neighbourhood Plan.

3.5.5 Buckhurst Hill

The Neighbourhood Area was formally designated under delegated powers on the 5th December 2014. Buckhurst Hill Parish Council is currently preparing its Neighbourhood Plan.

3.5.6 North Weald Bassett

Following consultation on the Neighbourhood Area boundary (Monday 22nd September-31st October 2014), North Weald Bassett Parish Council is considering representations in determining the Neighbourhood Area boundary in conjunction with the Council.

4.0 Core Output Indicators

The 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

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 inspection at various dates) is 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 2013/14 permission was given for a net gain of 1.726ha 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 gain.

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>)	0.0116	0.3862	-0.3746
B1a: Offices	0.0088	0.0046	0.0042
B1b: Research & Development	0.0035	0.0000	0.0035
B1c: Light Industry	0.0526	0.0000	0.0526
B2	2.1800	0.1420	2.0380
B8	0.0600	0.1015	-0.0415
B1/B8 mixed use	0.0000	0.0000	0.0000
B1/B2/B8 mixed use	0.0438	0.0000	0.0438
Total	2.3603	0.6343	1.726

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

In 2013/14 permission for a total of 2.3603ha gross employment floorspace was given. Of this, 0.116ha gross was on previously developed land, i.e. 4.92% of all gross floorspace permitted within the monitoring period.

The 2.244ha gross (95.08%) which was on Greenfield land, comprised 4 planning permissions: two were for changes of use of horticultural buildings to business, and two for change of use of agricultural land.

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.

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, 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'.

The 'Total' floorspace developed for town centre uses is outlined in Table 7, while the floorspace permitted for town centre uses, in 'Town Centre Areas' is outlined in Table 8.

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	0.1735	0.2413	-0.0678
A2	0.2839	0.0132	0.2707
A3	0.6534	0.0000	0.6534
A4	0.0151	0.0712	-0.0561
A5	0.0050	0.0000	0.0050
A1/ A3 mixed use	0.0615	0.0000	0.0615
'A' Subtotal	1.1924	0.3257	0.867
D1	0.5979	0.3256	0.2723
D2	1.2374	0.6560	0.5814
D1/D2 mixed use	0.0000	0.0000	0.0000
'D' Subtotal	1.835	0.982	0.8537
TOTAL	3.028	1.307	1.7203

* 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.

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	0.040	0.176	-0.136	200.44%
A2	0.138	0.013	0.125	46.21%
A3	0.021	0.000	0.021	3.15%
A4	0.013	0.000	0.013	-23.51%
A5	0.003	0.000	0.003	50.00%
A1/ A3 mixed use	0.000	0.000	0.000	0.00%
'A' Subtotal	0.215	0.1892	0.025	2.93%
D1	0.015	0.000	0.015	5.36%
D2	0.000	0.000	0.000	0.00%
D1/D2 mixed use	0.000	0.000	0.000	0.00%
'D' Subtotal	0.015	0.000	0.015	1.71%
TOTAL	0.229	0.189	0.040	2.33%

* 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, there was a net overall gain of floor space for 'B' uses, comprising B1 (offices/light industry), B2 (general industrial) and B8 (storage/distribution). Over the entire district a net gain of floorspace in 'A' uses was permitted. When looking solely at areas within town centres (as defined by the Local Plan Alterations 2006), a slight net gain of 'A' town centre uses have been permitted. Permission for a net gain in 'D'- type floorspace were 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:

- The [Employment Land Review](#); and
- The [Town Centres Study](#)

During summer 2014 the Council commissioned consultants to provide further analysis of employment activity and demand in the District. This work is expected to be complete in sometime in 2015.

It should be noted that current and proposed changes to the [General Permitted Development Order](#) mean that some changes of use involving A, B and D uses will no longer require planning permission, or may only require a prior notification procedure. This may mean that monitoring such changes of use will be more difficult in future, and also that new Local Plan policies may have to take a different approach on changes of use in town centres and elsewhere.

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 2013/14 monitoring year is drawn from the latest adopted target, the former East of England Plan which was in force for most of the monitoring period (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 former 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 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 former 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
2011/12	288
2012/13	89
Total	2,705

4.2.1.3 Additional Dwellings (Net) in the Monitoring Year

Core Output Indicator H2(b) Net Additional Dwellings – for the Reporting Year

In 2013/14 there were 334 (gross) dwellings completed. This includes some conversions. 35 dwellings were lost during the monitoring year, thus the net total of new dwellings completed is 299. Full details of the dwellings completed in this monitoring period are contained in Appendix 1.

The 2013/14 figure of 299 is higher than last year's figure of 89 by some quite considerable margin. This can be attributed to the fact that a higher proportion of developments with a larger number of plots have been completed in this monitoring year compared to last years monitoring year.

These 299 dwellings bring the total number of dwellings completed since the start of the Plan period to 3,004, as detailed below:

Table 10 – 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
2012/13	89
2013/14	299
Total	3,004

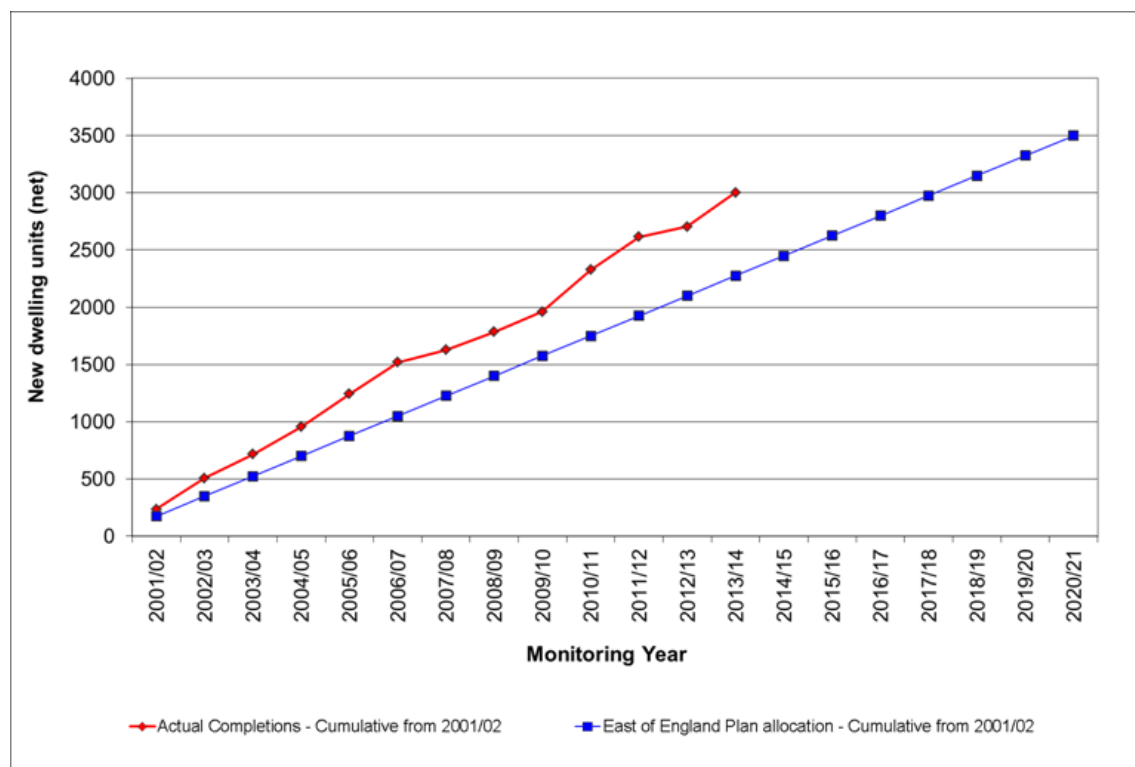
Chart 1 – Actual Completions Compared to EEP Targets

Chart 1 shows the Council's performance so far against the target for housing completions in the former EEP. As mentioned above, the total EEP period of 2001-2021 carried a target of 3,500 net new dwellings, which equated 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 (2015/16-2019/20).

It is recognised that this Council may plan for some additional homes on lands within the district, on the edges of Harlow. There was no figure given within the former 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 newer evidence, will be used by all three authorities in preparing their Local Plans.

Table 11 sets out the progress made towards fulfilling the former 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

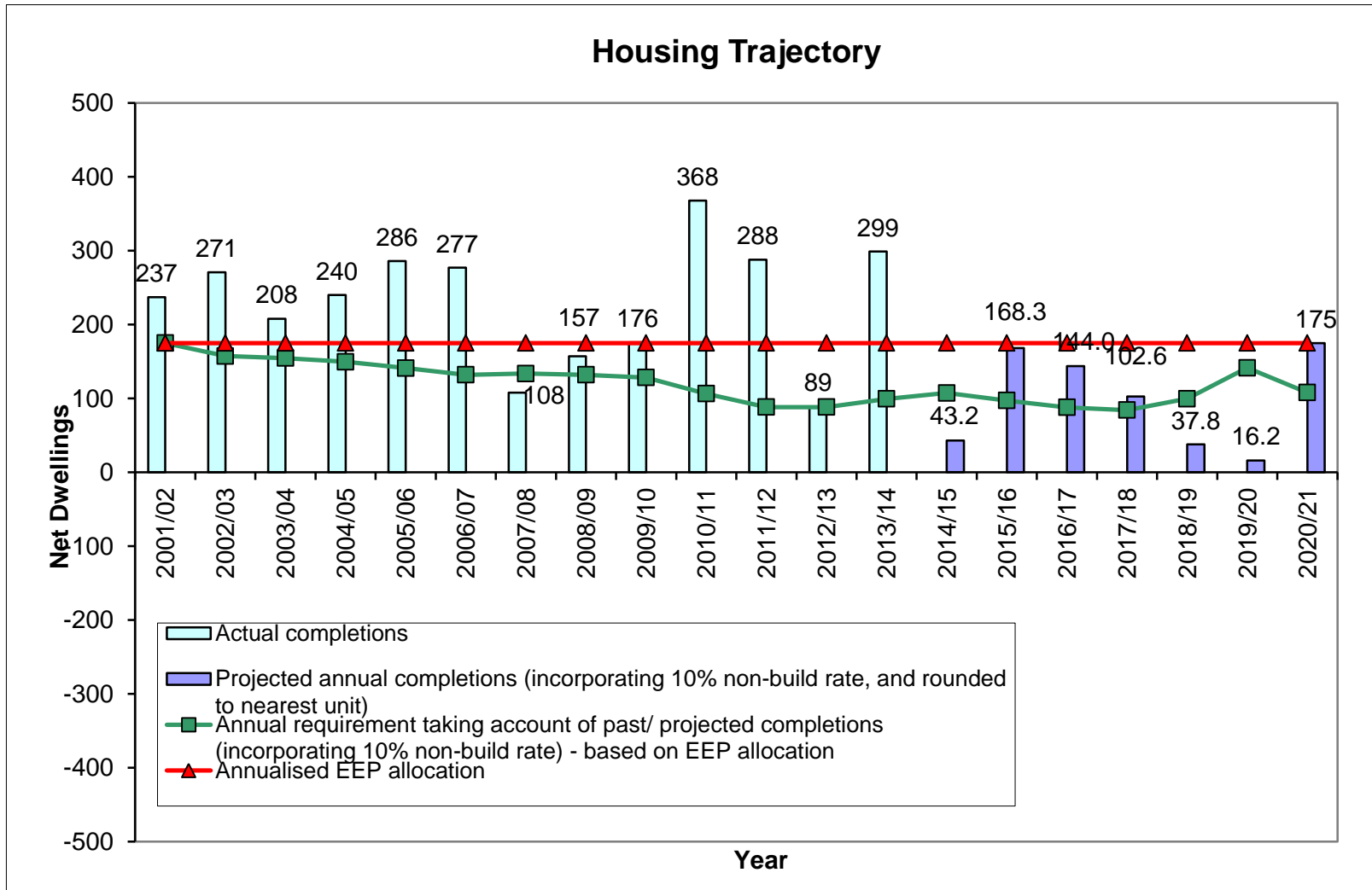
Table 11 – Progress against East of England Plan Housing Target

Category	Net dwelling units
EEP Housing target	3,500
Minus - net dwelling units built from 2001/02-2012/13	2,705
Minus – PP* granted, not yet commenced, 10 gross units or more	99
Minus - PP granted, not yet commenced, less than 10 gross units	138.6
Minus - PP granted, commenced but not completed, 10 gross units or more	92.7
Minus - PP granted, commenced but not completed, less than 10 gross units	103.5
Minus - Informally identified - adopted development brief	84.6
Remaining dwellings to provide	276.6

*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 45 units which were predicted to be completed within the remainder of 2013/14 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 2014/15 to 2018/19. The figure shown for the years 2019/20 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 slight over-provision of the target within the former East of England Plan. This 5 year assessment actually identifies a supply of 104.33% of the land supply required by the East of England Plan, for the 5 year period in question.

The above trajectory measures performance against the former East of England Plan as it was still in force during most of the monitoring period (2012/13). However it is recognised that the EEP is now revoked, and that future decisions on Objectively Assessed Housing Need and a new Local Plan target will supersede this in the next AMR.

4.2.1.5 Additional Dwellings on Previously Developed Land

Core Output Indicator H3 New and Converted Dwellings (Gross) on Previously Developed Land

In 2013/14, 278 of the 299 total (gross) dwellings completed in Epping Forest District were built on PDL. This equates to 92.98% of the gross total.

(Please note this indicator uses the 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 yards for Travelling Showpeople were granted permission (no applications were submitted).

Table 12 – Gypsy and Traveller Provision Granted within 2013/14

Application Number	Address	Description	What was permitted?	Decision	Decision Date
EPF/0258/13	Moss Nursery, Sedge Green, Nazeing	Stationing of 3 additional mobile homes/caravans for permanent occupation.	3 caravans 3 pitches	Granted	17/04/2013
EPF/1561/13	Stoneshot View, Hoe Lane, Nazeing	Stationing of one additional mobile home for permanent residential purposes.	1 caravan 1 pitch	Granted	16/09/2013
EPF/2502/13	Richards Farm (aka Southall), Hamlet Hill, Roydon	Two additional gypsy mobile homes on site.	2 caravans 3 pitches	Granted	27/02/2014

4.2.1.7 Additional Affordable Housing Units (Gross)

Core Output Indicator H5 Gross Affordable Housing Completions

During this monitoring period 104 affordable units were completed. This equates to 31.14% of the gross total of dwellings 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

There were no planning applications granted in 2013/14 contrary to Environment Agency advice regarding flood risk.

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 13 - 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) Note: Local Wildlife Sites have not yet been formally designated. However these will all be shown in the new Local Plan.	- 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.

Designation	Area
Local Nature Reserves	<ul style="list-style-type: none"> - Roding Valley Meadows, Chigwell - Linder's Field, Buckhurst Hill - Roughtalley's Wood, North Weald Bassett - Chigwell Row Wood, Chigwell - Church Lane Flood Meadow, North Weald Bassett - Nazeing Triangle, Nazeing - Home Mead, England's Lane, Loughton - Thornwood Flood Meadow, North Weald - Weald Common Flood Meadows, North Weald

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.

Three applications incorporating renewable energy schemes were granted within the monitoring period – their details are shown below in table 14a.

Eighteen schemes involving renewable energy were completed within the monitoring period; the details are shown below in table 14b.

Table 14a - Renewable Energy Schemes Permitted in 2013/14

Application Ref.	Address	Proposal	Decision	Decision Date
EPF/2116/13	Coronation Nursery Ltd , Hoe Lane , Nazeing, Essex, EN9 2RN	Installation of a new boiler house and wood chip store area. Boiler house will contain a new biomass boiler, ancillary equipment, flue and area of hardstanding which will supply Coronation Nursery with renewable heat energy.		05/02/2014
EPF/0191/14	Abbey View Produce Ltd, Galleyhill Road, Waltham Abbey, Essex, EN9 2AG	Certificate of lawful development for proposed Solar PV panels.	Lawful (granted)	17/03/2014
EPF/2158/12	27 Roundmead Close, Loughton , Essex , IG10 1QD	Extension to roof with rear dormer window and front solar panels, erection of extension above front garage, conversion of garage to habitable accommodation with basement underneath, alterations to front porch area and first floor side extension to the rear.	Grant Permission (With Conditions)	25/06/2013

Application Ref.	Address	Proposal	Decision	Decision Date
EPF/1329/13	Housham Hall, Harlow Road, Matching Tye, Harlow, Essex, CM17 0PB	Erection of a 20KW wind turbine measuring a total height of 27m.	Grant Permission (With Conditions)	22/08/2013

Table 14b - Renewable Energy Schemes Completed in 2013/14

Application Ref.	Address	Proposal	Completion Date
NICEIC/007836/13	The Barns The Street High Ongar Ongar CM5 9NE	Installation/alteration of a generator/solar voltaic system	30/05/2013
NICEIC/007837/13	The Barns The Street High Ongar Ongar CM5 9NE	Installation/alteration of a generator/solar voltaic system	30/05/2013
NICEIC/008066/13	14 Grosvenor Drive Loughton IG10 2LH	Installation/alteration of a generator/solar voltaic system One or more new circuits	11/06/2013
NICEIC/008071/13	29 Fairlands Avenue Buckhurst Hill IG9 5TF	Installation/alteration of a generator/solar voltaic system One or more new circuits	16/06/2013
NICEIC/008084/13	Wyldingtree Farm Weald Bridge Road North Weald Epping CM16 6AS	Installation/alteration of a generator/solar voltaic system	09/06/2013
NICEIC/007908/13	32 Beaconfield Avenue Epping CM16 5AX	Installation/alteration of a generator/solar voltaic system Upgrade or alteration to means of earthing	06/06/2013
NICEIC/010383/13	41 Shortlands Avenue Ongar CM5 0BL	Circuit alteration or addition in kitchen/ special location Installation/alteration of a generator/solar voltaic system One or more new circuits Replacement consumer unit Upgrade or alteration to means of earthing	13/07/2013
NICEIC/008860/13	Weir Lodge Weir Lodge Road Hoddesdon EN11 0AZ	Installation/alteration of a generator/solar voltaic system	06/07/2013
NICEIC/008865/13	8 Chevely Close Epping CM16 7RL	Installation/alteration of a generator/solar voltaic system	25/07/2013

Application Ref.	Address	Proposal	Completion Date
NICEIC/009394/13	1 Queensway Ongar CM5 0BN	Installation/alteration of a generator/solar voltaic system	26/07/2013
NICEIC/009457/13	100 Western Road Nazeing Waltham Abbey EN9 2QQ	Installation/alteration of a generator/solar voltaic system	20/08/2013
NICEIC/009659/13	161 Willingale Road Loughton IG10 2DE	Circuit alteration or addition in kitchen/ special location Control wiring including fire/security/heating/cooling/ventilation systems Installation/alteration of a generator/solar voltaic system Lighting/Power outdoors One or more new circuits Replace	16/09/2013
NICEIC/010094/13	9 Wood Mead Epping CM16 6TD	Installation/alteration of a generator/solar voltaic system	19/09/2013
NICEIC/010101/13	17 Pump Hill Loughton IG10 1RU	Installation/alteration of a generator/solar voltaic system	03/10/2013
NICEIC/010222/13	67 Monkwood Avenue Waltham Abbey EN9 1LD	Installation/alteration of a generator/solar voltaic system	05/10/2013
NICEIC/011039/13	7 Stradbroke Drive Chigwell IG7 5QU	Installation/alteration of a generator/solar voltaic system	25/10/2013
NICEIC/011045/13	2 Pick Hill Waltham Abbey EN9 3LT	Installation/alteration of a generator/solar voltaic system	23/10/2013
ELECSA/010807/13	The Rectory The Street High Ongar Ongar Essex CM5 9NQ	Installation/alteration of a generator/solar voltaic system	06/09/2013
NICEIC/011105/13	Little Acre Back Lane Sheering Bishop's Stortford CM22 7NF	Installation/alteration of a generator/solar voltaic system One or more new circuits	11/10/2013
NICEIC/011122/13	84 Honey Lane Waltham Abbey EN9 3BL	Installation/alteration of a generator/solar voltaic system	07/11/2013
ELECSA/011141/13	15 Deer Park Way Waltham Abbey Essex EN9 3YN	Installation/alteration of a generator/solar voltaic system	08/09/2013
ELECSA/011143/13	24 The Summit Loughton Essex IG10 1SW	Installation/alteration of a generator/solar voltaic system	04/10/2013
ELECSA/011144/13	The Vicarage 115 Manor Road Chigwell Essex IG7 5PS	Installation/alteration of a generator/solar voltaic system	27/09/2013
ELECSA/011145/13	Lavers Rectory Magdalen Laver Ongar Essex CM5 0ES	Installation/alteration of a generator/solar voltaic system	26/09/2013
ELECSA/011152/13	6 Forest Drive Fyfield Ongar Essex CM5 0TP	Installation/alteration of a generator/solar voltaic system	20/09/2013

Application Ref.	Address	Proposal	Completion Date
ELECSA/011462/13	The Rectory Shakletons Ongar Essex CM5 9AT	Installation/alteration of a generator/solar voltaic system	24/10/2013
ELECSA/011463/13	St Michaels House Roding Road Loughton Essex IG10 3EJ	Installation/alteration of a generator/solar voltaic system	15/10/2013
ELECSA/011675/13	1 St Marys Close Loughton Essex IG10 1BA	Installation/alteration of a generator/solar voltaic system	25/09/2013
ELECSA/011676/13	2 Piercing Hill Theydon Bois Epping Essex CM16 7JN	Installation/alteration of a generator/solar voltaic system	06/09/2013
NICEIC/011748/13	Ridge House- Bungerlow Forest Side Epping CM16 4ED	Installation/alteration of a generator/solar voltaic system One or more new circuits Replacement consumer unit	11/12/2013
ELECSA/000003/14	49 Kettlebury Way Ongar Essex CM5 9HA	Installation/alteration of a generator/solar voltaic system	24/10/2013
NICEIC/000066/14	Ridge House Forest Side Epping CM16 4ED	Control wiring including fire/security/heating/cooling/ventilation systems Installation/alteration of a generator/solar voltaic system One or more new circuits Replacement consumer unit	16/12/2013
NICEIC/000265/14	Great Notts Moreton Road Ongar CM5 0LU	Installation/alteration of a generator/solar voltaic system	06/01/2014
ELECSA/000080/14	168 Queensway Ongar Essex CM5 0BS	Installation/alteration of a generator/solar voltaic system	12/01/2014

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.

Former 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 or 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 will also be able to assist with advice on such schemes.

The Council now has a [Carbon Reduction and Renewables Energy Assessment](#) within the Local Plan Evidence Base, this will help to inform policies within the new Local Plan.

4.7 Gypsies and Travellers Caravan Count

In addition to Core Indicator H4 above, this Council is required to complete a biannual count (January and July) of all traveller caravans actually present in the district on specified days. This information is then collated by the Department for Communities and Local Government, and the results from January 2011 to January 2013 are shown in Table 15.

4.7.1 Definitions of Sites, Pitches and Caravans

A “site” in the context of this section of the AMR is a development exclusively for Gypsies and Travellers and will include a varying number of “pitches” from one upwards. The largest site in this district has 16 pitches.

A “pitch” is an area which is large enough for one traveller household to occupy and typically contains enough space for one or two caravans and other facilities, but can vary quite significantly in size. One site in this district, for instance, has permission for 8 pitches with a total of 28 caravans.

A “caravan” can refer to a “mobile home” – which is normally permanently on a site and to a touring caravan used by travellers to pursue their nomadic lifestyle.

For Travelling Show people, a yard (also called a plot) tends to be mixed use- i.e. residential with caravans, and with space for storage and maintenance of showground equipment.

Table 15 – CLG Gypsy and Traveller Caravan Count Jan. 12 to Jan. 14

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"	
Jan 2014	16	14	144	158	0	17	0	0	191
Jul 2013	16	22	150	172	0	8	0	0	196
Jan 2013	16	23	138	161	0	9	0	0	186
Jul 2012	16	16	129	145	0	6	0	0	167
Jan 2012	16	11	114	125	0	12	0	0	153

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

4.7.2 Assessment of Gypsy and Traveller Needs

An Essex-wide Gypsy and Traveller (and Travelling Showpeople) Accommodation Assessment (GTAA) was published in July 2014 and was included in this Council's Local Plan Evidence Base at a Cabinet meeting on 8th September 2014. This GTAA has identified a need in the district for an additional 112 pitches and 2 yards (for Travelling Showpeople) in the period up to 2033. The Secretary of State has recovered a number of appeals concerning additional pitches in this district, and decisions are currently awaited on these.

4.7.3 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 proved successful in permitting permanent pitches in appropriate locations in the Green Belt, and resisting applications in unsuitable locations – all current traveller sites are in the Green Belt. Paragraph 9.69a of the Local Plan Alterations recognises that this policy will need to be reviewed in light of an updated assessment of need.

Policy H11A of the Local Plan Alterations deals similarly with provision for Travelling Showpeople.

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 16 - 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%
2012/13	0.66	0.66	99.03%
2013/14	11.62	11.62	100.00%
Total	125.83	117.59	93.45%

**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'.

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 17 and 18. The analysis is in two parts: 1) permissions (showing planning permissions given involving the loss or gain of bungalows) and 2) completions (showing the developments actually carried out involving the loss or gain of bungalows). These are shown separately as, clearly, not all planning permissions are carried out. The data is for the entire district.

The data given is for the period 1/4/05 to 31/3/14 (over 9 financial years). Data is given by settlement, in order to identify whether there is an issue in different areas.

Table 17 – Bungalow permissions 1/4/05 to 31/3/14

Settlement	Gain of bungalows	Loss of bungalows	Settlement net gain/loss
Abbess, Beauchamp & Berners Roding	0	0	0
Bobbingworth	2	2	0
Buckhurst Hill	4	4	0
Chigwell	2	21	-19
Epping	2	9	-7
Fyfield	0	0	0
High Ongar	1	2	-1
Lambourne	0	3	-3
Loughton	7	23	-16
Matching	0	1	-1
Moreton	1	3	-2
Nazeing	5	10	-5
North Weald	2	2	0
Ongar	0	5	-5
Roydon	3	10	-7
Sheering	1	3	-2
Stanford Rivers	2	2	0
Stapleford Abbots	3	9	-6
Theydon Bois	4	11	-7
Waltham Abbey	9	3	6
Willingale	0	1	-1
TOTALS	48	124	-76

Table 18 – Bungalow completions 1/4/05 to 31/3/14

Settlement	Bungalow Gain	Bungalow Loses	Net Gain/Loss
Abbess, Beauchamp & Berners Roding	1	0	1
Bobbingworth	0	0	0
Buckhurst Hill	1	1	0
Chigwell	2	5	-3
Epping	0	2	-2
Fyfield	1	0	1
High Ongar	0	0	0
Lambourne	0	0	0
Loughton	4	12	-8
Matching	0	1	-1
Moreton	0	0	0
Nazeing	3	5	-2
North Weald	1	1	0
Ongar	5	3	2
Roydon	3	4	-1
Sheering	1	0	1
Stanford Rivers	0	0	0
Stapleford Abbots	0	1	-1
Theydon Bois	4	5	-1
Waltham Abbey	9	1	8
Willingale	0	1	-1
TOTALS	35	42	-7

As can be seen from the data above, in a period of (more than) the last five years, an actual loss of only 5 bungalows in Theydon Bois has taken place, and 4 have been built, meaning a net loss of -1.(i.e. a gain of 1). However, permission for the loss of 7 net bungalows in Theydon Bois has been given over the 9+ year period.

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, Epping, Roydon, Stapleford Abbots and Theydon Bois. However, the actual losses through completions are much lower; it appears that many permissions granted are never carried out.

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

Table 19 – All housing completions by type 1/4/05 to 31/3/14

	Bungalow completions	All Housing Completions (Including Bungalows)
Gain	35	2,289
Loss	42	241
Net gain	-7	2,048

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.

Appendix 1: Details of Housing Completions 2013/14

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 13/14	Dwellings lost 13/14	Net dwellings gained 13/14
EPF/0127/13	Nine Ashes Farm, Rookery Road, High Ongar	Non material amendment to EPF/2543/11 and EPF/1738/12 (Change of use from Agricultural to use for residential purposes (Use Class C3a) and for the construction of 8 semi detached three bedroom houses. Demolition of existing redundant buildings on the site. Revised application	Greenfield	House		8	0	8
EPF/2517/09	5 and 6 Puckeridge Cottages Vicarage Lane Chigwell Essex IG7 6LX	Demolition of existing houses and replacement with single family dwelling.	PDL	House		1	2	-1
EPF/0972/10	Oak Trees, Woodman Lane, Waltham Abbey, Essex, E4 7QR	Demolition of the existing 3 bedroom house and erection of new 5 bedroom two storey house. (Amended application)	PDL	House		1	1	0
EPF/1732/11	now known as Wainscott, Vicarage Lane Longview, 5 Lingmere Close Millstone, 6 Lingmere Close Ashlar, 7 Lingmere Close The Coach House, 8 Lingmere Close Lingmere Vicarage Lane Chigwell Essex IG7 6LQ	Demolition of existing dwelling and erection of four detached dwellings, conversion of existing Coach House to a dwelling.	PDL	House		5	1	4

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 13/14	Dwellings lost 13/14	Net dwellings gained 13/14
EPF/0310/10	118 High Road, Chigwell, Essex, IG7 5AR	Demolition of an existing single dwelling house and the construction of 10 no. two bedroom apartments and 2 no. three bedroom penthouses, associated car parking provided underground and at a surface level. (Revised application)	PDL	Flat		12	1	11
EPF/2317/12	Central House High Street Ongar Essex CM5 9JD	Change of use of ground and first floor from B1 use to C3 at the rear extension of Central House along Basons Court to provide no. 4 residential self-contained flats, including minor alterations to the side facade and erection of exterior brick enclosure for secure refuse and bike storage.	PDL	Flat		4	0	4
EPF/0446/12	Wood Farm Moreton Road Ongar Essex CM5 0EY	Erection of dwelling for rural based enterprise manager.	Greenfield	House		1	0	1
EPF/0579/13	176 High Street Ongar Essex CM5 9JJ	Retention of front part of shop and change of use of rear part of shop and first floor storage area to 1 dwelling.	PDL	Flat		1	0	1
EPF/1360/11	now known as (Plot 1) Oakwood House, 17a Forest Lane, (Plot 2) Sessile House, 17 Forest Lane, 17 -19 Forest Lane, Chigwell	Redevelopment of the site to form two two-storey detached dwellings, with rooms in the roof, together with provision of garage, car parking and two vehicular accesses.	PDL	House		1	0	1

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 13/14	Dwellings lost 13/14	Net dwellings gained 13/14
EPF/1228/11	114,116,118 Manor Road, Chigwell	Replacement of 3 no. existing detached dwellings with the erection of 11 no. apartments served by vehicular access and car parking.	PDL	Flat		4	1	3
EPF/0900/08	Now known as: Monroe House, 12-30 Church Hill, Loughton, Essex, IG10 1LA	Demolition of existing buildings and erection of three linked blocks of three storeys with accommodation at roof level. The development comprises 24 apartments, 3 retail units and 27 car parking spaces, cycles parking and amenity area. (Revised application)	PDL	Flat		24	0	24
EPF/1485/12	72 Cripsey Avenue, Ongar, Essex, CM5 0AU	Separation of existing five bedroom house to two three bedroom houses.	PDL	House		2	1	1
EPF/2019/11	81 North Street, Nazeing, Essex, EN9 2NJ	Demolition of existing detached bungalow and construction of new house.	PDL	House		1	1	0
EPF/0436/07	now known as 1, 2, 3, 4, 5, 6, River View, The Mead, 1 The Mead, Nazeing New Road, Nazeing, Waltham Abbey, Essex	Amendment to planning approval EPF/2030/06, for a detached dwelling, to separate the dwelling into five self contained units.	PDL	Flat		6	1	5
EPF/0489/04	now known as The Brambles, 22a Lindsey Street, LAND ADJ, 22 LINDSEY STREET, EPPING	Proposed new detached dwelling.	PDL	House		1	0	1

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 13/14	Dwellings lost 13/14	Net dwellings gained 13/14
EPF/1011/12	The Maltings Chelmsford Road High Ongar Ongar Essex CM4 0LN	Conversion of Essex barn to dwelling and formation of residential curtilege. (Revised application)	Greenfield	House		1	0	1
EPF/1563/11	Hedgeside, 132 High Road, Chigwell, Essex, IG7 5BQ	Existing dwelling to be demolished and replaced with a two storey dwelling.	Greenfield	House		1	1	0
EPF/1368/12	adj 44 Crooked Mile, Waltham Abbey, Essex, EN9 1PS	Demolition of single storey side and rear extension and erection of new 3 bed end terrace dwelling with new dropped kerb to the rear for additional off street parking spaces and new single storey rear extension on existing dwelling.	PDL	House		1	0	1
EPF/2049/09	Woodlands Greensted Green Ongar Essex CM5 9LF	Replacement dwelling, new detached garage and entrance gates.	PDL	House		1	1	0
EPF/1278/12	26 Old Nazeing Road Nazeing Essex EN10 6RW	Demolition of the existing bungalow and the construction of a pair of semi-detached houses.	PDL	House		2	1	1
EPF/0149/09	198 - 202 High Street, Roydon, Essex, CM19 5EQ	Replacement two storey dwelling. (Revised application)	PDL	House		1	1	0
EPF/0457/10	known as:, Weighbridge Court, 301 High Street, Land at Station Approach , High Street , Chipping Ongar , Essex	Development for 60 Assisted Living apartments for the frail elderly including communal facilities and associated parking and landscaping.	PDL	Flat		60	0	60

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 13/14	Dwellings lost 13/14	Net dwellings gained 13/14
EPF/1764/07	now known as Hydes Lodge, Hydes Farm Lodge, Hydes Farm, Epping Lane, Stapleford Tawney, Essex, RM4 1TU	Sub division of existing plot to create two properties including conversion of existing stable block. (Revised application)	Greenfield	House		1	0	1
RES/EPF/0383/09	The Limes/White Lodge, Sewardstone Road, Waltham Abbey, Essex, E4 7SA	Reserved matters application for residential development comprising 119 dwellings (2,3,and 4 bed) and community building and shop.	Greenfield	House		119	0	119
EPF/0665/10	Masons Bridge Farm Fiddlers Hamlet Epping Essex CM16 7PB	Conversion of existing outbuilding into a separate dwelling with associated parking and amenity space.	Greenfield	House		1	0	1
EPF/1444/12	7 England's Lane Loughton Essex IG10 2QX	Change of use and extension of ground floor to one self-contained flat.	PDL	Flat		1	0	1
EPF/0787/05	Erection of chalet bungalow.	Demolition of existing garage and erection of new detached chalet style bungalow with parking space, erected to side of property and partly on garden of 29 Lucton Avenue. (Resubmission)	PDL	House		1	0	1
EPF/0645/12	Conversion of 1 flat on 2 floors to 2 flats, one on each floor.	Conversion of 1 no. three bedroom flat into 2 no. two bedroom flats	PDL	Flat		2	1	1
EPF/1638/12	Conversion of 2 offices into 2 flats.	Proposed part conversion, extension and alterations of existing office space into No.2 one bed and 2 two bed flats.	PDL	Flat		4	0	4

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 13/14	Dwellings lost 13/14	Net dwellings gained 13/14
EPF/1898/11	Rear of 25 Millfield , High Ongar , Ongar , Essex, CM5 9RJ	Proposed affordable housing development (4 dwellings.)	Greenfield	House		4	0	4
EPF/2156/11	now known as 1 Bakery Cottages 2 Bakery Cottages The Roydon Bakery Harlow Road Roydon Harlow Essex CM19 5HH	Demolition and removal of existing garages and former bakery and erection of two dwelling houses with ancillary works.	PDL	House		2	0	2
EPF/2182/11	Oleanda , 54 Hoe Lane, Lambourne, Romford, Essex, RM4 1AU	Proposed demolition of existing dwelling and erection of replacement.	PDL	House		1	1	0
EPF/0996/11	now known as Oliva and Ronda Frawyn Middle Street Nazeing Waltham Abbey Essex EN9 2LB	Amended application to EPF/1294/10 (Demolition of existing bungalow and single storey garage and replacement with two detached houses and associated vehicle parking) to include addition of basements and amendment to windows in flank wall of previously approved detached houses.	PDL	House		4	2	2
EPF/2612/10	Demolition of existing dwelling and erection of detached five bedroom dwelling. (Revised application)	43 Blackacre Road , Theydon Bois, Epping, Essex, CM16 7LT	PDL	House		1	1	0
EPF/1597/10	Conversion of shop into two flats.	4 Honey Lane Waltham Abbey Essex EN9 3AH	PDL	Flat		2	0	2

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 13/14	Dwellings lost 13/14	Net dwellings gained 13/14
EPF/2462/08	Demolition of 2 houses and construction of 13 flats	109 Manor Road Chigwell Essex IG7 5PS	PDL	Flat		13	2	11
EPF/0174/11	Brook House Farm, Barn, Epping, Lane, Stapleford Tawney, Romford, Essex, RM4 1ST	Change of use of traditional barn and conversion to single dwelling house including adjustment of position on site and extension, ancillary works and removal of utilitarian agricultural building, landscaping and site improvements.	Greenfield	House		1	0	1
EPF/1117/12	6 Highbridge Street, Waltham Abbey, Essex, EN9 1DG	Proposed change of use of first and second floor from financial and professional services to residential to form one 2 bedroom flat. Revision to ground floor entrance to form independent access to flat.	PDL	Flat		1	0	1
EPF/2298/08	now known as (Plot 1) 41 Forest Drive, (Plot 2) 43 Forest Drive, 43 Forest Drive, Theydon Bois, Essex, CM16 7HB	Erection of a pair of new semi-detached houses to replace an existing bungalow.	PDL	House		2	1	1
EPF/1187/12	Tovislands Middle Street Nazeing Waltham Abbey Essex EN9 2LH	Demolition of existing detached property, construction of new detached 5 bedroom house.	PDL	House		1	1	0
EPF/2330/11	Menuka, 235 Nine Ashes Road High Ongar Ongar Essex CM4	Replacement dwelling of the same size, proportion and design as that granted planning permission via previous extensions.	PDL	House		1	1	0

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 13/14	Dwellings lost 13/14	Net dwellings gained 13/14
EPF/0504/10	now known as 1 Matthews Court (Plot 7) 2 Matthews Court (Plot 6) 3 Matthews Court (Plot 5) 4 Matthews Court (Plot 4) 5 Matthews Court (Plot 3) 6 Matthews Court (Plot 2) 7 Matthews Court (Plot 1) Threshers Grange Matthews Yard Harlow Road More	Demolition of existing dwelling and commercial buildings and erection of 7 dwellings including surface water sewer to existing watercourse. (Revised application)	PDL	House		7	1	6
EPF/1716/12	46 The Uplands, Loughton, Essex, IG10 1NH	Demolition of existing house and erection of one four bedroom detached house.	PDL	House		1	1	0
EPF/1068/02	Now known as Oak Green Barn Barn at Great Woodend Hall, School Lane, Beauchamp Roding, Ongar, Essex	Conversion of barn to dwelling.	Greenfield	House		1	0	1
EPF/0333/08	Adj, 23 Station Road, Loughton, Essex, IG10 4NZ	Erection of a detached house.	PDL	House		1	0	1
EPF/0300/05	Orchard End, 217, Lambourne Road, Chigwell, Essex, IG7 6JP	Demolition of existing dwelling and construction of replacement dwelling. (Revised application)	PDL	House		1	1	0

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 13/14	Dwellings lost 13/14	Net dwellings gained 13/14
EPF/0660/07	(now known as Hilltop Hall) Hill Top Farm Toot Hill Road Ongar Essex CM5 9LJ	Demolition of 930sqm of existing building and 1315sqm of existing concrete hardstandings, cessation of existing lawful industrial use, conversion of part of barn to single dwelling, erection of car ports and replacement stables, hard and soft landscaping.	Greenfield	House		1	0	1
EPF/1097/06	Chase Meadow, 140 London Road, Lambourne, Romford, Essex, RM4 1XX	Replacement of existing dwelling house with new dwelling house	PDL	House		1	1	0
EPF/1733/10	now known as 38 Poundfield Road 36 Poundfield Road Loughton Essex IG10 3JN	Division of house into 1 no. three bedroom and 1 no. one bedroom houses including a raised platform to provide a side access.	PDL	House		2	1	1
EPF/1726/07	91 Manor Road, Chigwell, Essex, IG7 5PN	Erection of a replacement dwelling.	PDL	House		1	1	0
EPF/0808/08	7 Stradbroke Drive Chigwell Essex IG7 5QU	Proposed demolition of existing property and erection of new five bedroom detached dwelling. (Revised application)	PDL	House		1	1	0
EPF/2284/10	Land adj 12 + 12A Hemnall Street, Epping, Essex, CM16 4LW	Conservation Area Consent for the demolition of existing metalwork shop.	PDL	Flat		6	0	6
EPF/0055/12	67, Sheering Lower Road, Sawbridgworth, Hertfordshire, CM21 9LG	Demolition of existing dwelling and erection of a replacement dwelling.	PDL	House		1	1	0

Application Reference	Address	Development Details	Land Status	Dwelling Type		Gross dwellings gained 13/14	Dwellings lost 13/14	Net dwellings gained 13/14
EPF/0364/09	now known as 7a North Barn Nazeing Essex EN10 6RR Adj 114 Old Nazeing Road Nazeing Waltham Abbey Essex EN10 6QY	Erection of a four bedroom detached house with associated parking to the rear of No. 114 Old Nazeing Road.	Greenfield	House		1	0	1
EPF/0988/10	New House Cottages Little Laver Road Moreton Ongar Essex CM5 0JE	Replacement of New House Cottages with a single dwelling and provision of a new access.	PDL	House		1	2	-1
EPF/1553/07	now known as Villa Greca, 2a Green Glade Land to rear of 'The Trail' Poplar Row Theydon Bois Epping Essex CM16 7NB	New residential unit adjoining existing barn. (Revised application)	Greenfield	House		1	0	1
EPF/0166/12	Woodside Barn Paynes Lane Nazeing Essex EN9 2EY	Change of use from a single dwelling to three self contained dwellings with minor external alterations.	PDL	Flat		3	1	2
TOTALS						334	35	299