



Strategic Planning & Research Unit

For and on behalf of
Peer Group PLC

**Regulation 19 Detailed Objection in Relation to the
Housing Strategy based upon the Impact for Five Year
Housing Land Supply and Whole Plan Supply**

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1.0 INTRODUCTION

- 1.1 This report has been prepared by the Strategic Planning & Research Unit of DLP Planning Ltd on behalf of Peer Group Plc and assesses the housing land supply position of Epping Forest District Council for the period 2017-2022 and the whole plan period to 2033. This is the most recently available set of data contained within the Housing Implementation Strategy (December 2017).
- 1.2 Given the Council's intended submission date of March 2018, we consider that when the Council's five year supply of housing is discussed at the examination, then an up-to-date assessment of land supply in the District is made available to participants within a reasonable amount of time, prior to the hearings.
- 1.3 This report utilises the most up-to-date research of timescales and delivery rates including those nationally and locally to further inform the conclusions.
- 1.4 The main areas of difference between the approach taken by Epping Forest and the SPRU approach are:
 - SPRU's contention that some sites are not considered genuinely available in the five-year period to deliver homes;
 - There are several sites which have been double counted in their supply;
 - The Council has been over optimistic in the delivery rates for certain sites;
 - It is SPRU's contention that there has been persistent under delivery and that a 20%, rather than a 5% buffer, should be applied in this case.
- 1.5 It is of note that there are several errors contained within the evidence on housing. Such issues include mixing up the site capacity of Latton Priory and East of Harlow in the trajectory and references to sites SP4.1, SP4.2 and SP4.3 in the trajectory are actually referenced as SP5.1, SP5.2 and SP5.3 in the plan, as well as the double counting of sites as outlined in section 6. It is issues like these that questions the accuracy and credibility of the Local Plan evidence base.

Methodological Approach

- 1.6 SPRU have combined Appendix 3 and Appendix 4 of the Council's Housing Implementation Strategy (2017) into one trajectory, which we consider to be the Council's position.
- 1.7 This provides an overall total supply to 2033 of 11,827 dwellings (excluding completions from 2011 to date which provides an overall total of 13,157 dwellings to 2033) and a five-year supply figure of 3,486 dwellings. The Council incorrectly calculate their existing commitments supply by 5 dwellings which accounts for the figure of 13,157 and not 13,152 as proposed.
- 1.8 The starting point for the Council's trajectory demonstrates that Epping Forest have **5.28 years** of housing land supply when applying a 5% buffer to the supply, and the application of the Liverpool method.
- 1.9 We challenge the use of the Liverpool method for addressing the backlog for two reasons, firstly the Council have failed to engage neighbouring authorities via the Duty to Cooperate to assist in addressing this shortfall, as required by paragraph 3.035 of the PPG. Second there is clear evidence that suitable, available and

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deliverable sites have been omitted from the plan and that these smaller non strategic sites could be allocated to address the shortfall sooner without compromising the balance of the plan or the delivery of the larger strategic site allocations (as suggested in paragraph 2.11 (i) of the Housing Implementation Strategy). We have therefore calculated the Council's five year land supply position using both the Liverpool, and the correct approach, the Sedgfield Method.

- 1.10 This trajectory will be used as the basis for calculating the revised housing land supply position of the district using the housing requirement identified by Epping Forest District Council in their emerging Local Plan of 11,400 dwellings across the plan period to 2033 or **518 dwellings per annum**.
- 1.11 This assessment reviews the projected delivery of housing sites set out in the 2017 Housing Implementation Strategy, according to the most up-to-date national and local research of timescales and delivery rates.



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2.0 NATIONAL POLICY BACKGROUND REGARDING THE STATUS OF DEVELOPMENT PLANS AND FIVE-YEAR LAND SUPPLY

National Planning Policy Framework

- 2.1 The Framework seeks to deliver, as a main objective, a wide choice of high quality homes. It states at paragraph 47 that in order to boost significantly the supply of housing, the local planning authority should:
- Use their evidence base to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.
 - Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with either:
 - i. A 5% buffer; or
 - ii. A 20% buffer where there has been a record of persistent under delivery of housing
- 2.2 Footnotes 11 and 12 of the Framework define "deliverable" sites as:
- a. Being available now;
 - b. Offering a suitable location;
 - c. Being achievable with the prospect that housing will be delivered within five years; and
 - d. Being viable.
 - e. To be considered developable, the site should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.
- 2.3 Sites with planning permission are to be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.
- 2.4 Windfall sites can only be included in the five-year supply where there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply (paragraph 48).

Planning Practice Guidance

- 2.5 The Guidance states that the demonstration of a five-year supply is a key material consideration when determining housing applications and appeals and is central to demonstrating that relevant policies for the supply of housing are up-to-date in applying the presumption in favour of sustainable development (Paragraph: 033 Reference ID: 3-033-20140306). The Guidance states that the approach to identifying a record of persistent under delivery of housing involves questions of judgment for the decision maker in order to determine whether or not a particular



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degree of under delivery of housing triggers the requirement to bring forward an additional supply of housing (Paragraph: 035 Reference ID: 3-035-20140306).

2.6 In terms of the factors that should be considered when assessing the availability of sites, the NPPG (Paragraph: 020 Reference ID: 3-020-20140306) suggests that:

- a. *There is confidence that there are no legal or ownership problems, this will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or to sell.*
- b. *The existence of a planning permission does not in itself mean that the site should be considered available as one does not need to have an interest in the land to make a planning application.*
- c. *Where potential problems have been identified, then an assessment will need to be made as to how and when they can realistically be overcome.*
- d. *Consideration should be given to the delivery record of the developers or landowners and whether the planning background of a site shows a history of unimplemented permissions.*
- e. *In considering achievability including viability, the Guidance suggests that a site can be considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. It recognises that there is essentially a judgement as to the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period (Paragraph: 021 Reference ID: 3-021-20140306).*

2.7 In assessing suitability, availability, achievability and constraints, it is necessary to assess the timescale within which each site is capable of development, including indicative lead-in times and build-out rates for the development of different scales of sites. It suggests that on larger sites, allowance should be made for several developers and that the advice of developers and local agents will be important in assessing lead-in times and build-out rates by year (Paragraph: 023 Reference ID: 3-023-20140306).

2.8 In terms of dealing with any undersupply Paragraph: 035 Reference ID: 3-035-20140306 states that local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible. Where it is not possible to address the shortfall within the first five years then the guidance requires that the Council approach neighbouring authorities though the Duty to Cooperate to establish if they could assist in meeting this shortfall in the next five years.

The Housing White Paper

2.9 Over the past two years, Government has conducted further analysis and consultation in respect of major reforms to the housing land supply calculation process. The Government instructed the Local Plans Expert Group (LPEG) to advise it in September 2015, and this reported on 16 March 2016. On 7 February 2017, the Government published the Housing White Paper: Fixing Our Broken Housing Market (the WP).



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- 2.10 The White Paper is not itself policy but it identifies a direction of travel regarding housing delivery. At paragraph A.109 (page 96), the Government proposed to introduce a housing delivery test in an amended National Planning Policy Framework. The Government proposed to use the housing requirement in an up-to-date plan (where such plans are less than five years old).
- 2.11 The first three-year period for the assessment is to be from April 2014/15 to March 2016/17.
- 2.12 Paragraph A.113 suggests the test for under delivery and this was based upon the following:
- From November 2017, where delivery falls below 95% of the authority's annual housing requirement an expectation that local planning authorities prepare an action plan;
 - From November 2017, a 20% buffer on top of the requirement to maintain a five-year housing land supply where delivery falls below 85%;
 - From November 2018, application of the presumption in favour of sustainable development where delivery falls below 25%;
 - From November 2019, application of the presumption in favour of sustainable development where delivery falls below 45%; and
 - From November 2020, application of the presumption in favour of sustainable development where delivery falls below 65%.
- 2.13 Owing to delays in the publication of the new NPPF in 2017, the delivery test has not yet been introduced. The policy intention is clear, however. Had this policy been in force, Epping Forest would have been caught by its operation as follows:
- For the period of assessment between April 2014/15 and March 2016/17, Epping Forest has delivered 654 net completions;
 - The requirement for this period was 1,554 completions (518dpa x 3);
 - The delivery was 42% of this requirement (654/1,554x100);
- 2.14 As the delivery rate is below 85%, then the 20% buffer would be added onto the calculation of the five year land supply.

Conclusions

- 2.15 In summary, principles from the Framework regarding housing land supply are:
- a. To boost significantly the supply of housing.
 - b. Local authorities need to identify and update annually five years' worth of supply of specific deliverable sites for housing against their housing requirements, with an additional buffer of 5% applied to ensure choice and competition in the market for land.
 - c. Where there has been a record of persistent under-delivery of housing, local authorities should increase the buffer to their requirement to 20%. This is to ensure choice and competition in the market for land.
 - d. Housing requirements should be evidence based and objectively assessed.



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- e. Housing land supply is a dynamic and rolling target as sites are completed or are no longer viable and fall out of the supply. Therefore, there is a need to continually feed the supply of housing land.
- 2.16 It is expected of the Council to be able to demonstrate an adequate five-year land supply at the point of adopting the Plan. If the Council cannot demonstrate a five-year supply of housing, its policies relevant to that supply cannot be considered up-to-date. This triggers paragraph 14 of the Framework, as housing proposals should be considered in the context of the presumption in favour of sustainable development (paragraph 49). Therefore, the Council must be confident that the submitted plan, can demonstrate a five-year supply.



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3.0 RECENT APPEAL DECISIONS

White Moss, Butterson Lane, Crew Appeal Decision APP/R0660/W/17/3166469

- 3.1 The Inspector for the White Moss appeal, which was dismissed in November 2017, considered that Cheshire East Council at best could demonstrate a supply of 5.07 years supply and at worst a deficit of 4.96 years. He ruled that the supply should be considered *“marginal, and, potentially, in doubt”* and that he *“could not determine with confidence that a marginal best case excess amounts to a sufficiently robust supply of deliverable sites. Given the importance of the 5-year baseline, and the aim to significantly boost the supply of housing, I conclude that it would be both cautious and prudent in the circumstances of this case to regard policies for the supply of housing to be considered not up-to-date, thus engaging the tilted balance of paragraph 14 of the Framework.”*
- 3.2 This appeal decision reiterates that a Council with a marginal five year supply is not always sufficient to avoid engaging Paragraph 14 of the Framework and the Council, therefore, should seek to allocate additional sites to provide a less marginal five year supply.

Epping Forest District Council Appeal Decisions

- 3.3 In two recent appeal decisions within the past 4 months, it was confirmed that Epping Forest District Council cannot demonstrate a five-year supply of housing land.

APP/J1535/W/17/3174835- Woodlands, 152 High Road, Chigwell

- 3.4 This appeal was for a development proposal comprising of 9 apartments and associated works. The appeal was allowed on 26th September 2017 and the decision states at paragraph 21:

“the appellant has pointed out that the Council cannot currently demonstrate a five year deliverable housing land supply, and this is not contested by the Council. “

APP/J1535/W/17/3173140- Cornerways, Turpins Lane, Chigwell

- 3.5 This appeal was for a development proposal comprising of eight residential units with associated parking and landscaping. The appeal was dismissed on 31st July 2017 on the grounds that it would harm the character and appearance of the area and would not provide satisfactory living conditions for future occupiers. The Inspector however said the following regarding a five-year supply of deliverable housing at paragraph 18:

“the Council has not disputed the appellant’s contention that the District does not have a five year supply of housing land. The figure is put at 1.35 years, which amounts to a considerable shortfall.”

Summary

- 3.6 These two appeal decisions should be afforded appropriate weight to the case that the Council do not have a five-year housing land supply, and that a buffer of 20% should be applied. As such, further sites should be allocated to address the shortfall we have identified through this assessment of appeal decisions.



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4.0 ASSUMPTIONS REGARDING TIMESCALES AND DELIVERY RATES

4.1 The most recent national research (November 2016) has been undertaken by Nathaniel Lichfield and Partners (NLP), who in a study of 70 large sites (defined as those over 500 dwellings) found the following:

- The average lead-in time from identification of the site for large sites prior to the submission of the initial planning application was 3.9 years;
- The average planning approval period is 5 years (ranging from 4.5 years for sites with 500-999 dwellings to 5.5 years for 1500-1999 dwellings);
- The average annual build-out rate is 86dpa for sites with between 500-999 dwellings, 122dpa for 1,000-1,499 dwellings, 142dpa for sites with 1,500-1,999 dwellings and 171 for sites with 2,000+ dwellings.

4.2 Furthermore, in recent research undertaken by the Home Builders Federation (HBF), who in response to the Government's criticism that large sites are only delivering 48 dwellings per annum, undertook a survey of 300 large sites in February and March 2016.

4.3 In the HBF research, "large sites" were defined as those with at least 350 dwellings in total. In 2015, the average sales on all sites (including start-ups, on-going, tail-ends) was 70 dwellings a year. In order to omit the lead-in and tail-out elements of a site build-out, the research also considered sales rates on sites which had over 10, 20 or 35 dwellings a year. This naturally gives higher averages for 2015 as follows:

- 10 plus sales: 85 dwellings a year;
- 20 plus sales: 88 dwellings a year;
- 35 plus sales: 95 dwellings a year.

4.4 Logically, therefore, the overall average of 70 dwellings a year would be the starting point for consideration for sites of less than 500 dwellings. In addition, these lower rates of completions would also impact on the five-year land supply position.

4.5 Further to the evidence available at a national level, SPRU have also undertaken research on local lead-in times and build-out rates to support our assumptions. These are contained within section 5 of this report.

Other Research on Delivery Rates and Lead-In Times

4.6 There have been a number of other reports that sought to understand both the likely rates of delivery and the reason for such rates. A summary of this research is presented in table 1.

4.7 The focus of all the reports reviewed below, with the exception of the one from Glasgow University is on the role of strategic sites in the delivery of housing.

4.8 The earliest work by Colin Buchanan (2005) considered delivery rates on strategic sites in the East of England (paragraph 3.3.2) and reviewed completion rates on the basis of the size of the site, this research suggests a range of delivery rates dependent on the size of the site, suggesting that on sites of 1,000 dwellings, delivery had been an average of 188 dwellings per year.

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- 4.9 Also of relevance is the fact that the average build rate for urban extensions is just over 100 dwellings per year, although this has risen to 120 per year in 2013 (Savills).
- 4.10 It should also be noted that the timescale between submission of outline planning applications and completions on site is now averaging just under three years (Savills).

Table 1 Summary of Research on Delivery Rates

	Average number of months between events					Years from Submission of application to start on site	Start on site	Average delivery	Delivery per developer
	Determination of outline	Conclusion of 106	Determination of reserved matters	Site preparation and signing off conditions	Total number of months				
Colin Buchanan (all sites)						5	year 5	188	
Colin Buchanan (sites of 3,000 dwellings or more)						5.5	third quarter year 5	330	
University of Glasgow									55 per volume developer
Hourigan Connolly	24	21	18	12	75	6.25	second quarter of year 6	107	35 per house builder
Savills 2014 all sites	12	15	15	6	48	4	first quarter year 5	110	
Savills 2014 (post 2010)	11	6	11	4	32	2.7	last quarter year 3		
Home Builders Federation Research (sites of 350 plus 2015)								70 (95)	
NLP Research 2016 (delivery rates of large sites of 500+)						5		128	

Sources: Colin Buchanan - *Housing Delivery on Strategic Sites 2005* (table 1)
University of Glasgow - (CLG housing markets and Planning Analysis Expert Panel) *Factors affecting build out rates* (Table 4)
Hourigan Connolly - *An interim report into the delivery of Urban Extensions 2013* (Summary of individual case appendices 4 to 12)
Savills - *Urban Extensions Assessment of delivery rates*
Home Builders Federation Planning Policy Conference presentation by John Stewart 2016
NLP- *Start to Finish, How Quickly do Large-Scale Housing Sites Deliver?* (2016)

- 4.11 In terms of smaller sites, the research undertaken by the University of Glasgow for CLG Housing Markets and Planning Analysis Expert Panel- "Factors Affecting Housing Build-Out Rates" by Professor David Adams and Dr Chris Leishman which states at paragraph 2.5:

"Most builders generally appear to set a target of between 40 and 80 units built and sold from each outlet annually".



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4.12 The Savills report concluded in paragraph 6.2 that:

“The typical strategy of most companies who participated in the research was to aim for a build and sales rate of about one unit per week on greenfield sites and slightly higher on brownfield sites. Although this confirms anecdotal evidence, it should certainly not be taken as a ‘natural build-out rate’. Rather it reflects the particular institutional structure of the British house building industry in which fierce competition for land then requires controlled and phased release of new development to ensure that the ambitious development values necessary to capture land in the first place are actually achieved when new homes are eventually sold...”

4.13 The PBA report for Birmingham City Council “Sutton Coldfield Green Belt Sites Phase 2 Report of Study” (June 2014) was commissioned by Birmingham City Council following an earlier report by PBA in 2012, and a response to this 2012 report by Savills in 2013. The June 2014 report by PBA considers delivery rates in Sustainable Urban Extensions (SUEs) and other large developments in the last 15 years, as well as assessing the relationship between competition and delivery.

4.14 This report concludes that the housebuilding industry (particularly the volume housebuilders) is inherently cautious and so there would be an inherent resistance to large sites within close proximity being considered as in competition with each other (Paragraphs 6.4 and 6.5).

4.15 In Paragraph 1.8, the report explains that in terms of market capacity, PBA considered it unlikely that the market in Sutton Coldfield would respond to the allocation of up to three development sites (of 500 dwellings each), and considered it more realistic that the market would only bear one area, with a second slowing down the delivery in the overall context of growth.

4.16 This report also reviews some of the above evidence and concludes that for the three former Green Belt sites examined in that report, all performed as the national trend would suggest (paragraph 6.1). This performance is summarised in paragraph 3.26 of the report as follows:

“There are a number of features demonstrated by the three Sutton Coldfield sites examined in Section 2 which are consistent with the research examined in this Section. These are, namely:

- *6-7 years from release to first delivery of housing;*
- *Maximum delivery on any site in one year of 219 units (suggesting 2-3 developers were present);*
- *Peak mean delivery of 141 unit’s pa per site across the area (422 divided by three sites); and*
- *Mean delivery across the three sites of 106 units’ pa (1,591 divided by 15 years), or 35 units per annum per site as an equivalent flat trajectory ironing out the peaks and troughs of the housebuilding cycle through the years in question.”*



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- 4.17 This evidence is not prescriptive but provides a context for the assessment of delivery rates on disputed sites. This evidence also suggests it may be considered optimistic that the three garden communities proposed in Epping Forest will deliver the large cumulative numbers of completions concurrently. It is also the case that in providing the strategic enhancements required offsite to support the provision of so many additional housing units across three new Garden Communities and several large housing allocations in the district would cumulatively slow growth.
- 4.18 Significant departures from these average sales rates should be clearly justified by reference to local experience and local market factors.



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5.0 LOCAL EVIDENCE ON DELIVERY AND LEAD-IN TIMES

Past Rates of Delivery

- 5.1 In considering the past rates of delivery, this can be compared to both extant policies and contemporary measures of housing need.
- 5.2 In terms of the development plans for the period since 2001, for which we have the data, these are summarised below:
- Essex and Southend-on-Sea Structure Plan (Adopted 2001) required the provision of 2,400 dwellings for the period 1996-2011, or 160dpa (Policy H1);
 - East of England Plan (Adopted 2008) requires the provision of 3,500 dwellings for the period 2001-2021 or 175 dwellings per annum (Policy H1);
 - Emerging Local Plan requires the provision of 11,400 dwellings for the period 2011-2033 or 518 dwellings per annum (paragraph 2.59).
- 5.3 The table below compares the policy position with delivery over the last 6 years. This suggests that against policy requirements of **-1,778** dwellings since the start of the plan period in 2011. In the years since 2011, only 43% of the requirement has been delivered.
- 5.4 It is clear the Council have a poor record of delivery, and further to this, it has taken ten years to bring forward a new Plan since the East of England Plan was adopted in 2008. Table 2 highlights that the Council has failed to meet the target set since the start of the plan period in 2011. Therefore, a buffer of 20% is considered appropriate in accordance with Paragraph 47 of the Framework.

Table 2 Comparison of Completion Rates Against Policy Requirements

Year	Net Completions	Requirement	Difference	% of Target Delivered
2011/12	288	518	-230	56%
2012/13	89	518	-429	17%
2013/14	299	518	-219	58%
2014/15	230	518	-288	44%
2015/16	267	518	-251	52%
2016/17	157	518	-361	30%
Total	1,330	3,108	-1,778	43%

Local Market Evidence- Past Delivery

- 5.5 In order to understand the impact of the Council's assumptions, SPRU have considered completion rates on a number of sites within the district. This is based on the available data between 2004/05 to 2014/15 in the Annual Monitoring Report (AMR). The Council have not published an AMR since 2014/15. There are no records of sites larger than 268 dwellings that could be included in this exercise. We have also undertaken this exercise for neighbouring authorities Uttlesford and East Hertfordshire to provide evidence across a wider geography and within the same HMA. These findings are outlined in tables 3, 4 and 5 below.

Table 3 Epping Forest Average Build-Out Rates

Epping Forest Average Build Out Rates													
	No. of Dwellings	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total	Average
212 Manor Road, Chigwell, Essex, IG7 4JX	68									61	7	68	34
Monroe House, 12-30 Church Hill, Loughton	24								24			24	24
Weighbridge Court, 301 High Street, Chipping Ongar	60								60			60	60
The Limes/ White Lodge, Waltham Abbey	119								119			119	119
Epping Forest College, Loughton	268			38	52	75	66	36				267	53
St Margarets Hospital, Epping	132				41	49	41					131	44
Former Parade Ground Site, North Weald	126					72	48	5				125	42
												Average	54

Table 4 Uttlesford Average Build-Out Rates on Sites of 500+ Dwellings

Uttlesford Average Build Out Rates (100+ Dwellings)														
	No. of Dwellings	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total	Average
Felstead/ Little Dunmow/ Oakwood Park	870	113	62	60	17	12	0	0	0	0			264	53
Great Dunmow/ Woodlands Park (Sectors 1-3)	1633	30	-162	45	16	20	24	23	22	43	42	62	327	33
Stansted Mountfitchet Rochford Nurseries	720	0	16	105	109	104	84	148	64	35			665	83
Takeley Priors Green (Including Island Sites)	815	4	92	73	231	48	98	162	76	32	16		832	83
Saffron Waldon: Ashdon Road	130								22	72	36		130	43
													Average	59

Table 5 East Herts Build-Out Rates

East Herts Build Out Rates										
Site Name	Settlement	Total No. of Units	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total	Average
Land North of Hare Street Road	Buntingford	160	0	0	0	0	0	20	20	20
Terlings Park, Eastwick Road	Eastwick	200	0	0	0	0	8	10	109	55
Land off Marshgate Drive	Hertford	182	0	0	0	0	82	10	182	91
Wallace Land	Puckeridge	58	0	0	0	0	44	14	58	29
Land East of Trinity Centre	Ware	81	0	0	0	8	59	14	81	27
Pentlows Farm	Braughing	28	0	0	0	22	6	-	28	14
Land South of Station Road	Watton-at-Stone	111	0	0	63	43	5	-	111	37
Hertford Police Station	Hertford	126	0	0	0	30	96	-	126	63
Tanners Wharf	Bishop's Stortford	129	0	0	12	6	-	-	129	65
London Road/adj. St Francis Close	Buntingford	149	26	78	15	30	-	-	149	37
Sacombe Road	Hertford	97	0	14	83	-	-	-	97	49
									Average	44

Summary of Local Delivery Rates

- 5.6 In summary, Epping Forest has an average delivery rate of 54 dwellings per annum. Epping Forest, East Herts and Uttlesford have a combined average of 52 dwellings per annum. It is considered unrealistic that the Council will deliver at rates significantly higher than this. Epping Forest do not have a record of delivering large sites, and it, therefore, important to consider neighbouring authority Uttlesford's delivery rates on sites of 500+ dwellings, which averages 59dpa. It is therefore realistic to assume delivery rates in Epping Forest will be between 44 and 59 dpa.

Annual Historic Delivery Rates

- 5.7 Table 2 above demonstrates that on average, Epping Forest are able to deliver on average 223 dwellings per annum since 2011. The Housing Trajectory anticipates rates of delivery in 2020/21 onwards in excess of 632dpa for the following 10 years which is significantly higher than their previous record of delivery.
- 5.8 At present, there is no evidence to support Council's proposed spatial strategy in meeting this high level of delivery, which makes clear that it is a) achievable and b) sustainable across both the five-year supply period and across the plan period.



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Local Market Evidence- Lead-In Times

- 5.9 In order to understand the impact of the Council's assumptions on lead-in time, SPRU have considered the lead-in times of various sites within the district from the available data in addition to the national research contained within chapter 4 of this report.
- 5.10 SPRU have undertaken an assessment of lead-in times between the date on which a site first obtained planning permission to the year the first completion was recorded on site as recorded in the AMR's. It is of note that there are very few outline applications contained in the published AMR's that have delivered completions to run this exercise. The table contained at Appendix E, F and G provides an analysis of the sites assessed to come to the conclusions contained in the table (table 6) below:
- 5.11 This analysis of local lead-in times (the time between the approval of the application to the first completion on site) shows the following:

Table 6 Summary of Lead-In Times by Application Type for Epping Forest Council

Lead-In Times by Type of Application	Average No, of Months (Years)
Outline Planning Permission	86 months (7 years)
Full Planning Permission	50 months (4.0 years)
Average	68 months (5.5 years)

- 5.12 The average lead-in time in the Epping Forest District from grant of planning permission though to first completion on site is currently averaging approximately 5.5 years.
- 5.13 SPRU have also run this exercise for neighbouring authorities Uttlesford and East Herts. This analysis is contained within appendix 8 & 9 but is summarised in the table below. The average lead-in time for all three authorities is **2.91 years** for full planning applications, and **4.43 years** for outline planning applications. This is broadly in line with national evidence on lead-in times (by comparison, Savills suggest a period of 4.3 years from submission of outline planning application to completing site preparation).

Table 7 Summary of Lead-In Times by Application Type for East Herts and Uttlesford Council's

Lead-In Times by Type of Application	Average No. of Years)
Outline Planning Permission (East Herts)	2.88 years
Full Planning Permission (East Herts)	1.73 years
Outline Planning Permission (Uttlesford)	3.4 years
Full Planning Permission (Uttlesford)	3 years
Average	2.75 years



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Summary

- 5.14 In considering what the likely levels of completions and lead-in times are, both the local and national analysis needs to be considered.
- 5.15 In terms of the large strategic sites (500+ dwellings), the evidence suggests these are unlikely to deliver more than 60 dwellings per annum from individual outlets (which is higher than the combined averages for Epping Forest, Uttlesford and East Herts) see tables 3, 4 and 5. While there is little evidence on the delivery of strategic sites, the evidence is that these might deliver at about 100dpa. Stansted Mountfitchet and Takeley Priors Green are both sites in Uttlesford of 500+ dwellings which at their highest rate, delivered 231 dwellings in a single year from multiple outlets but both average a delivery rate of 83dpa. As such, SPRU have applied a realistic build-out rate of 83dpa based on this local evidence.
- 5.16 Smaller sites are likely to build out in the region of 45-55 dwellings per annum with a lead-in time of 2.75-3 years.
- 5.17 This report now goes on to consider the individual sites that we dispute and assess their likely delivery timescale and their potential to delivery dwellings within the five-year and whole plan period.



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6.0 EPPING FOREST LOCAL PLAN - HOUSING TRAJECTORY

- 6.1 The following section contains an assessment of the projected delivery of a number of key housing sites from the 2017 Housing Implementation Strategy published by the Council in December 2017.
- 6.2 Epping Forest District Council's Trajectory is contained at Appendix A.
- 6.3 The assessment reviews a number of housing sites in light of the timescales and delivery rate assumptions contained in Section 5 of this report, and amends the 2017 Housing Trajectory accordingly. The revised SPRU trajectory is contained at Appendix 2.
- 6.4 This section only assesses the sites that are in dispute, and SPRU agree with all other sites in the Council's trajectory.

Liverpool vs Sedgefield

- 6.5 In terms of dealing with any undersupply Paragraph: 035 Reference ID: 3-035-20140306 states that local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible. Where it is not possible to address the shortfall within the first five years then the guidance requires that the Council approach neighbouring authorities though the Duty to Cooperate to establish if they could assist in meeting this shortfall in the next five years.
- 6.6 There is no evidence that the Council have sought to approach the neighbouring authorities on this basis as such there is no justification under this guidance for the adoption of the "Liverpool" approach i.e. meeting what is a substantial shortfall over the whole plan period.
- 6.7 Further the fact that the Council can not meet its shortfall early in the plan period is a direct result of the Council's choice of allocations. There is clear evidence that there are suitable, available and deliverable sites which have been omitted from the plan. This is a policy choice and can not be used to justify not meeting the Councils housing needs in the short term.

New Garden Town Communities

- 6.8 The spatial strategy contained within the Draft Local Plan includes the provision of three new Garden Communities with the intention of delivering 3,900 new homes by 2033.
- 6.9 The three new Garden Communities are:
 - 1) Latton Priory (approximately 1,050 homes by 2033);
 - 2) Water Lane Area (approximately 2,100 homes by 2033);
 - 3) East of Harlow (approximately 750 homes by 2033).
- 6.10 The Draft Local Plan states that all three Garden Town Communities will deliver and be fully completed by the end of the plan period. The Council consider that two sites (Water Lane Area and East of Harlow) will contribute to the five-year supply period (2017-2022).



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- 6.11 Expressions of Interest to developers were sought in October 2016 by East Herts Council, Epping Forest District Council and Harlow Council for Harlow and Gilston Garden Town, a larger area which these three sites sit within. There is no evidence of the outcome of this exercise and there is yet to be any evidence of any developers with interest in the site. Latton Priory is being promoted by Hallam Land but has yet to be sold to a developer.
- 6.12 The bidding proforma outlines that the first applications are expected late-2018. Given the scale of these sites, one would expect at least an EIA scoping request to have been made to the Council.
- 6.13 An annual rate of delivery of 83 dwellings has been applied to each of these site in line with the local research on delivery rates. The average lead-in times for these sites will likely be a minimum of 4 years from the date of first receiving planning permission.
- 6.14 Considering none of these proposed garden town communities have either planning permission of a planning application lodged, it is unrealistic that these three sites will deliver any completions in the five year period to 2022. A masterplan (which conforms to the Council's expectations) is required to be prepared prior to the submission of any application and there is yet to be any evidence of these having been prepared. This is likely to add a delay to the usual lead-in times, as well as the cross-boundary collaboration required between Harlow, Epping Forest and East Herts which have been factored into SPRU's assumptions. These sites will require extensive amounts of infrastructure to support the development.
- 6.15 It is noted that the site capacity and trajectory of East of Harlow and Latton Priory have been mixed up in the Council's trajectory and whilst we have left this unchanged in their trajectory, SPRU have updated their trajectory to reflect this mix up and Table 8 below reflects the correct position.
- 6.16 It is highly unlikely that any of the Garden Town Communities will deliver the number of dwellings anticipated in the emerging Local Plan. This has resulted in a reduction of **-150 dwellings** from the five year supply period and **-1,324 dwellings** from the total plan period supply.

Table 8 Summary of Difference for New Garden Town Settlements

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total	Outside Plan Period
Latton Priory (EFDC)	0	0	0	0	50	100	100	100	100	100	100	100	100	100	100		1050	-
Latton Priory (SPRU)	0	0	0	0	0	83	83	83	83	83	83	83	83	83	83	83	913	137
Water Lane Area (EFDC)	0	0	0	0	100	200	200	200	200	200	200	200	200	200	200		2100	-
Water Lane Area (SPU)	0	0	0	0	0	83	83	83	83	83	83	83	83	83	83	83	813	1187
East of Harlow (EFDC)	0	0	0	0	0	50	100	100	100	100	100	100	100				750	-
East of Harlow (SPRU)	0	0	0	0	0	83	83	83	83	83	83	83	83	83	3		750	
Difference																	-150	

Housing Allocations

BUCK.R1- Land at Powell Road

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
EFDC	0	0	0	15	16	31
SPRU	0	0	0	0	15	15
Difference						-16

6.17 SPRU do not dispute the rate at which the site will deliver. This site has had two previous application for assisted living accommodation under references EPF/3021/15 and EPF/2925/14. These applications were for 57 assisted living units for the elderly. The first application was withdrawn, and the second application was refused on the grounds that the site lies within the Green Belt and would be an inappropriately dominant development which fails to provide affordable housing. It is reasonable to assume that until the Local Plan has been adopted and the site has been removed from the Green Belt, it is unrealistic that planning permission will be granted. The adoption of the Local Plan is currently anticipated for autumn 2019 and therefore we have moved on the first year of anticipated completions by one year to account for this.

6.18 This results in a reduction of **-31 dwellings** from the five year supply period.



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BUCK.R2- Queens Road Car Park

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
EFDC	0	0	0	20	21	41
SPRU	0	0	0	0	0	0
Difference						-41

- 6.19 SPRU do not dispute the rate at which the site will deliver, but rather the year the site will begin to deliver completions. The site is currently in operation as a car park run by Epping Forest District Council and is within 100m of Buckhurst Hill underground station. There is no planning permission on the site and there are no planning applications lodged. Applying the standard lead-in rates and considering the site is still in operation as a car park, would suggest it is more realistic that completions will be delivered on site in the year 2022/23.
- 6.20 It is understood that the site is owned by Transport for London. There is no evidence that this site is available for development, furthermore, there is no evidence that the current car park is no longer required. Given its location, it would seem reasonable to think it is used by commuters. There is no car park rationalisation strategy by the Council, available on the evidence base list, which may explain the Council's approach to losing car parking spaces close to transport hubs.
- 6.21 This results in a reduction of **-41 dwellings** from the five year supply.

CHIG.R7 Land at Chigwell Convent

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
EFDC	0	0	0	14	14	28
SPRU	0	0	0	0	0	0
Difference						-28

- 6.22 The site has no planning permission or a planning application lodged. The emerging plan also requires a masterplan to be produced to *"enable the regeneration of the site and to ensure that development proposals are 'front-loaded', recognising the scale and complexity of delivering communities"*. There is no evidence that this has been prepared at January 2018.
- 6.23 Allowing for a lead-in time for submission of a planning application to first completions on the site of 4 years, results in completions likely to commence from the year 2022/23. This results in a reduction of **-28 dwellings** from the five year supply period.



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ONG.R1 Land West of Ongar and ONG.R2 Land at Bowes Field

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
EFDC (ONG.R1)	0	0	0	0	19	19
SPRU (ONG.R1)	0	0	0	0	0	0
EFDC (ONG.R2)	0	0	0	0	15	15
SPRU (ONG.R2)	0	0	0	0	0	0
Difference						-34

- 6.24 These two proposed housing allocations do not benefit from an extant planning permission and does not have an application currently lodged. The emerging Local Plan requires sites ONG.R1 and ONG.R2 to be developed in accordance with the Concept Framework Plans. Policy P4 of the Emerging Local Plan states that these relate to a number of sites which should be undertaken jointly between these two applicants of the site allocation subject to the Concept Framework Plan and shall be produced by the applications prior to the submission of any planning applications. This is likely to add a delay to the delivery of the site which, in combination with the planning status of the site, would make it unrealistic to expect completions in the five year period. We do not dispute the rate of delivery anticipated by the Council.

NAZE.R1 Land at Perry Hill, NAZE.R3 Land to the Rear of Pound Close and NAZE.R4 Land at St Leonards Farm

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
EFDC (NAZE.R1)	0	0	0	16	17	33
SPRU (NAZE.R1)	0	0	0	0	16	16
EFDC (NAZE.R3)	0	0	0	19	20	39
SPRU (NAZE.R3)	0	0	0	0	19	19
EFDC (NAZE.R4)	0	0	0	10	11	21
SPRU (NAZE.R4)	0	0	0	0	10	10
Difference						-48

- 6.25 These three sites do not benefit from planning permission and currently lies within the Green Belt. NAZE.R1 has been subject to four previous applications for residential development on the site, two of which have been withdrawn (EPF/0202/14 and EPF/2880/16) and two refusals on the basis of its location in the Green Belt (EPF/2009/15 and EPF/0937/16). These applications comprised NAZE.R1 and additional land to the east of the proposed housing allocation.



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- 6.26 The site also lies within the South Nazeing Concept Framework Plan Area which requires all relevant allocated sites to produce a Concept Framework prior to the submission of any applications. In relation to South Nazeing this relates to NAZE.R1, NAZE.R3 and NAZE.R4. This is likely to delay these sites from coming forward. NAZE.R1, NAZE.R3 and NAZE.R4 are all currently located within the Green Belt.
- 6.27 In order to allow for these sites to be released from the Green Belt and a planning application considered, the first year of anticipated completions has been moved on one year. This results in a reduction of **-48 dwellings** from the five year supply period.

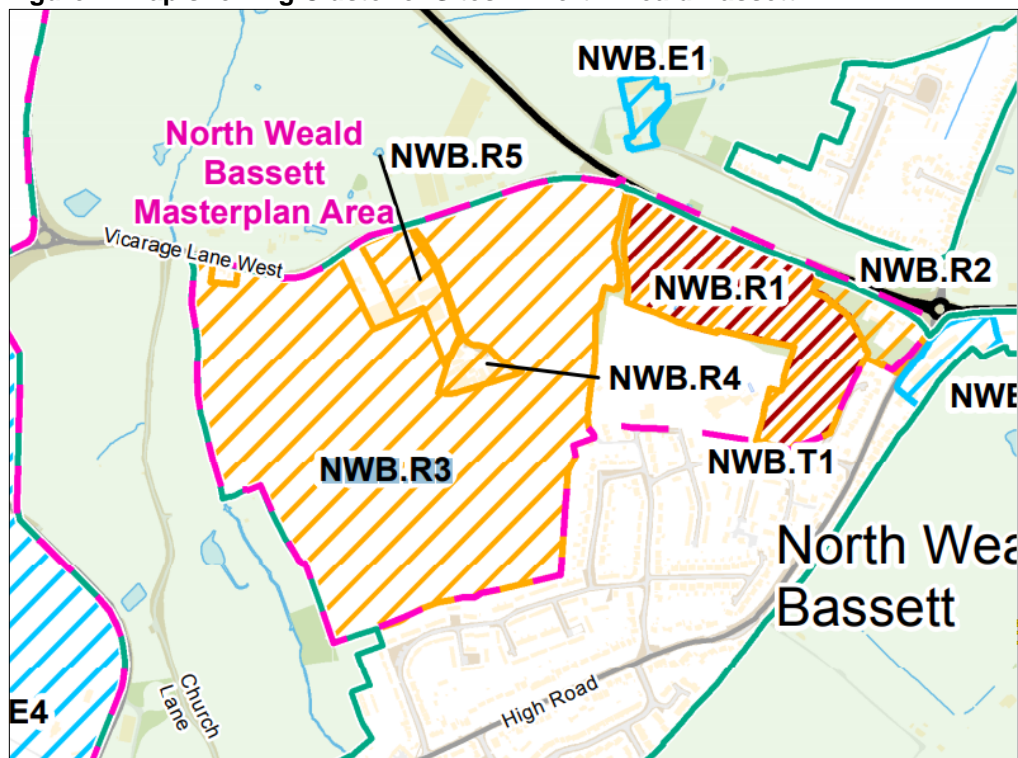
NWB.R5 Land at the Acorns, Chase Farm

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
EFDC	0	0	0	25	26	51
SPRU	0	0	0	0	0	0
Difference						-51

- 6.28 The site is required to comply with a strategic masterplan for the North Weald Bassett Area which will be formally endorsed by the Council. The site is surrounded on three sides by proposed housing allocations NWB.R3 and NWB.R4. NWB.R3 abuts the residential area (see figure 1 below), but NWB.R5 in its current form is surrounded by farmland. It would not make sense for this site to come forward ahead of NWB.R3 and NWB.R4 as currently anticipated by the Council.
- 6.29 It is unclear from the evidence base whether access to the site will be provided for by NWB.R5 to NWB.R3 to provide the justification for NWB.R5 coming forward first, but the site selection assessment suggests that NWB.R3 has its own separate access point on Vicarage Lane West.
- 6.30 The site is also currently allocated as Green Belt so realistically will not come forward for development until it has been released.
- 6.31 As such SPRU have pushed back the site to start delivering in the same year as NWB.R3 as well as accounting for the site's current Green Belt allocation.

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Figure 1- Map showing Cluster of Sites in North Weald Bassett



THOR.R2 Land East of High Road

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
EFDC	0	0	8	20	20	48
SPRU	0	0	0	0	8	8
Difference						-40

- 6.32 The site does not have an extent planning permission and there are currently no planning applications lodged and the site is currently located in the Green Belt, yet the Council consider the site capable of delivering completions in the year 2019/20.
- 6.33 As such, SPRU consider it unrealistic for completions to be delivered before the adoption of the Local Plan anticipated for Autumn 2019 when considering the sites designation in the Green Belt. For these reasons, it is considered more realistic for the site to deliver completions in the year 2021/22 allowing for a period of two years from the anticipated date of adoption of the Local Plan to obtain planning permission and the first dwelling to be completed.

Sites with Planning Permission

- 6.34 From our assessment we have identified several sites within the trajectory which appear to have been double counted. These are either entered twice with the same reference number for the same capacity, or have been recorded twice where a more recent application has replaced the original and both have been included in the trajectory. These are outlined in the following paragraphs.



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- 6.35 Those sites which have been double counted are highlighted in yellow. We have left both entries in the table but removed the figures from the relevant row for clarity.

188-194 High Road, Loughton

- 6.36 The site acquired prior approval for 12 residential units in October 2015 under reference EPF/2398/15. A new application was then submitted in 2016 for the change of use of the property and rear extension to create 14 residential units under reference EPF/1245/16 and was approved in July 2016.
- 6.37 The planning statement submitted under EPF/1245/16 confirms that *“as the scheme had already acquired prior approval for 12 residential units there were no outstanding issues with regards to the principle of development”*.
- 6.38 Therefore, SPRU have removed **-12 dwellings** from the supply period to reflect this double counting.

2 & 3 Sewardstone Road, Waltham Abbey

- 6.39 The site is entered twice under references EPF/0454/16 and EPF/0396/16, both for 9 dwellings. The latter of the two is a prior notification application for the change of use of the property to 9 flats. EPF/0454/16 relates to a site on Station Road in Sheering and has already been counted in the supply. There is only 1 application for residential development at the site and as such, **-9 dwellings** have been removed from the supply period.

25 Forest Avenue, Chigwell

- 6.40 This site is entered twice for 1 dwelling, both with the same planning application number. There are two applications on the site for 1 residential unit under references EPF/1419/14 and EPF/1035/17, both approved. The most recent application is described in the officer report as *“effectively an amendment to the previous approved scheme which showed the dwelling attached”*. This revised application proposed a detached dwelling rather than the previously approved semi-detached dwelling. As such, **-1 dwelling** has been removed from the supply.

61 North Street, Nazeing

- 6.41 This site is entered twice and with the same reference number for both with delivery anticipated in years 1 and 3 respectively. The application under reference EPF/0563/16 is for the conversion and subdivision of an existing detached dwelling to create 2 dwellings. There are no further applications at the site address for any other residential development. As such, SPRU have removed **-1 dwelling** from the supply to reflect this double counting.

Canes Farm, Hastingwood, North Weald Bassett

- 6.42 There are two entries for this site under application references EPF/1120/14 and EPF/2639/16. The first application is for the demolition of two former barns and construction of one detached dwelling and approved in July 2014. The second, and more recent application, was approved in November 2016 for the demolition of two barns and creation of 1 pair of semi-detached houses and 1 detached house.
- 6.43 The Design and Access Statement submitted under EPF/2639/14 states that *“A previous planning permission, which is still current, of 1st August 2014 under reference EPF/1120/14 granted consent for the removal of these buildings and*



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replacement with 1 large detached house, however it was felt that this was not appropriate in this location and there is more of a need for smaller units and therefore 3 smaller dwellings are preferred to 1 larger unit."

- 6.44 As such, SPRU have removed **-1 dwelling** from the supply.

Danbury, Lippitts Hill

- 6.45 This site is entered twice under application references EPF/0947/16 and EPF/2804/14 for 3 dwellings deliverable in year 3. The first application (EPF/2804/14) was for the change of use and conversion of outbuildings to form three residential units and was approved in December 2014. The application under reference EPF/0947/16 is for the demolition of existing outbuildings and construction of 3 bungalows.

- 6.46 The Officer's Report for the application under reference EPF/0947 states that *"consent has previously been granted for the change of use of these stables into three one bed dwellings. The only difference between this scheme and that previously granted consent is that the dwellings would now be new buildings to replace the stables rather than conversions"*.

- 6.47 For these reasons, **-3 dwellings** have been removed from the supply.

Land and Garages adjacent 97 Queensway

- 6.48 This site is entered twice under the same application reference number EPF/0212/16 for 4 dwellings delivered in year 3 and 1&2 respectively.

- 6.49 The site has only been subject to one planning application and, therefore, **-4 dwellings** have been removed from the supply.

Poppy's Café, 309-311 High Street

- 6.50 This site has been entered twice under planning application reference EPF/0623/16 for two dwellings, the first entry expects 2 dwellings to be delivered in year 1, and the second entry in year 3.

- 6.51 There are two applications relevant to this scheme, the first being the full planning application and the second being listed building consent. As such, **-2 dwellings** have been removed from the supply.

Stone Hall Farm, Downhall Road, Matching Green

- 6.52 Once again, this site is entered twice into the housing trajectory under planning application references EPF/2494/13 and EPF/1349/15 for 6 and 9 houses respectively. Application EPF/1349/15 states in the officer report that *"this development only proposed 3 additional residential units, over the previous consent and removed a significant amount of business traffic"*.

- 6.53 As such, and counting the most recent application of **-9 dwellings** in the supply, a further six dwellings have been removed from the total supply.

Summary

- 6.54 It is important to note that there may be more double counting than those sites outlined above. The Council should undertake a thorough assessment of their land supply to rule out any further instances of double counting.



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Garage block adj 14 Harveyfields, Waltham Abbey

- 6.55 This site is entered in the trajectory under planning application reference EPF/2040/13 for 9 dwellings. The planning permission expired in October 2016 and not all the pre-commencement conditions were discharged prior to this date. As such, **-9 dwellings** have been removed from the supply.

Roydon Marina, Village Road, Roydon

- 6.56 This site is entered in the trajectory under planning application reference EPF/2444/13 for 14 dwellings. This planning permission expired in December 2016 and was for C1 Use. As such, **-14 dwellings** have been removed from the supply.

Application of a Non-Delivery Rate

- 6.57 The Council apply a 10% non-delivery rate to existing commitments. A supply of 1,801 new homes has been identified, of which 1,621 new homes have been counted in the five year supply calculation.
- 6.58 Whilst we support in principle, the application of a non-delivery rate of 10%, this is typical across England and has been applied in appeal decisions. However, we question the robustness of this figure, as there is no evidence to justify it.
- 6.59 A 10% non-delivery rate has been applied since the December 2009 Annual Monitoring Report. The 2010-2015 Five Year Housing Land Supply Report explains that:
- 6.60 *"The Department for Communities and Local Government commissioned Addison & Associates, Three Dragons, and Roger Tym and Partners, to look into how 5 year assessments of land supply were being produced nationally. The result was the 'Land Supply Assessment Checks' report, published in May 2009, and available on the CLG website here:*

<http://www.communities.gov.uk/publications/planningandbuilding/landsupplychecks>

This report identified that several authorities were incorporating a non-build rate into their calculations, and highlighted this as good practice. The 'rate' applied varied from authority to authority; some used 2, 5 or 10%. Some authorities calculated a nonbuild rate based on analysis of the proportion of development that had not gone forward in the past.

This Council did attempt to run this kind of analysis on previous figures, but the proportion of non-built developments varied greatly from year to year; no clear pattern could be discerned. As such, the decision was taken to adopt the 10% non-build rate identified by the 'Land Supply Assessment Checks' report as good practice. It is felt that this will comfortably allow for some units identified not to be delivered, and will thus make the final assessment of whether the Council has a 5 year supply of land for housing, more robust."

- 6.61 There is no justifiable evidence in the years following this report that the 10% non-delivery rate has been reviewed, or that 10% was ever appropriate to apply in the first instance. SPRU consider that the Council need to undertake a full review of their local evidence to confirm or amend the non-delivery rate so that it is fully supported by evidence.



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7.0 CONCLUSION

- 7.1 This report has assessed the five-year housing land supply position of Epping Forest District Council for the period 2017-2022, based on Appendix 3 and Appendix 4 of the Housing Implementation Strategy dated December 2017, which we consider to be the Council's position.
- 7.2 The following tables contain Epping Forest District Council's five-year supply position according to the details contained within Appendix 3 and 4 of the Housing Implementation Strategy. SPRU have applied the OAN used by the Council in the emerging Local Plan (518dpa), the OAN in the most recent SHMA (527dpa), and the 2014-based DCLG figure with 20% uplift for market signals (824dpa) to the Council's considered supply figure of 3486 and SPRU's adjusted figure of **3022 dwellings**.
- 7.3 We consider Table's 10 & 11 are the most appropriate reflection of the five year supply period for Epping Forest District Council. This assessment concludes that the submitted and recently updated deliverable supply of housing sites falls below the required five years as set out by the Framework.
- 7.4 The Council is unable to demonstrate a five year supply and therefore further sites should be allocated to meet this immediate need for housing. The Council should ensure that all options for sustainable development have been explored through the preparation of the emerging Local Plan.
- 7.5 The adjustments made by SPRU result in a supply of **3,022 dwellings** over the five year supply period to 2022, a reduction of **464 dwellings**. In terms of the plan period supply, adjustments made by SPRU result in a plan period supply of **10,229 dwellings** to 2033, a reduction of **1,598 dwellings** from the Council's anticipated figure of 11,827 (the Council's supply figure of 13,157 dwellings includes 1,330 completions between 2011 and 2017, and this has been deducted from the projected supply to get 11,827).
- 7.6 It can be concluded:
- Since 2011, there has been a shortfall of **1,778 dwellings**;
 - A 20% buffer should be applied as Table 2 clearly demonstrates a record of persistent under delivery;
 - Epping Forest District Council can only demonstrate a plan period supply of 9,635 dwellings to 2033, and a five-year land supply position of at most, **4.00 years** (table 11) when applying the Liverpool Approach to SPRU's revised position or a mere **2.88 years** when applying the correct (Sedgefield) approach (table 10);
 - Further housing allocations are required to meet this shortfall.

Table 9 Epping Forest's Five Year Housing Land Supply Published Position with Liverpool Method and 5% Buffer

	No. of Dwellings
Requirement for plan period	11,400
5 year supply requirement (518dpa x 5)	2,590
Shortfall (since 2011)	555
ADD TO 5 YEAR SUPPLY	3,145
5 year supply requirement including 5% buffer	3302.25
Annual supply required	660.45
Supply	3486
5 year housing land supply position	5.28

Table 10 Epping Forest's Housing Land Supply Position with the Application of the Sedgfield Method and 5% Buffer

	No. of Dwellings
Requirement for plan period	11,400
5 year supply requirement (518dpa x 5)	2,590
Shortfall (since 2011)	1778
ADD TO 5 YEAR SUPPLY	4,368
5 year supply requirement including 5% buffer	4586.4
Annual supply required	917.28
Supply	3486
5 year housing land supply position	3.80

Table 11 SPRU's Adjusted Supply with Sedgfield Method and 20% Buffer

	No. of Dwellings
Requirement for housing for plan period	11,400
5 year supply requirement (518dpa x 5)	2,590
shortfall (since 2011)	1778
ADD TO 5 YEAR SUPPLY	4,368
5 year supply requirement including 20% buffer	5241.6
Annual supply required	1048.32
Supply	3022
5 year housing land supply position	2.88

Table 12 SPRU's Adjusted Supply with Liverpool Method and 20% Buffer

	No. of Dwellings
Requirement for housing for plan period	11,400
5 year supply requirement (518dpa x 5)	2,590
shortfall (since 2011)	555
ADD TO 5 YEAR SUPPLY	3,145
5 year supply requirement including 20% buffer	3774
Annual supply required	754.8
Supply	3022
5 year housing land supply position	4.00

- 7.7 SPRU have also calculated the five year housing land supply position as adjusted by SPRU against the DCLG 2014-based OAN with 20% uplift for market signals (824dpa) and the OAN according to the most recent SHMA for Epping Forest (527dpa). These tables show apply SPRU's adjusted position against both the Liverpool and Sedgfield Method with the application of a 20% buffer.



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Table 13 DCLG OAN Applied to SPRU's Adjusted Supply with Sedgefield and Liverpool Method

SPRU Revised Supply DCLG with 20% uplift for market signals OAN with Sedgefield and 20% Buffer	
	No. of Dwellings
5 year supply requirement (824dpa x 5)	4,120
shortfall (since 2011)	1778
ADD TO 5 YEAR SUPPLY	5,898
5 year supply requirement including 20% buffer	7077.6
Annual supply required	1415.52
Supply	3022
5 year housing land supply position	2.13
SPRU Revised Supply with DCLG OAN with 20% uplift for market signals with Liverpool and 20% Buffer	
	No. of Dwellings
5 year supply requirement (824dpa x 5)	4,120
shortfall (since 2011)	555
ADD TO 5 YEAR SUPPLY	4,675
5 year supply requirement including 20% buffer	5610
Annual supply required	1122
Supply	3022
5 year housing land supply position	2.69



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Table 14 SPRU's Revised Supply with Council's SHMA OAN and Sedgefield Method

SPRU Revised Supply with Council's SHMA with Sedgefield and 20% Buffer	
	No. of Dwellings
5 year supply requirement (527dpa x 5)	2,635
shortfall (since 2011)	1778
ADD TO 5 YEAR SUPPLY	4,413
5 year supply requirement including 20% buffer	5295.6
Annual supply required	1059.12
Supply	3022
5 year housing land supply position	2.85

Table 15 SPRU's Revised Supply with Council's SHMA OAN and Liverpool Method

SPRU Revised, Council's SHMA with Liverpool and 20% Buffer	
	No. of Dwellings
5 year supply requirement (527dpa x 5)	2,635
shortfall (since 2011)	555
ADD TO 5 YEAR SUPPLY	3,190
5 year supply requirement including 20% buffer	3828
Annual supply required	765.6
Supply	3022
5 year housing land supply position	3.95

- 7.8 The submitted plan will not provide for a five years supply of housing land at the time of adoption. This is the case even if the "Liverpool" approach is used and this is due to the nature of the sites selected by the Council and the fact that they have made unrealistic assumptions regarding lead in times and delivery rates without any reference to local or national evidence. The Council approach, unlike this report, is not supported by any credible assessment of the local or national evidence and is therefore unsound in the context of the tests of soundness in the Framework.
- 7.9 The land supply shortfall increases if the substantial backlog is to be met in the first five years. There are two reasons why the use of the Liverpool is unacceptable and why the governments preferred approach of meeting the shortfall in the first five years should be adopted, these are:



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- a. The Council has not engaged other authorities though the Duty to cooperate to establish if they could assist in meeting this shortfall in the next five years as required by the paragraph 3.035 PPG
- b. There are suitable, available and deliverable sites which have been omitted from the plan. These sites, which are smaller, can be delivered more quickly than the strategic sites and assist the Council in meeting the present unmet need. This will contribute towards the five year land supply.

7.10 In terms of housing land supply, the conclusion is that the submitted plan is unsound.



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Regulation 19 Detailed Objection to Housing Strategy
Impact for Five Year Housing Land Supply
and Whole Plan Supply
on Behalf of Peer Group PLC

APPENDIX A- EPPING FOREST AND SPRU'S ADJUSTED HOUSING TRAJECTORY

Epping Forest District Council Housing Trajectory

Appendix 3- List of Housing Commitments and Phasing

Reference	Address	Parish	g net dwellings to be con	17/18	18/19	19/20	20/21	21/22
EPP/1099/15	1 Bowes Banglows Epping R	Ongar	1	1	0	0	0	0
EPP/0295/15	1 Dickens Rise Chigwell Essex	Chigwell	1	1	0	0	0	0
EPP/3112/15	1 Hillcrest Road Loughton E	Loughton	0	0	0	0	0	0
EPP/3087/16	1 Kimpton Close Ongar Essex	Ongar	1	0	1	0	0	0
EPP/2399/16	1 Manor Road Waltham Abbey	Waltham Abbey	3	0	3	0	0	0
EPP/2934/15	1 Mayflower Way Ongar Essex	Ongar	1	0	1	0	0	0
EPP/3023/16	1 Mount Road Cottages Mount	Thaxted Garrison	1	0	1	0	0	0
EPP/0315/15	1 New House Farm Cottage St	Ongar	1	0	1	0	0	0
EPP/0751/16	1 New View Old House Lane	Roydon	1	0	0	1	0	0
EPP/3282/15	1 Princes Way, Buckhurst Hill	Buckhurst Hill	1	0	0	1	0	0
EPP/2915/15	1 Riverside Cottage Reding La	Chigwell	0	0	0	0	0	0
EPP/1388/14	1 Shelley Rectory Church Lane	Ongar	2	0	2	0	0	0
EPP/1932/16	1 Torrington Gardens Loughton	Loughton	2	0	2	0	0	0
EPP/2020/14	1 Warren Hall Manor Road Ld	Loughton	1	1	0	0	0	0
EPP/3074/15	101 Ross Road, Buckhurst Hill	Buckhurst Hill	1	0	1	0	0	0
EPP/1808/13	102 Manor Road Chigwell	Chigwell	0	0	0	0	0	0
EPP/0907/15	102 Oakwood Hill Loughton	Loughton	1	1	0	0	0	0
EPP/0976/15	103 London Road Stanford Rd	Stanford Rivers	0	0	0	0	0	0
EPP/0866/14	104 Lumborough Lane Chigwel	Chigwell	1	0	1	0	0	0
EPP/1550/16	106 Manor Road Chigwell Esse	Chigwell	0	0	0	0	0	0
EPP/0747/16	108 - 110 High Street Epping	Epping	1	0	0	1	0	0
EPP/2683/13	10c Clarks Mews Hemmell Str	Epping	0	0	0	0	0	0
EPP/0891/13	11 Bower Hill Epping Essex	Epping	0	0	0	0	0	0
EPP/0320/10	113 & 115 Grange Crescent, Ch	Chigwell	12	12	0	0	0	0
EPP/1173/15	12 Elm Close, Buckhurst Hill, E	Buckhurst Hill	0	0	0	0	0	0
EPP/1115/12	12 Firs Drive Loughton Essex	Loughton	0	0	0	0	0	0
EPP/0265/15	12 Ingelby Gardens Chigwell E	Chigwell	1	0	1	0	0	0
EPP/2612/14	120 High Street Epping Essex	Epping	0	0	0	0	0	0
EPP/1435/16	120 Lumborough Lane Chigwe	Chigwell	1	1	0	0	0	0
EPP/2199/14	120 Moreton Road Ongar Esse	Moreton, Bobbingworth	0	0	0	0	0	0
EPP/1326/14	121 - 123 High Street Epping E	Epping	3	3	0	0	0	0
EPP/2773/16	128 High Road Loughton Esse	Loughton	2	0	2	0	0	0
EPP/2383/16	13 Forest Road Loughton Esse	Loughton	2	2	0	0	0	0
EPP/2971/15	13 New Forest Lane Chigwell E	Chigwell	0	0	0	0	0	0
EPP/1309/15	13 Queens Road , Buckhurst Hi	Buckhurst Hill	1	0	1	0	0	0
EPP/2691/15	14 Alderton Hill Loughton	Loughton	0	0	0	0	0	0
EPP/0832/12	14 Harrison Drive North Weald, Essex CM16 6JD	North Weald Bassett	0	0	0	0	0	0
EPP/2825/16	142 Buckhurst Way Buckhurst	Buckhurst Hill	1	0	1	0	0	0
EPP/1591/14	14-21 York Crescent Loughton	Loughton	0	0	0	0	0	0
EPP/0958/15	144 High Street Epping Essex	Epping	6	0	6	0	0	0
EPP/1992/14	148 High Street Epping Essex	Epping	2	2	0	0	0	0
EPP/2909/16	149 Princes Road (site to rear of 155 and 155a Princes Road, and to the rear of part of rear car park to Ivydene Court, 152-154 Queens Road) Buckhurst Hill Essex IG9 5DS	Buckhurst Hill	4	0	2	2	0	0
EPP/3375/16	14A Market Square Waltham A	Waltham Abbey	2	0	2	0	0	0
EPP/1399/15	15 Bell Common Epping Essex	Epping	1	0	0	1	0	0
EPP/2858/16	15 Pound Close Nazeing Essex	Nazeing	1	0	1	0	0	0
EPP/2911/16	15 Queens Road Buckhurst Hill	Buckhurst Hill	1	0	1	0	0	0
EPP/1037/16	15 Queens Road, Buckhurst Hill	Buckhurst Hill	1	0	1	0	0	0
EPP/1154/13	15 Sun Street Waltham Abbey	Waltham Abbey	3	3	0	0	0	0
EPP/2152/15	151 - 153 High Street Ongar E	Ongar	1	0	1	0	0	0
EPP/0007/15	152 High Road Loughton Esse	Loughton	1	0	1	0	0	0
EPP/0403/16	156 High Road Loughton Esse	Loughton	2	0	2	0	0	0
EPP/1348/15	158 Queens Road Buckhurst Hi	Buckhurst Hill	5	5	0	0	0	0

EPE/2923/14	15A Highbridge Street Waltham	Waltham Abbey	0	0	0	0	0	0
EPE/3155/15	16 Eleven Acre Rise Loughton	Loughton	1	0	0	1	0	0
EPE/2480/15	16 York Hill Loughton Essex	Loughton	2	0	2	0	0	0
EPE/0679/15	160 Manor Road Chigwell Essex	Chigwell	3	3	0	0	0	0
EPE/0053/15	164 Nine Ashes Road High Ongar	High Ongar	1	0	1	0	0	0
EPE/0590/14	168A High Road Loughton Essex	Loughton	2	0	2	0	0	0
EPE/1152/15	17 Conybury Close Waltham Abbey	Waltham Abbey	0	0	0	0	0	0
EPE/0641/14	17 Great Owl Road Chigwell Essex	Chigwell	0	0	0	0	0	0
EPE/1630/15	18 Cranleigh Gardens Loughton	Loughton	0	0	0	0	0	0
EPE/2737/16	184-186 High Road Loughton	Loughton	2	0	2	0	0	0
EPE/1919/16	185 High Road Chigwell Essex	Chigwell	12	0	6	6	0	0
EPE/1443/14	185 High Street Ongar Essex	Ongar	2	0	2	0	0	0
EPE/2398/15	188 - 194 High Road Loughton	Loughton	12	6	6	0	0	0
EPE/1245/16	188-194 High Road Loughton	Loughton	14	0	7	7	0	0
EPE/0454/16	2 & 3 Sewardstone Road Waltham	Sheering	9	0	5	4	0	0
EPE/0396/16	2 & 3 Sewardstone Road Waltham	Waltham Abbey	9	0	5	4	0	0
EPE/1021/16	2 and 3 Mount Road Cottages, Mount Road Theydon Garnon Essex CM16 7PH	Theydon Garnon	1	1	0	0	0	0
EPE/2199/16	2 Chapel Road Epping Essex	Epping	1	1	0	0	0	0
EPE/2041/16	2 Hill Road Theydon Bois Epping	Theydon Bois	1	0	1	0	0	0
EPE/0970/16	20 Albion Hill Loughton Essex	Loughton	1	0	0	1	0	0
EPE/0765/14	202 Nine Ashes Road Nine Ashes	High Ongar	0	0	0	0	0	0
EPE/1665/16	21 Alderton Hill Loughton Essex	Loughton	0	0	0	0	0	0
EPE/2280/15	21 Chester Road Chigwell Essex	Chigwell	0	0	0	0	0	0
EPE/2418/15	21 Priory Road Loughton Essex	Loughton	1	0	1	0	0	0
EPE/0575/15	21 Stradbroke Drive Chigwell Essex	Chigwell	1	1	0	0	0	0
EPE/0363/15	214-216 High Street Epping Essex	Epping	5	0	5	0	0	0
EPE/2769/16	23 Millbank Avenue Ongar Essex	Ongar	1	1	0	0	0	0
EPE/3120/15	24 Albion Hill Loughton Essex	Loughton	0	0	0	0	0	0
EPE/0557/13	24 Albion Park Loughton Essex	Loughton	1	1	0	0	0	0
EPE/1001/16	24 Lindsey Street Epping Essex	Epping	1	0	0	1	0	0
EPE/0562/13	24 Sun Street Waltham Abbey	Waltham Abbey	2	0	2	0	0	0
EPE/0926/16	25 Bower Hill Epping Essex	Epping	0	0	0	0	0	0
EPE/1419/14	25 Forest Avenue Chigwell Essex	Chigwell	1	0	1	0	0	0
EPE/1419/14	25 Forest Avenue Chigwell Essex	Chigwell	1	1	0	0	0	0
EPE/2677/13	250 Nine Ashes Road Nine Ashes	High Ongar	0	0	0	0	0	0
EPE/1279/15	26 Meadow Way Chigwell Essex	Chigwell	1	0	1	0	0	0
EPE/2373/15	263 High Street Epping Essex	Epping	1	0	1	0	0	0
EPE/1586/13	27 Curtis Mill Lane Stapleford Abbots Romford Essex RM4 1HS	Stapleford Abbots	1	1	0	0	0	0
EPE/2303/14	27 Tomwood Road Chigwell Essex	Chigwell	0	0	0	0	0	0
EPE/2795/15	287 - 291 High Street Epping	Epping	3	0	3	0	0	0
EPE/0427/15	29 Alderton Hill Loughton Essex	Loughton	0	0	0	0	0	0
EPE/0879/15	2A Chester Road Chigwell Essex	Chigwell	0	0	0	0	0	0
EPE/1743/16	3 & 4 Lambourne Square Manly	Lambourne	2	0	2	0	0	0
EPE/0393/16	3 Kendal Avenue Epping Essex	Epping	0	0	0	0	0	0
EPE/2452/16	3 Kendal Avenue Epping Essex	Epping	2	0	2	0	0	0
EPE/0222/14	3 Meadow Way Chigwell Essex	Chigwell	0	0	0	0	0	0
EPE/0520/14	3 Scotland Road Buckhurst Hill	Buckhurst Hill	0	0	0	0	0	0
EPE/1702/13	3 Wilmont Cottage Copt Hall C	Waltham Abbey	1	1	0	0	0	0
EPE/2544/13	30 Bower Hill Epping Essex	Epping	1	1	0	0	0	0
EPE/2162/13	30 Curtis Mill Lane Stapleford Abbots Romford Essex RM4 1HS	Stapleford Abbots	1	1	0	0	0	0
EPE/1912/15	31 Traps Hill Loughton Essex	Loughton	0	0	0	0	0	0

EPE/0953/16	51 Upper Park Loughton Essex	Loughton	0	0	0	0	0	0
EPE/1612/14	52 Curtis Mill Lane Stapleford Abbots Romford Essex RM4 1HS	Stapleford Abbots	1	0	1	0	0	0
EPE/0686/16	52 Piercing Hill Theydon Bois	Theydon Bois	0	0	0	0	0	0
EPE/1331/12	58 Forest Lane Chigwell Essex	Chigwell	1	1				
EPE/2389/13	58 Smarts Lane Loughton Essex	Loughton	1	1	0	0	0	0
EPE/2676/13	58 Stanmore Way Loughton Essex	Loughton	0	0	0	0	0	0
EPE/2832/15	59 Berwick Lane Stanford Rivers	Stanford Rivers	1	0	1	0	0	0
EPE/2427/16	59 Dukes Avenue Theydon Bois	Theydon Bois	1	1	0	0	0	0
EPE/3381/16	4 Quendon Drive Waltham Abbey	Waltham Abbey	2	0	2	0	0	0
EPE/1101/16	4 West View Loughton Essex	Loughton	0	0	0	0	0	0
EPE/0325/13	40 Hill Road Theydon Bois Epping	Theydon Bois	0	0	0	0	0	0
EPE/2722/13	40 Spaldenaze Hill Loughton Essex	Loughton	0	0	0	0	0	0
EPE/1807/14	40 Woolthampton Way Chigwell	Chigwell	1	0	1	0	0	0
EPE/1306/16	40a - Lower Ground Floor High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1306/16	40a - Lower Ground Floor High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1307/16	40B - Ground Floor High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1307/16	40B - Ground Floor High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1308/16	40C - First Floor High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1308/16	40C - First Floor High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1309/16	40D - Second Floor High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1309/16	40D - Second Floor High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1302/16	42 - Flat 1 Basement High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1302/16	42 - Flat 1 Basement High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1303/16	42 - Flat 2 Ground Floor High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1303/16	42 - Flat 2 Ground Floor High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1304/16	42 - Flat 3 First Floor High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1304/16	42 - Flat 3 First Floor High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1305/16	42 - Flat 4 Second Floor High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1305/16	42 - Flat 4 Second Floor High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1241/15	44 Crooked Mile Waltham Abbey	Waltham Abbey	0	0	0	0	0	0
EPE/1297/14	44 Hoe Lane Abridge Romford	Lambourne	0	0	0	0	0	0
EPE/0200/13	44 Theydon Park Road Theydon Bois	Theydon Bois	0	0	0	0	0	0
EPE/2686/15	44 Thorshill North Weald Epping Essex CM16 6DN	North Weald Bassett	1	0	1	0	0	0
EPE/1299/16	44B High Road Buckhurst Hill	Buckhurst Hill	0	0	0	0	0	0
EPE/1299/16	44B High Road Buckhurst Hill	Buckhurst Hill	0	0	0	0	0	0
EPE/1300/16	44C High Road Buckhurst Hill	Buckhurst Hill	0	0	0	0	0	0
EPE/1300/16	44C High Road Buckhurst Hill	Buckhurst Hill	0	0	0	0	0	0
EPE/1301/16	44D High Road Buckhurst Hill	Buckhurst Hill	0	0	0	0	0	0
EPE/1301/16	44D High Road Buckhurst Hill	Buckhurst Hill	0	0	0	0	0	0
EPE/1339/15	45 Upland Road Epping Essex CM16 6NL	North Weald Bassett	0	0	0	0	0	0
EPE/1735/16	46 and 48 Station Road Loughton	Loughton	1	0	0	1	0	0
EPE/0588/15	46 Courtland Drive Chigwell Essex	Chigwell	0	0	0	0	0	0
EPE/2602/16	46 Meadow Way Chigwell Essex	Chigwell	1	0	1	0	0	0
EPE/0412/15	46 New Farm Drive Abridge Romford	Lambourne	0	0	0	0	0	0
EPE/3265/15	46 Roding Lane, Buckhurst Hill	Buckhurst Hill	1	0	1	0	0	0
EPE/2602/14	46 Stradbroke Drive Chigwell Essex	Chigwell	0	0	0	0	0	0
EPE/3169/15	47- 49 North Street Nazeing Essex	Nazeing	2	2	0	0	0	0
EPE/0186/14	47 Roydon Lodge Estate High Road	Roydon	0	0	0	0	0	0
EPE/0287/16	48 - 50 Sheering Lower Road Sheering	Sheering	1	0	1	0	0	0
EPE/0129/14	49 Chigwell Rise Chigwell Essex	Chigwell	0	0	0	0	0	0
EPE/2905/15	5 Cooperale Common Epping	Epping	1	0	1	0	0	0
EPE/1658/16	5 Hereward Close Waltham Abbey	Waltham Abbey	1	0	1	0	0	0
EPE/2181/14	50A Hemmell Street Epping Essex	Epping	2	2	0	0	0	0

EPE/0439/16	51 High Road Loughton Essex	Loughton	2	0	0	2	0	0
EPE/0395/14	51a and 53a High Street Epping	Epping	2	0	2	0	0	0
EPE/1192/15	52 Ollards Grove Loughton Essex	Loughton	0	0	0	0	0	0
EPE/2290/14	52 Ollards Grove Loughton Essex	Loughton	1	0	1	0	0	0
EPE/0588/16	52 Stradbroke Grove, Buckhurst Hill	Buckhurst Hill	0	0	0	0	0	0
EPE/0837/16	53 Queens Road Buckhurst Hill	Buckhurst Hill	3	0	0	0	3	0
EPE/0987/14	54 Centre Drive Epping Essex	Epping	0	0	0	0	0	0
EPE/1158/13	55 Bracken Drive Chigwell	Chigwell	1	1	0	0	0	0
EPE/2248/16	55 Bracken Drive Chigwell Essex	Chigwell	0	0	0	0	0	0
EPE/1793/14	59 Manor Road Chigwell Essex	Chigwell	0	0	0	0	0	0
EPE/2773/14	6 Scotland Road, Buckhurst Hill	Buckhurst Hill	1	1	0	0	0	0
EPE/0617/16	60 Tychhurst Hill Loughton	Loughton	0	0	0	0	0	0
EPE/2198/16	60, 62, 64, 66 (Plots 25 to 28) Park View Former Tottenham Hotspur Training Ground Ladbrough Lane Chigwell Essex IG7 5AB	Chigwell	4	0	4	0	0	0
EPE/0563/16	61 North Street Nazeing Essex	Nazeing	1	1	0	0	0	0
EPE/0563/16	61 North Street Nazeing Essex	Nazeing	1	0	0	1	0	0
EPE/1178/13	62 Lechmere Avenue Chigwell	Chigwell	1	1	0	0	0	0
EPE/1897/10	63 Manor Road, Chigwell, IG7 5AB	Chigwell	0	0	0	0	0	0
EPE/2436/13	63 Old Nazeing Road Nazeing	Nazeing	1	1	0	0	0	0
EPE/2211/14	64 Crispsey Avenue Ongar Essex	Ongar	0	0	0	0	0	0
EPE/2017/14	64 Hainault Road Chigwell Essex	Chigwell	1	0	0	1	0	0
EPE/1786/15	65 Ivy Chinnays Road Epping	Epping	1	0	1	0	0	0
EPE/0934/14	66 Bower Hill Epping Essex	Epping	1	1	0	0	0	0
EPE/2649/13	66 Englands Lane Loughton Essex	Loughton	1	0	1	0	0	0
EPE/2099/14	69 Sheering Lower Road, Sheering	Sheering	0	0	0	0	0	0
EPE/0451/15	7 Sergeants Green Lane Waltham Abbey	Waltham Abbey	-1	0	-1	0	0	0
EPE/0524/16	71 Sheering Lower Road Sheering	Sheering	1	0	1	0	0	0
EPE/1107/14	74 Oakwood Hill Loughton Essex	Loughton	0	0	0	0	0	0
EPE/0190/17	76 Danbury Road Loughton Essex	Loughton	1	1	0	0	0	0
EPE/2829/16	83 Bell Common Epping Essex	Epping	0	0	0	0	0	0
EPE/2269/13	85 Green Glade Theydon Bois	Theydon Bois	1	1	0	0	0	0
EPE/2485/15	88 Lambourne Road Chigwell	Chigwell	1	0	1	0	0	0
EPE/2378/15	89 High Road Loughton Essex	Loughton	10	0	10	0	0	0
EPE/0610/16	9 Hainault Road Chigwell Essex	Chigwell	3	3	0	0	0	0
EPE/3263/16	9 Monkwood Avenue Waltham Abbey	Waltham Abbey	1	0	1	0	0	0
EPE/0645/15	94 Lawton Road Loughton Essex	Loughton	7	0	0	7	0	0
EPE/2665/13	Abbey Mills Highbridge Street Waltham Abbey	Waltham Abbey	13	6	7	0	0	0
EPE/3291/16	Adj 5 Rainbow Road Matching	Matching	1	1	0	0	0	0
EPE/3346/16	Adj to Patience Cottage Belcham	Nazeing	1	0	1	0	0	0
EPE/2255/14	Adj, 246 High Road North Weald Essex CM16 6EF	North Weald Basset	1	0	1	0	0	0
EPE/1432/13	Adjacent 240 The Broadway Loughton	Loughton	1	1	0	0	0	0
EPE/2484/14	Albany Stud Epping New Road	Buckhurst Hill	1	0	1	0	0	0
EPE/0195/14	Alderwood (to the rear of Alderwood)	Lambourne	1	0	1	0	0	0
EPE/2124/14	Allotment Ground to rear of 1-7 Rodney Road, 2-22 Fairfield Road and 2-6 Glebe Road Ongar Essex CM5 9HT	Ongar	2	0	2	0	0	0
EPE/2163/15	Allotments rear of 8 To 22 Broadfield Road Epping	Epping	18	0	0	9	9	0
EPE/1885/14	Alvand Epping Road Roydon	Roydon	0	0	0	0	0	0
EPE/1675/16	Apple Tree Farm Woodend Lane Abbess Beauchamp and Berners Rodling Ongar Essex CM5 0NU	Abbess Beauchamp and Berners Rodling	1	0	1	0	0	0
EPE/1299/15	Arabin House Manor Road Loughton	Loughton	-2	-2	0	0	0	0

EPE/1778/16	Argosons Kents Lane Magdalen Lever Ongar Essex CM16 6AX	Moreton, Bobbingworth	1	0	0	1	0	0
EPE/2066/15	Ashlings Farm House Ashlings	High Ongar	2	0	2	0	0	0
EPE/2161/15	Ashlyns Barn Ashlyns Lane Ongar Essex CM5 0NB	Moreton, Bobbingworth	1	0	1	0	0	0
EPE/2958/16	Auction House Market Place Ash	Lambourne	4	0	4	0	0	0
EPE/2812/14	Bailey House 178 High Street	Ongar	0	0	0	0	0	0
EPE/1527/14	Banham Cottage Wellington Road	Loughton	0	0	0	0	0	0
EPE/3005/14	Barkers Farm Mount End Road	Theydon Mount	1	1	0	0	0	0
EPE/2811/15	Barkers Farm Mount End Road	Theydon Mount	0	0	0	0	0	0
EPE/2159/14	Barn and Dairy Little Forest Hall	High Ongar	1	1	0	0	0	0
EPE/2637/16	Barn at Mitchells Farm London	Loughton	2	2	0	0	0	0
EPE/1863/15	Barn at Searles Hall Farm Mount Road Theydon Garnon Epping Essex CM16 7PH	Theydon Garnon	1	0	1	0	0	0
EPE/1873/15	Barn off Millers Lane Chigwell	Chigwell	1	0	0	1	0	0
EPE/0487/16	Barnfield Epping Road Roydon	Roydon	23	10	13	0	0	0
EPE/0492/14	Barnfield Tylers Cross Roydon	Roydon	1	0	1	0	0	0
EPE/1256/16	Basement Flat 44A High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1256/16	Basement Flat 44A High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1504/15	Beggars Roost Sawbridgeworth	Sheering	0	0	0	0	0	0
EPE/2974/15	Beulah House Coppice Row Theydon	Theydon Bois	0	0	0	0	0	0
EPE/2126/11	Billie Jeans 26 High Street Epping	Epping	12	0	12	0	0	0
EPE/2633/14	Bishops Hall New Road Lambourne	Lambourne	0	0	0	0	0	0
EPE/1219/10	Blackbush Farm Hook Lane, Lambourne End, RM4 1NR	Stapleford Abbotts	0	0	0	0	0	0
EPE/2930/16	Blenheim Sidney Road Theydon	Theydon Bois	1	1	0	0	0	0
EPE/2898/14	Blunts Farm Coopersale Lane	Theydon Bois	0	0	0	0	0	0
EPE/1046/16	Bottles Barn Sendon Road	Ongar	3	3	0	0	0	0
EPE/3167/15	Brackley Abbridge Road Theydon	Theydon Bois	1	0	1	0	0	0
EPE/0788/15	Brendone 213 Lambourne Road	Chigwell	0	0	0	0	0	0
EPE/0291/14	Brens Rolfs Park Chigwell	Chigwell	0	0	0	0	0	0
EPE/1997/15	Bridge House Roding Road Loughton	Loughton	5	0	0	5	0	0
EPE/1690/16	Broadbanks Ivy Chimneys Epping	Epping	3	0	3	0	0	0
EPE/2940/15	Buildings and land at Epping	Epping Upland	4	0	4	0	0	0
EPE/1659/14	Bumble Bee Barn Woodend Lane Beauchamp Roding Ongar Essex CM5 0NU	Abbess Beauchamp and	1	0	1	0	0	0
EPE/2271/16	Burleigh Nursery Hoe Lane Nazeing	Nazeing	6	0	3	3	0	0
EPE/1120/14	Canes Farm Canes Lane Hastingwood Harlow Essex CM17 9LD	North Weald Bassett	1	0	1	0	0	0
EPE/2639/16	Canes Farm Canes Lane North Weald Bassett Essex CM17 9LD	North Weald Bassett	3	0	0	3	0	0
EPE/1972/14	Carlton House Stables Lippitts	Waltham Abbey	1	0	1	0	0	0
EPE/2435/15	Carpenters Forest Hall High	High Ongar	1	0	1	0	0	0
EPE/2730/16	Casa Suono Manor Road Waltham	Waltham Abbey	0	0	0	0	0	0
EPE/3038/15	Cedar Lodge Church Lane Sheering	Sheering	1	0	1	0	0	0
EPE/0541/16	Cemetery Lodge Sewardstone	Waltham Abbey	1	0	1	0	0	0
EPE/2064/15	Central House High Street Ongar Essex CM5 9AA	Ongar	5	0	5	0	0	0
EPE/1930/14	Chapel Harlow Road Moreton Essex CM5 0DR	Moreton, Bobbingworth	1	1	0	0	0	0
EPE/0289/15	Charfield Epping Road Roydon	Roydon	0	0	0	0	0	0
EPE/2156/13	Chigwell Cars 183 Manor Road	Chigwell	2	2	0	0	0	0
EPE/2899/15	Chigwell County Primary School	Chigwell	32	0	10	10	12	0
EPE/1862/15	Chigwell Grange High Road Chigwell	Chigwell	43	20	23	0	0	0
EPE/0570/15	Chimes Garden Centre Old Nazeing	Nazeing	26	0	13	13	0	0
EPE/3384/16	Coach House Eggers Farm High	North Weald Bassett	1	0	1	0	0	0

EPE/2739/16	Cobmead Cobmead Honey Lane	Waltham Abbey	7	0	3	4	0	0
EPE/1796/13	Coliwa Barn Hill Roydon Essex	Roydon	0	0	0	0	0	0
EPE/1604/14	Coliwa Barn Hill Roydon Essex	Roydon	0	0	0	0	0	0
EPE/0342/15	Copperfield Lodge 40a Hainault	Chigwell	0	0	0	0	0	0
EPE/1802/15	Coxens Farm Chelmsford Road	High Ongar	1	1	0	0	0	0
EPE/2951/16	Coxens Farm Chelmsford Road	High Ongar	2	0	2	0	0	0
EPE/2888/16	Cressage Low Hill Road Roydon	Roydon	1	0	1	0	0	0
EPE/3048/16	Croft Cottage High Street Ongar	Ongar	1	0	1	0	0	0
EPE/2059/14	Crown House The Street Sheering	Sheering	1	0	1	0	0	0
EPE/0246/16	Crown Lodge Crown Hill Waltham	Waltham Abbey	2	0	2	0	0	0
EPE/2039/13	Crown Park Farm Bournebridge Lane Stapleford Abbots Romford Essex RM4 1LU	Stapleford Abbots	1	1	0	0	0	0
EPE/0565/16	Dallance Farm Breach Barn Lane	Waltham Abbey	1	0	1	0	0	0
EPE/0947/16	Danbury Lippitts Hill Waltham	Waltham Abbey	3	0	0	3	0	0
EPE/2804/14	Danbury Lippitts Hill Waltham	Waltham Abbey	3	0	0	3	0	0
EPE/0714/14	Daubneys Farm The Street Sheering	Sheering	2	0	2	0	0	0
EPE/2969/15	Debdon Hall Debdon Green Loughton	Loughton	0	0	0	0	0	0
EPE/2621/13	Dolphins Eldon Road Roydon	Roydon	0	0	0	0	0	0
EPE/2198/15	Dragons Nursery Road Loughton	Loughton	1	1	0	0	0	0
EPE/1581/14	Dudley Lodge Hastingswood Road North Weald Bassett Harlow Essex CM17 9JX	North Weald Bassett	3	3	0	0	0	0
EPE/2520/13	Dunsley Riverside Avenue Nazeing	Nazeing	1	1	0	0	0	0
EPE/2347/14	Dutch Barn Takekeys Manor Epping Upland	Epping Upland	2	2	0	0	0	0
EPE/0634/15	Dutch Barn Marles Stud Epping Upland	Epping Upland	1	1	0	0	0	0
EPE/0892/16	Elmslea Harlow Road Moreton Essex CM5 0LH	Moreton, Bobbingworth	0	0	0	0	0	0
EPE/1532/14	Envilles Barn Cottage Little Laver Ongar Essex CM5 0JH	Moreton, Bobbingworth	1	0	1	0	0	0
EPE/1338/16	Envilles Farm Abbess Road Little Laver Ongar Essex CM5 0JH	Moreton, Bobbingworth	1	0	0	1	0	0
EPE/0663/15	Epping Magistrates Court Hen	Epping	8	0	8	0	0	0
EPE/0069/17	Ericas Nursery Kents Lane Magdalen Laver Essex CM16 6AX	Moreton, Bobbingworth	3	0	2	1	0	0
EPE/0112/17	Esperanza Nursery Stapleford Road Stapleford Abbots Essex RM4 1EJ	Stapleford Abbots	3	0	3	0	0	0
EPE/2903/15	Fairmead Church Road High R	Waltham Abbey	2	0	2	0	0	0
EPE/1713/16	Fairmead Church Road Lough	Waltham Abbey	0	0	0	0	0	0
EPE/0725/13	Fairview Reeves Lane Roydon	Roydon	0	0	0	0	0	0
EPE/1298/15	Fairways Wellington Hill Waltham	Waltham Abbey	1	0	1	0	0	0
EPE/2414/13	Faversham Hall 13 Faversham C	Chigwell	3	3	0	0	0	0
EPE/2414/13	Faversham Hall 13 Faversham C	Chigwell	3	3	0	0	0	0
EPE/0133/15	Fernhall Farm Fernhall Lane W	Waltham Abbey	1	0	1	0	0	0
EPE/1293/16	Field No. 4898 The Assess Woodend Lane Abbess Roding Essex CM5 0FH	Abbess Beauchamp and	1	1	0	0	0	0
EPE/2985/16	First floor above 31 - 37 Hillgro	Nazeing	10	0	10	0	0	0
EPE/1310/16	Flat 1 Basement 38 High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1310/16	Flat 1 Basement 38 High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1311/16	Flat 2 Basement 38 High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1311/16	Flat 2 Basement 38 High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1312/16	Flat 3 Ground Floor 38 High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1312/16	Flat 3 Ground Floor 38 High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1313/16	Flat 4 Ground Floor 38 High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1313/16	Flat 4 Ground Floor 38 High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1314/16	Flat 5 First Floor 38 High Road	Buckhurst Hill	0	0	0	0	0	0

EPE/1314/16	Flat 5 First Floor 38 High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1315/16	Flat 6 Second/Third Floor 38 High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1315/16	Flat 6 Second/Third Floor 38 High Road	Buckhurst Hill	0	0	0	0	0	0
EPE/1212/15	Former Care Home 49 Church Street	Loughton	1	0	1	0	0	0
EPE/2696/13	Former Electrical Substation 50 Church Street	Buckhurst Hill	9	9	0	0	0	0
EPE/2794/15	Former Electrical Substation, 50 Church Street	Buckhurst Hill	3	0	3	0	0	0
EPE/1412/14	Former Public Car Park Church Street	Loughton	0	0	0	0	0	0
EPE/2456/13	Former Red Cross Hall Site (now 100 Church Street)	Waltham Abbey	5	5	0	0	0	0
EPE/1103/15	Former tennis courts site 100 Church Street	Loughton	38	0	38	0	0	0
EPE/2698/16	Former Total Service Station 100 Church Street	Nazeing	6	0	3	3	0	0
EPE/2516/14	Foster Street Farm Foster Street Harlow Essex CM17 9JHS	North Weald Bassett	9	0	0	9	0	0
EPE/3006/14	Pyfield Business and Research Park	Ongar	105	0	0	70	35	0
EPE/0402/14	Gable Lodge 108 Church Hill	Loughton	0	0	0	0	0	0
EPE/0799/16	Garage block 9 -10 Barncroft Road	Loughton	1	0	0	1	0	0
EPE/2040/13	Garage block adj 14 Harveyfield Road	Waltham Abbey	9	9	0	0	0	0
EPE/2821/15	Garage block to side of 14/16 A14	Epping	1	0	1	0	0	0
EPE/1531/15	Garage Court North of 52 Stewards Lane	Epping	4	0	4	0	0	0
EPE/1527/15	Garage Court South of 16 Blarmino End North Weald Bassett Epping Essex CM16 6HD	North Weald Bassett	4	0	4	0	0	0
EPE/2351/15	Garage court to rear of Centre Avenue	Epping	4	0	4	0	0	0
EPE/1530/15	Garage Court to rear of Centre Avenue	Epping	2	0	2	0	0	0
EPE/1623/14	Garage Site Amesbury Close Epping	Epping	1	1	0	0	0	0
EPE/3217/16	Garages adj 92/94 Beechfield Way	Waltham Abbey	5	0	5	0	0	0
EPE/1767/15	Garages adjacent 17 Springfield Road	Epping	4	0	4	0	0	0
EPE/1769/15	Garages adjacent 36 Springfield Road	Epping	2	2	0	0	0	0
EPE/1770/15	Garages adjacent 44 Parklands Road	Epping	4	0	4	0	0	0
EPE/3025/16	Garages at Bromesfield Court Way	Waltham Abbey	1	0	1	0	0	0
EPE/2620/15	Garages at Lower Alderton Hall	Loughton	2	0	2	0	0	0
EPE/2592/15	Garages at rear of numbers 62-72 Etheridge Road and at rear of 8-13 Etheridge Green Loughton Essex IG10 2HY	Loughton	3	0	2	1	0	0
EPE/2977/16	Garages at Shingle Court Waltham Abbey	Waltham Abbey	1	0	1	0	0	0
EPE/2975/16	Garages at Wrangley Court Waltham Abbey	Waltham Abbey	1	0	1	0	0	0
EPE/1771/15	Garages behind 17 Queens Road North Weald Essex CM16 6JF	North Weald Bassett	12	12	0	0	0	0
EPE/3063/15	Garages opposite 9-11 Barncroft Road	Loughton	1	0	1	0	0	0
EPE/2590/15	Garages rear of 119-125 Chesters Road	Loughton	3	0	3	0	0	0
EPE/2511/13	Garages to rear of 53 - 79 (odds) Church Street	Waltham Abbey	6	6	0	0	0	0
EPE/2510/13	Garages to rear of 66 -72 Fairway	Waltham Abbey	2	2	0	0	0	0
EPE/1934/15	Gaynes Park Mansion Coopersale Street Epping Essex CM16 7RJ	Theydon Garnon	1	0	1	0	0	0
EPE/2891/16	Gills Farm Epping Upland Epping	Epping Upland	1	1	0	0	0	0
EPE/0559/14	Glen Tarras Nursery Road Loughton	Loughton	1	0	1	0	0	0
EPE/1145/15	Glenroy Paynes Lane Nazeing	Nazeing	0	0	0	0	0	0
EPE/1006/14	Globe Cottage Lambourne Road	Chigwell	0	0	0	0	0	0
EPE/0284/15	Glovers Barn Glovers Farm Glovers Lane Hastingwood North Weald Essex CM17 9JA	North Weald Bassett	1	1	0	0	0	0
EPE/1269/15	Golden Lion Borders Lane Loughton	Loughton	30	0	10	20	0	0
EPE/1071/13	Grays Farm Bangalow Stanford Road	Ongar	0	0	0	0	0	0
EPE/0300/14	Great Downs Farm London Road	Lambourne	0	0	0	0	0	0
EPE/0300/14	Great Downs Farm London Road	Lambourne	0	0	0	0	0	0
EPE/0447/13	Green View Bury Road London Road	Waltham Abbey	5	5	0	0	0	0
EPE/1346/13	Greengates Draper's Corner Ongar	Ongar	0	0	0	0	0	0

EPF/2553/15	Greens Farm Norwood End	Fyfield	2	2	0	0	0	0
EPF/0090/16	Greenside The Green Theydon	Theydon Bois	1	0	1	0	0	0
EPF/0826/14	Halston Nursery Hoe Lane	Nazeing	0	0	0	0	0	0
EPF/0304/15	Hancocks Moreton Ongar	Moreton, Bobbingworth	1	0	1	0	0	0
EPF/0188/15	Harness Cottage Lower Bury	Epping	0	0	0	0	0	0
EPF/2665/16	Haylands 48 High Road	Chigwell	0	0	0	0	0	0
EPF/0604/14	High House Farm Stapleford Road Stapleford Abbots Romford Essex RM4 1EJ	Stapleford Abbots	7	7	0	0	0	0
EPF/1177/16	Highbury House Laundry Lane	Nazeing	1	0	1	0	0	0
EPF/1791/14	Highfield High Street Ongar	Ongar	0	0	0	0	0	0
EPF/1179/16	Highlands Farm Old Rectory	Stanford Rivers	1	0	0	1	0	0
EPF/0274/14	Highwillows Ashlyns Lane Ongar Essex CM5 0ND	Moreton, Bobbingworth	0	0	0	0	0	0
EPF/2127/13	Highwillows Ashlyns Lane Ongar Essex CM5 0ND	Moreton, Bobbingworth	0	0	0	0	0	0
EPF/3170/15	Hillcrest 136 High Road	Chigwell	0	0	0	0	0	0
EPF/0139/15	Hillside Nursery Hoe Lane	Nazeing	1	1	0	0	0	0
EPF/2548/15	Hillview St Leonards Road	Nazeing	5	0	2	3	0	0
EPF/0065/16	Hillview Epping Road Toot Hill	Stanford Rivers	1	0	1	0	0	0
EPF/0527/10	Hodgkins Farm, Norton Heath	Willingale	1	1	0	0	0	0
EPF/0527/10	Hodgkins Farm, Norton Heath	Willingale	1	0	1	0	0	0
EPF/0108/15	Hogs Farm Carters Green Road	Matching	1	0	1	0	0	0
EPF/0341/16	Home Farm 5 High Road	Chigwell	3	0	0	3	0	0
EPF/0735/15	Home Farm Barnes Stewards Green	Epping	2	2	0	0	0	0
EPF/3050/15	Horizon Oaks Church Road	Waltham Abbey	0	0	0	0	0	0
EPF/3007/16	Howfields Farm Tawney Lane	Stapleford Tawney	0	0	0	0	0	0
EPF/1629/14	Key West 120 High Road	Chigwell	11	5	6	0	0	0
EPF/0928/14	King Harold Court Sun Street	Waltham Abbey	10	0	5	5	0	0
EPF/2235/15	Kings Brauerie King Street	High Ongar	1	0	1	0	0	0
EPF/2135/16	Knoll House Bury Road	Waltham Abbey	2	0	2	0	0	0
EPF/1162/15	Knollys Nursery Pick Hill	Waltham Abbey	78	0	0	39	39	0
EPF/0833/14	Land adj. 15 Connaught Avenue	Loughton	1	0	1	0	0	0
EPF/1790/14	Land adj to 1 Grange Crescent	Chigwell	2	2	0	0	0	0
EPF/0247/09	Land Adj to Copperfield Lodge	Chigwell	1	0	1	0	0	0
EPF/1172/15	Land adj to no. 24 Vicarage Road	Epping	2	0	2	0	0	0
EPF/1529/15	Land Adj. to 71 Centre Drive	Epping	1	0	1	0	0	0
EPF/0339/14	Land adjacent .40 Woolhampton	Chigwell	1	0	1	0	0	0
EPF/1726/14	Land adjacent George House	Ongar	2	2	0	0	0	0
EPF/1111/15	Land adjacent 2 Mount Pleasant	Chigwell	1	0	1	0	0	0
EPF/2262/16	Land adjacent 41 Manor Road	Chigwell	1	1	0	0	0	0
EPF/1772/15	Land adjacent 79 London Road	Stanford Rivers	1	0	1	0	0	0
EPF/3027/15	Land adjacent Holly Cottage Woodside Thornwood Essex	North Weald Bassett	1	0	1	0	0	0
EPF/1396/13	Land adjacent to 16 Grasmere	Loughton	1	1	0	0	0	0
EPF/2396/16	Land adjacent to 171 High Road North Weald Bassett Epping Essex CM16 6EB	North Weald Bassett	1	0	0	1	0	0
EPF/0742/16	Land adjacent to 16 Grasmere	Loughton	1	0	0	1	0	0
EPF/0265/16	Land adjacent to 2 Mount Pleasant	Chigwell	1	0	0	1	0	0
EPF/1901/04	Land adjacent to 56 Beamish Close, North Weald, CM16 6EW	North Weald Bassett	1	1	0	0	0	0
EPF/2483/16	Land adjacent to Ashton House	Ongar	4	0	2	2	0	0
EPF/0014/16	Land adjacent to Ean Cottage	Sheering	1	0	1	0	0	0
EPF/2936/14	Land adjacent to Longacre Cott	Stanford Rivers	1	1	0	0	0	0
EPF/1288/15	Land Adjacent to No. 2 Pump	Epping Upland	2	2	0	0	0	0

EPE/2345/16	Land Adjacent to Taw Lodge E	Theydon Mount	1	0	1	0	0	0
EPE/0035/16	Land adjacent to The Brewhous	Ongar	1	0	1	0	0	0
EPE/0563/15	Land adjacent to The Rosary & The Cot Tysea Hill Stapleford Abbots Essex RM4 1JS	Stapleford Abbots	1	0	1	0	0	0
EPE/3203/15	Land adjacent to Watermans End Cottage Watery Lane Little Laver Harlow Essex CM17 0RQ	Moreton, Bobbingworth	1	0	1	0	0	0
EPE/0151/17	Land adjoining Bantham Cottage, Wellington Hill and Bowls Club Site Rats Lane Loughton Essex IG10 4AQ	Waltham Abbey	2	0	2	0	0	0
EPE/0201/15	Land adjoining Yew Tree House	Fyfield	2	0	2	0	0	0
EPE/2035/16	Land and garages Kirby Close	Loughton	4	2	2	0	0	0
EPE/2871/16	Land and Garages Denny Avenue	Waltham Abbey	3	0	2	1	0	0
EPE/1758/16	Land and Garages Ladyfields	Loughton	6	0	6	0	0	0
EPE/0258/16	Land and Garages accessed to the rear of 82 Alderton Hall Lane and to the rear of 139 Chequers Road Bushfields Loughton Essex IG10 3JR	Loughton	2	0	0	2	0	0
EPE/2853/16	Land and Garages adjacent 1 C	Waltham Abbey	1	0	1	0	0	0
EPE/3089/16	Land and Garages adjacent 13 P	Waltham Abbey	2	0	2	0	0	0
EPE/0212/16	Land and Garages adjacent 97 C	Ongar	4	0	0	4	0	0
EPE/0212/16	Land and Garages adjacent 97 C	Ongar	4	2	2	0	0	0
EPE/2996/15	Land and garages at Kirby Close	Loughton	4	0	4	0	0	0
EPE/0214/16	Land and Garages at Millfield	High Ongar	2	0	0	2	0	0
EPE/1759/16	Land and garages at Whitechills	Loughton	2	2	0	0	0	0
EPE/2609/15	Land and Garages Chequers Road	Loughton	5	0	5	0	0	0
EPE/1007/15	Land and Garages off Barton Road	Loughton	51	0	20	31	0	0
EPE/0213/16	Land and Garages rear of 54 - 6	Buckhurst Hill	2	0	0	2	0	0
EPE/2608/15	Land and Garages to rear of 12	Loughton	3	0	3	0	0	0
EPE/0215/16	Land and Garages to rear of 2 - 12 Hornbeam Road (Hornbeam Close Site B) Buckhurst Hill Essex E9 6JX	Buckhurst Hill	3	0	0	3	0	0
EPE/0234/16	Land and Garages to the rear of	Buckhurst Hill	2	0	0	2	0	0
EPE/2027/14	Land at Brent House Farm Harlow Common North Weald Essex CM17 9ND	North Weald Bassett	10	3	4	3	0	0
EPE/0950/14	Land at Barncroft Road Lough	Loughton	2	0	2	0	0	0
EPE/1287/15	Land at Church Farm Back Land	Nazeing	1	1	0	0	0	0
EPE/1956/16	Land at Common View North o	Nazeing	4	0	2	2	0	0
EPE/1841/16	Land at Epping Road Roydon	Roydon	4	0	2	2	0	0
EPE/0175/11	Land at Manor Farm, Mott Street	Waltham Abbey	1	1	0	0	0	0
EPE/2724/16	Land at Potash Road Matching	Matching	2	0	2	0	0	0
EPE/3121/15	Land at The Maltings Waterside	Sheering	0	0	0	0	0	0
EPE/1040/16	Land between No. 10 & 12 Sun	Epping	1	0	0	1	0	0
EPE/2079/14	Land between Parkview & 1 St	Chigwell	0	0	0	0	0	0
EPE/1943/16	Land Between Sycamore Lodge	Nazeing	2	0	2	0	0	0
EPE/2913/16	Land r/o 33-37 Hillyfields Lou	Loughton	7	0	4	3	0	0
EPE/1891/13	Land r/o 59-61 High Road North Weald Essex CM16 6HP	North Weald Bassett	1	1	0	0	0	0
EPE/2332/14	Land r/o 59-61 High Road North Weald Epping Essex CM16 6HP	North Weald Bassett	0	0	0	0	0	0
EPE/2013/13	Land to rear 2 Forest Lane Ch	Chigwell	1	1	0	0	0	0
EPE/3000/14	Land to rear of 42 - 62 Hoe Land	Lambourne	1	1	0	0	0	0
EPE/2338/15	Land to rear of Copper Beech Harlow Common Essex CM17 9ND	North Weald Bassett	1	0	1	0	0	0
EPE/1780/16	Land to south side of Steers Farm	Stanford Rivers	1	0	1	0	0	0

EPE/3019/15	Land to the rear of 268-278 High Road	Loughton	12	0	12	0	0	0
EPE/1991/15	Land to the rear of the Old Brewery Market Place / Willow Tree Close Abbridge Essex RM4 1UA	Lambourne	1	0	1	0	0	0
EPE/0692/15	Land to the rear of Triptons Oak Hill Road Stapleford Abbots Essex RM4 1JJ	Stapleford Abbots	2	0	2	0	0	0
EPE/3254/16	Land to West of Wellington Hall	Waltham Abbey	3	0	2	1	0	0
EPE/2802/16	Land West of Church Lane Sheering	Sheering	3	0	3	0	0	0
EPE/2814/14	Leader Lodge Epping Road North Weald Epping Essex CM16 6AA	North Weald Bassett	1	1	0	0	0	0
EPE/2173/16	Little London Farm Gravel Land	Chigwell	2	0	2	0	0	0
EPE/2499/15	Little Priory Matching Road Matching	Matching	1	0	1	0	0	0
EPE/2537/15	Little Weald Hall Rayley Lane North Weald Bassett Epping Essex CM16 6AR	North Weald Bassett	1	0	1	0	0	0
EPE/3288/16	Lockwood Farm Bournebridge Lane Stapleford Abbots Romford Essex	Stapleford Abbots	1	0	1	0	0	0
EPE/2781/14	Long Acre Norwood End Fyfield	Fyfield	0	0	0	0	0	0
EPE/2938/15	Long Acre Cottage School Road	Stanford Rivers	1	0	1	0	0	0
EPE/1042/13	Loughton Baptist Church High Road	Loughton	1	1	0	0	0	0
EPE/0589/16	Loughton Clinic 115 High Road	Loughton	2	2	0	0	0	0
EPE/2376/12	Loughton Clinic 115 High Road	Loughton	2	2	0	0	0	0
EPE/1563/14	Lychgate House Church Street	Waltham Abbey	1	0	1	0	0	0
EPE/2753/15	Mackays Stores Ltd 213 - 215 High Road	Loughton	7	0	0	7	0	0
EPE/0252/15	Mace Mawr Stapleford Road Stapleford Abbots Essex RM4 1JFJ	Stapleford Abbots	2	2	0	0	0	0
EPE/2367/13	Manor House 166 High Street	Ongar	1	1	0	0	0	0
EPE/1478/16	Marshgate Farm Nazeing Road	Nazeing	3	0	2	1	0	0
EPE/0228/13	Marston Group 37 Sun Street	Waltham Abbey	0	0	0	0	0	0
EPE/2845/14	Maynards Farm Cobbinsend Road	Waltham Abbey	0	0	0	0	0	0
EPE/0906/13	Maynards Farm Cobbinsend Road	Waltham Abbey	1	1	0	0	0	0
EPE/1961/14	Maynards Farm Cobbinsend Road	Waltham Abbey	1	1	0	0	0	0
EPE/0161/17	Mill Place Mill Lane Toot Hill	Stanford Rivers	1	0	1	0	0	0
EPE/0209/17	Millers Farm Epping Road	Royston	1	0	1	0	0	0
EPE/2160/15	Moor Hall Farm Harlow Tye Road	Matching	1	0	1	0	0	0
EPE/3249/15	Moor Hall Stables Moor Hall	Matching	1	0	1	0	0	0
EPE/2386/15	Morgans Farm Moor Hall Road	Matching	2	0	2	0	0	0
EPE/0109/17	Morgans Farm Moor Hall Road	Matching	3	0	3	0	0	0
EPE/0740/15	Morgans Farm Moor Hall Road	Matching	4	0	4	0	0	0
EPE/1135/13	Mulberry Woodbury Hill Loughton	Loughton	1	1	0	0	0	0
EPE/1673/13	Nazeing Upper Town Cottage	Nazeing	1	1	0	0	0	0
EPE/0471/14	Nether Street Depot Dunmow Road Abbess Beauchamp and Berners Roding Ongar Essex CM5 0JT	Abbess Beauchamp and Berners Roding Ongar	1	0	1	0	0	0
EPE/2425/16	Netherhouse Farm Sewardstone	Waltham Abbey	3	0	3	0	0	0
EPE/2370/14	Netherhouse Farm Sewardstone	Waltham Abbey	16	0	16	0	0	0
EPE/1010/15	New Barns Farm Roding Lane	Chigwell	3	3	0	0	0	0
EPE/3404/16	New House Farm Long Street	Waltham Abbey	0	0	0	0	0	0
EPE/2477/15	New Oakleigh House Hamlet Harlow	Royston	1	1	0	0	0	0
EPE/2045/15	NHS Radio Mast site New Road	Lambourne	1	0	1	0	0	0
EPE/1558/09	North Barn New Farm Drive	Lambourne	1	1	0	0	0	0
EPE/2200/15	North Farm Mount Road Theydon Mount	Theydon Mount	1	0	1	0	0	0
EPE/2537/16	North Lodge Farm Holyfield Road	Waltham Abbey	0	0	0	0	0	0
EPE/0670/16	North Villa Mott Street Waltham Abbey	Waltham Abbey	1	0	1	0	0	0

EPE/0183/15	North Weald Golf Club Rayley Lane North Weald Essex CM16 6AR	North Weald Bassett	20	10	10	0	0	0
EPE/0979/03	Norton Field Farm, Norton Lane	High Ongar	1	1	0	0	0	0
EPE/0685/16	Oak Cottage 42 London Road	Lambourne	1	0	0	1	0	0
EPE/1006/15	Oak Lea House Vicarage Lane	Chigwell	0	0	0	0	0	0
EPE/2497/16	Oakfields Stapleford Road Stapleford Abbots Essex RM4 4EL	Stapleford Abbots	1	1	0	0	0	0
EPE/2589/15	Oakley Hall Hoe Lane Nazeing	Nazeing	1	0	1	0	0	0
EPE/0528/16	Office Building at Orchard House Hastingwood Road Hastingwood Harlow Essex CM17 9JT	North Weald Bassett	1	0	0	1	0	0
EPE/1276/14	Old House Old House Lane	Roydon	1	0	1	0	0	0
EPE/2294/15	Old Mission Hall Willingale Road	High Ongar	1	0	1	0	0	0
EPE/2813/14	Ongar Surgery Bansons Lane	Ongar	0	0	0	0	0	0
EPE/2884/14	Orchard House Bury Road	Waltham Abbey	0	0	0	0	0	0
EPE/2618/15	Parking area at southern end of	Loughton	1	1	0	0	0	0
EPE/1272/14	Putashalls Pudding Lane	Chigwell	1	0	1	0	0	0
EPE/2416/15	Patches Farm Galleyhill Road	Waltham Abbey	2	0	2	0	0	0
EPE/0822/13	Peaschoven Curtis Mill Lane Stapleford Abbots Romford Essex RM4 1HS	Stapleford Abbots	0	0	0	0	0	0
EPE/0206/17	Peacock Farm Epping Long Green	Epping Upland	1	1	0	0	0	0
EPE/1401/14	Piggotts Farm Abridge Road	Lambourne	1	0	1	0	0	0
EPE/1724/15	Piggotts Farm Abridge Road	Theydon Bois	2	0	2	0	0	0
EPE/0174/16	Pinch Timber Farm Upland Road	Epping Upland	1	0	1	0	0	0
EPE/2853/14	Pine Lodge Riding Centre Lip	Waltham Abbey	5	0	2	3	0	0
EPE/3229/15	Pipers Farm Lippits Hill Waltham	Waltham Abbey	3	3	0	0	0	0
EPE/2021/14	Plot 48 Roydon Lodge Estate	Roydon	1	0	1	0	0	0
EPE/0337/16	Plot Between 2 and 3 Station Road	Chigwell	2	0	2	0	0	0
EPE/0500/14	Pond House Matching Green	Matching	1	0	1	0	0	0
EPE/0623/16	Poppy's Cafe 309 -311 High Street	Epping	2	2	0	0	0	0
EPE/0623/16	Poppy's Cafe 309 -311 High Street	Epping	2	0	0	2	0	0
EPE/0615/15	Poultry Farm Newwood End Fyfield	Fyfield	3	3	0	0	0	0
EPE/3201/15	Presdale Farm House Hoe Lane	Nazeing	2	0	0	2	0	0
EPE/2978/15	Presdale Farm Nurseries Hoe Lane	Nazeing	3	0	3	0	0	0
EPE/0938/16	Prospect Villas Norton Heath	High Ongar	0	0	0	0	0	0
EPE/2254/15	Pyrlles Lane Nursery Pyrlles Lane	Loughton	36	0	0	0	36	0
EPE/2629/15	Raven Brook Broadley Common	Roydon	1	0	1	0	0	0
EPE/0996/14	Ravens Farm Crown Hill	Waltham Abbey	3	0	3	0	0	0
EPE/1132/16	Rear of 160 High Street	Epping	1	0	0	1	0	0
EPE/1101/12	Rear of 2 Forest Lane	Chigwell	1	1	0	0	0	0
EPE/1440/15	Rear of 21 Princes Close North Weald Essex CM16 6EN	North Weald Bassett	1	0	0	1	0	0
EPE/3295/16	Rear of 33 Piercing Hill Theydon	Theydon Bois	1	1	0	0	0	0
EPE/0538/16	Rear of 5 Gould Cottages Marlow	Lambourne	1	0	1	0	0	0
EPE/1985/14	Rear of 66 to 70 Western Road	Nazeing	0	0	0	0	0	0
EPE/1393/15	Rear of Leader Lodge Epping Road North Weald Epping Essex CM16 6AA	North Weald Bassett	0	0	0	0	0	0
EPE/1354/14	Red Roofs Low Hill Road	Roydon	1	1	0	0	0	0
EPE/1344/14	Redcoat 3 Sandon Place	Ongar	1	0	1	0	0	0
EPE/2132/16	Rileys Stable Yard Woolmington	High Ongar	1	0	1	0	0	0
EPE/0671/16	Roding Cottage Roding Lane	Chigwell	0	0	0	0	0	0
EPE/1970/13	Rosebank Norwood End Fyfield	Fyfield	0	0	0	0	0	0
EPE/0288/13	Rosedale Hornbeam Lane	Waltham Abbey	1	1	0	0	0	0
EPE/0768/15	Rosewood Manor Road High Hill	Waltham Abbey	0	0	0	0	0	0

EPP/1601/15	Royal Oak Public House Oak Hill Road Stapleford Abbots Romford Essex RM4 1LL	Stapleford Abbots	5	0	5	0	0	0
EPP/3212/16	Roydene Carthegena Estate Br	Nazeing	1	0	1	0	0	0
EPP/2444/13	Roydon Marina Village Roydon	Roydon	14	14	0	0	0	0
EPP/1955/13	Ryder House 121 High Road L	Loughton	2	2	0	0	0	0
EPP/0012/15	Rylston Sewardstone Road L	Waltham Abbey	0	0	0	0	0	0
EPP/0099/16	Rylston Sewardstone Road Waltham Abbey Essex E4 7RF	Waltham Abbey	6	0	0	6	0	0
EPP/2178/13	Sainsburys & Units 2-8 and 14-	Loughton	0	0	0	0	0	0
EPP/0164/15	Sawyers Farm Wood Lane W	Willingale	0	0	0	0	0	0
EPP/2383/13	Second Floor 13 - 17 High Bes	Loughton	5	0	5	0	0	0
EPP/0999/15	Shadbrook Middle Street Naze	Nazeing	0	0	0	0	0	0
EPP/2594/16	Shonks Farm Mill Street Hasti	North Weald Bassett	1	0	0	1	0	0
EPP/2163/13	Sir Winston Churchill and adjoi	Loughton	64	0	16	16	16	16
EPP/2000/16	Sixteen String Jack Coppice Ro	Thoydon Bois	7	0	4	3	0	0
EPP/2484/16	Spencers Farm Oak Hill Road Stapleford Abbots Romford Essex RM4 1JH	Stapleford Abbots	3	0	3	0	0	0
EPP/1318/16	Spindlewood House Belchers L	Nazeing	1	1	0	0	0	0
EPP/0719/15	Spinney Barn Workers Road High Laver Ongar Essex	Moreton, Bobbingworth	1	1	0	0	0	0
EPP/2695/16	Spinney Farm Tilegate High Laver Ongar Essex CM5 0DZ	Moreton, Bobbingworth	1	0	1	0	0	0
EPP/1794/15	Spinney Mead Farm Mill Lane	High Ongar	1	1	0	0	0	0
EPP/2848/16	Spinney Nursery Hoe Lane Naze	Nazeing	2	0	2	0	0	0
EPP/0881/16	Springfield Cottage Hamlet H	Roydon	0	0	0	0	0	0
EPP/2336/15	St Leonards Farm St Leonards R	Nazeing	1	0	1	0	0	0
EPP/1790/15	Station Court Bamsons Way On	Ongar	1	0	1	0	0	0
EPP/3409/16	Sterling House Langston Road	Loughton	129	0	0	129	0	0
EPP/2494/13	Stone Hall Downhall Road Ma	Matching	6	0	3	3	0	0
EPP/1349/15	Stone Hall Farm Downhall Ros	Matching	9	3	6	0	0	0
EPP/0259/16	Stoneshot Farm Hoe Lane Naze	Nazeing	17	0	7	10	0	0
EPP/1104/15	Temple Farm Roydon Harlow	Roydon	3	3	0	0	0	0
EPP/1634/16	The Barn Tawney Farm Tawney Common Stapleford Tawney Essex CM16 7PU	Stapleford Tawney	0	0	0	0	0	0
EPP/1634/16	The Barn Tawney Farm Tawney Common Stapleford Tawney Essex CM16 7PU	Stapleford Tawney	0	0	0	0	0	0
EPP/1325/13	The Book Shop 150 High Road	Loughton	2	2	0	0	0	0
EPP/0129/17	The Briars Old House Lane Ro	Roydon	0	0	0	0	0	0
EPP/1616/16	The Carpenters Arms High Road Thornwood Epping Essex CM16 6LS	North Weald Bassett	3	3	0	0	0	0
EPP/0392/16	The Chestnuts Vicarage Lane Ch	Chigwell	0	0	0	0	0	0
EPP/1733/13	The Cock The Street Sheering	Sheering	1	1	0	0	0	0
EPP/0811/15	The Cottage Forest Lodge Wal	Waltham Abbey	1	0	1	0	0	0
EPP/2402/16	The Cottage Toot Hill Road S	Ongar	0	0	0	0	0	0
EPP/2084/16	The Courtyard Nupers Lane Stapleford Abbots Romford Essex RM4 1JR	Stapleford Abbots	4	0	0	2	2	0
EPP/0214/14	The Cuckoo 34 Curtis Mill Lane Navestock Stapleford Abbots Essex RM4 1HS	Stapleford Abbots	1	1	0	0	0	0
EPP/1116/16	The Depot, Anchor Lane, Abbess Roding, Ongar, Essex CM5 0JR	Abbess Beauchamp and	1	0	1	0	0	0
EPP/3078/16	The Drive Stapleford Road Stapleford Abbots Essex RM4 1ET	Stapleford Abbots	3	0	0	3	0	0

EPE/1978/14	The Elms Bournebridge Lane Stapleford Abbots Romford Essex RM4 1LU	Stapleford Abbots	1	1	0	0	0	0
EPE/2816/14	The Elms Loughton Lane Theydon Bois	Theydon Bois	1	0	1	0	0	0
EPE/3004/16	The Farm Cottage Woodhatch Farm Tawney Common Theydon Mount Essex CM16 2PL	Stapleford Tawney	1	1	0	0	0	0
EPE/2363/13	The Forge Water Lane Roydon	Roydon	0	0	0	0	0	0
EPE/0166/16	The Grange 75 High Road Chigwell	Chigwell	1	0	1	0	0	0
EPE/0670/15	The Laurels New Road Lambourne End Essex RM4 1DY	Stapleford Abbots	1	1	0	0	0	0
EPE/1798/15	The Manor House Rookery Road High Ongar	High Ongar	1	0	1	0	0	0
EPE/0562/14	The Meadows Mutton Row Stamford Rivers	Stamford Rivers	0	0	0	0	0	0
EPE/2843/16	The Oaks Bassetts Lane Willingale	Willingale	1	0	1	0	0	0
EPE/2843/16	The Oaks Bassetts Lane Willingale	Willingale	1	0	1	0	0	0
EPE/2817/14	The Old Corn Barn Dunmow Road Abbess Beauchamp and Berners Roding Ongar Essex CM5 0PF	Abbess Beauchamp and Berners Roding	6	0	6	0	0	0
EPE/0362/16	The Old Forge Dunmow Road Fyfield	Fyfield	1	1	0	0	0	0
EPE/2452/12	The Old School House Coppice Theydon Bois	Theydon Bois	1	1	0	0	0	0
EPE/2837/15	The Orchard Queens Head Yard Sheering	Sheering	0	0	0	0	0	0
ENF/0249/14	The Outlook Moreton Bridge Moreton Ongar Essex CM5 0JL	Moreton, Bobbingworth	0	0	0	0	0	0
EPE/1891/15	The Paddock Grove Lane Chigwell	Chigwell	8	0	4	4	0	0
EPE/0593/16	The Poplars (Pretloves) Epping Road North Weald Bassett Epping Essex CM16 6LA	North Weald Bassett	2	0	0	2	0	0
EPE/0864/15	The Railway Hotel Station Road Sheering	Sheering	14	0	14	0	0	0
EPE/2006/14	The Retreat Market Place Abchurch Lambourne	Lambourne	4	2	0	2	0	0
EPE/2383/15	The White House Sewardstone Waltham Abbey	Waltham Abbey	0	0	0	0	0	0
EPE/2121/15	The White House Epping Green Epping Upland	Epping Upland	1	0	1	0	0	0
EPE/1640/15	The White House Epping Green Epping Upland	Epping Upland	2	0	2	0	0	0
EPE/0910/14	The White House Epping Road Epping Upland	Epping Upland	2	0	2	0	0	0
EPE/1449/15	The Whitehouse Cottage Brent Ongar	Ongar	0	0	0	0	0	0
EPE/0732/16	Theydon Mount Kennels Epping Theydon Mount	Theydon Mount	2	0	2	0	0	0
EPE/1519/14	Three Acre Farm Birds Green Fyfield	Fyfield	1	0	1	0	0	0
EPE/1597/15	Three Horseshoes Church Road Waltham Abbey	Waltham Abbey	1	0	1	0	0	0
EPE/0275/14	Three Horseshoes Farm Lippitt Waltham Abbey	Waltham Abbey	1	0	1	0	0	0
EPE/0739/10	Threshers Hastingwood Road Hastingwood North Weald Essex CM17 9JS	North Weald Bassett	14	14	0	0	0	0
EPE/0334/14	Thrift Cottage Sewardstone Road Waltham Abbey	Waltham Abbey	-1	0	-1	0	0	0
EPE/2753/16	Tile House Farm Birds Green Willingale	Willingale	1	0	1	0	0	0
EPE/2753/16	Tile House Farm Birds Green Willingale	Willingale	1	0	1	0	0	0
EPE/0611/16	Timber Barn at The Manor House High Ongar	High Ongar	1	1	0	0	0	0
EPE/0853/14	Tottenham Hotspur Training Ground Chigwell	Chigwell	56	0	0	26	30	0
EPE/1578/16	Trevelyan House Goldings Hill Loughton	Loughton	5	0	0	5	0	0
EPE/1325/15	Tudor Rose Oak Hill Road Stapleford Abbots Romford Essex RM4 1JJ	Stapleford Abbots	1	1	0	0	0	0
EPE/0129/15	Underwoods Nupers Lane Stapleford Abbots Romford Essex RM4 1JR	Stapleford Abbots	0	0	0	0	0	0
EPE/0846/16	Units 1, 2, 5 and 6 1 Nobel Villa Waltham Abbey	Waltham Abbey	0	0	0	0	0	0
EPE/0846/16	Units 1, 2, 5 and 6 1 Nobel Villa Waltham Abbey	Waltham Abbey	0	0	0	0	0	0
EPE/1667/16	Units 9 – 13 Arlington Mews South Waltham Abbey	Waltham Abbey	0	0	0	0	0	0
EPE/0695/11	Upper Rosemead, (formerly known as Land Adjacent to Rosemead), Pyntest Green Lane, Waltham Abbey, Essex, EN9 3QL	Waltham Abbey	1	1	0	0	0	0

EPF/3255/15	Vailima The Street Sheering Es	Sheering	0	0	0	0	0	0
EPF/0398/13	Waldas Manor Road Loughton	Buckhurst Hill	0	0	0	0	0	0
EPF/3147/15	Wardens Hall Fyfield Road W	Willingale	1	0	1	0	0	0
EPF/3147/15	Wardens Hall Fyfield Road W	Willingale	1	0	1	0	0	0
EPF/1874/15	Wardens Hall Farm Fyfield Road	Willingale	1	0	1	0	0	0
EPF/0717/15	Wardens Hall Farm Fyfield Road	Willingale	2	2	0	0	0	0
EPF/0717/15	Wardens Hall Farm Fyfield Road	Willingale	1	1	0	0	0	0
EPF/1127/16	Warren Lodge High Road Epping	Epping	1	0	1	0	0	0
EPF/2690/14	Warwick House Bumbles Green	Nazeing	0	0	0	0	0	0
EPF/2723/14	Warwick House Bumbles Green	Nazeing	1	1	0	0	0	0
EPF/1600/14	Waterlows 146 High Road Loughton	Loughton	2	0	2	0	0	0
EPF/2191/14	Weald Bridge Farm Weald Bridge Road North Weald Epping Essex CM16 6AT	North Weald Bassett	0	0	0	0	0	0
EPF/3085/15	Weald Bridge Farm Weald Bridge Road Magdalen Laver Ongar Essex CM16 6AT	Moreton, Bobbingworth	1	0	1	0	0	0
EPF/3253/15	Wellington Hall Wellington Hill	Waltham Abbey	1	0	1	0	0	0
EPF/1852/16	West Lodge 32 Palmerston Road Buckhurst Hill Essex IG9 5LW and 32 Palmerston Road Buckhurst Hill Essex IG9 5LW	Buckhurst Hill	14	0	7	7	0	0
EPF/1129/14	Wetheral Vicarage Lane Chigwell	Chigwell	0	0	0	0	0	0
EPF/1668/16	Widows Farm Toot Hill Road	Stanford Rivers	1	0	0	1	0	0
EPF/2859/16	Widows Farm Toot Hill Road	Stanford Rivers	1	0	1	0	0	0
EPF/0148/15	Willow Cottage Pick Hill Waltham Abbey	Waltham Abbey	1	0	1	0	0	0
EPF/2473/14	Willow House The Street Sheering	Sheering	0	0	0	0	0	0
EPF/1049/15	Willow House The Street Sheering	Sheering	1	1	0	0	0	0
EPF/2193/14	Willow Lodge Church Road Waltham Abbey	Waltham Abbey	2	0	2	0	0	0
EPF/2862/15	Willow Park Farm Millers Lane Chigwell	Chigwell	0	0	0	0	0	0
EPF/2664/14	Willow Park Farm Millers Lane Chigwell	Chigwell	0	0	0	0	0	0
EPF/2285/14	Wind Hill Cottage Wind Hill Magdalen Laver Ongar Essex CM5 0EY	Moreton, Bobbingworth	0	0	0	0	0	0
EPF/0734/14	Winston Farm Hoe Lane Nazeing	Nazeing	0	0	0	0	0	0
EPF/0363/16	Winterville Bournelbridge Lane Stapleford Abbots Romford Essex RM4 1LT	Stapleford Abbots	1	0	0	1	0	0
EPF/0158/15	Winterstoke Bury Road Seward Waltham Abbey	Waltham Abbey	0	0	0	0	0	0
EPF/1076/+A2:114 16	Wood Farm Moreton Road Ongar Essex CM5 0EY	Moreton, Bobbingworth	3	0	3	0	0	0
EPF/0498/15	Woodbetrie Woodbury Hill Loughton	Loughton	1	0	0	1	0	0
EPF/0410/16	Woodlands 152 High Road Chigwell	Chigwell	4	0	0	4	0	0
EPF/2446/15	Woodlands 152 High Road Chigwell	Chigwell	1	0	1	0	0	0
EPF/0937/12	Woodside Bury Road Seward Waltham Abbey	Waltham Abbey	1	1	0	0	0	0
EPF/1820/14	Woodside Bury Road Waltham Abbey	Waltham Abbey	1	1	0	0	0	0
EPF/2719/13	Woodside Farm Stapleford Road Stapleford Abbots Romford Essex RM4 1ER	Stapleford Abbots	0	0	0	0	0	0
EPF/0652/14	Wren Hall 152A High Street Ongar	Ongar	2	0	2	0	0	0
EPF/1567/16	Yelverton St Leonards Road Nazeing	Nazeing	0	0	0	0	0	0
Total			1806	335	710	563	182	16

Appendix 4- List of Local Plan Housing Allocations and Phasing

Reference	Settlement	Capacity (net)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Total
WINDFALL		385	0	0	0	0	0	35	35	35	35	35	35	35	35	35	35	35	385
SP4.1	Latton Priory	750						50	100	100	100	100	100	100	100				750

SP4.2	Water Land Area	2100						100	200	200	200	200	200	200	200	200	200	2100
SP4.3	East of Harlow	1,050						50	100	100	100	100	100	100	100	100	100	1050
BUCK.R1	Buckhurst Hill	31					15	16										31
BUCK.R2	Buckhurst Hill	41					20	21										41
BUCK.R3	Buckhurst Hill	15													15			15
CHIG.R1	Chigwell	12		6	6													12
CHIG.R2	Chigwell	23				11	12											23
CHIG.R3	Chigwell	11		5	6													11
CHIG.R4	Chigwell	105							20	20	30	35						105
CHIG.R5	Chigwell	65												32	33			65
CHIG.R6	Chigwell	100														20	40	100
CHIG.R7	Chigwell	28					14	14									40	28
CHIG.R8	Chigwell	6		6														6
CHIG.R9	Chigwell	8		8														8
CHIG.R10	Chigwell	11				11												11
CHIG.R11	Chigwell	7				7												7
ONG.R1	Ongar	99					19	20	30	30								99
ONG.R2	Ongar	135					15	30	30	30	30							135
ONG.R3	Ongar	27					13	14										27
ONG.R4	Ongar	163				20	30	30	30	30	23							163
ONG.R5	Ongar	107					20	27	30	30								107
ONG.R6	Ongar	33					11	11	11									33
ONG.R7	Ongar	17					8	9										17
ONG.R8	Ongar	9				9												9
COOP.R1	Coopersale	6							6									6
EPP.R1	Epping	450							45	45	45	45	45	45	45	45	45	450
EPP.R2	Epping	500							50	50	50	50	50	50	50	50	50	500
EPP.R3	Epping	89					29	60										89
EPP.R4	Epping	34					14	20										34
EPP.R5	Epping	43							21	22								43
EPP.R6	Epping	47							23	24								47
EPP.R7	Epping	31							15	16								31
EPP.R8	Epping	44							20	24								44
EPP.R9	Epping	50							25	25								50
EPP.R10	Epping	6							6									6
EPP.R11	Epping	11					5	6										11
FYF.R1	Fyfield	14							14									14
HONG.R1	High Ongar	10					5	5										10
LOUR1	Loughton/Debden	165					25	30	30	40	40							165
LOUR2	Loughton/Debden	192					32	40	40	40	40							192
LOUR3	Loughton/Debden	9						9										9
LOUR4	Loughton/Debden	217							17	40	40	40	40	40				217
LOUR5	Loughton/Debden	154							30	30	30	30	34					154
LOUR6	Loughton/Debden	10				10												10
LOUR7	Loughton/Debden	20												20				20
LOUR8	Loughton/Debden	29							14	15								29
LOUR9	Loughton/Debden	111				21	30	30	30									111
LOUR10	Loughton/Debden	12							12									12
LOUR11	Loughton/Debden	9							9									9
LOUR12	Loughton/Debden	10											10					10
LOUR13	Loughton/Debden	6												6				6
LOUR14	Loughton/Debden	33									16	17						33
LOUR15	Loughton/Debden	6										6						6
LOUR16	Loughton/Debden	18				9	9											18
LOUR17	Loughton/Debden	12		6	6													12

[illegible]

SPRU's Adjusted Housing Trajectory

Appendix 4- List of Local Plan Housing Allocations and Phasing

Reference	Settlement	Capacity (net)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Total	Beyond 2033
SP4.1	Latton Priory	1,050						83	83	83	83	83	83	83	83	83	83	83	913	137
SP4.2	Water Lane Area	2100						83	83	83	83	83	83	83	83	83	83	83	913	1187
SP4.3	East of Harlow	750						83	83	83	83	83	83	83	83	83	3		750	0
BUCK.R1	Buckhurst Hill	31					15	16											31	
BUCK.R2	Buckhurst Hill	41						20	21										41	
BUCK.R3	Buckhurst Hill	15												15					15	
CHIG.R1	Chigwell	12		6	6														12	
CHIG.R2	Chigwell	23			11	12													23	
CHIG.R3	Chigwell	11		5	6														11	
CHIG.R4	Chigwell	105						20	20	30	35								105	
CHIG.R5	Chigwell	65												32	33				65	
CHIG.R6	Chigwell	100														20	40	40	100	
CHIG.R7	Chigwell	28						14	14										28	
CHIG.R8	Chigwell	6		6															6	
CHIG.R9	Chigwell	8		8															8	
CHIG.R10	Chigwell	11			11														11	
CHIG.R11	Chigwell	7			7														7	
ONG.R1	Ongar	99						19	20	30	30								99	
ONG.R2	Ongar	135						15	30	30	30	30							135	
ONG.R3	Ongar	27				13	14												27	
ONG.R4	Ongar	163				20	30	30	30	30	23								163	
ONG.R5	Ongar	107					20	27	30	30									107	
ONG.R6	Ongar	33				11	11	11											33	
ONG.R7	Ongar	17				8	9												17	
ONG.R8	Ongar	9			9														9	
COOP.R1	Coopersale	6						6											6	
EPP.R1	Epping	450						45	45	45	45	45	45	45	45	45	45		450	
EPP.R2	Epping	500						50	50	50	50	50	50	50	50	50	50		500	
EPP.R3	Epping	89				29	60												89	
EPP.R4	Epping	34				14	20												34	
EPP.R5	Epping	43						21	22										43	
EPP.R6	Epping	47					23	24											47	
EPP.R7	Epping	31					15	16											31	
EPP.R8	Epping	44				20	24												44	
EPP.R9	Epping	50				25	25												50	
EPP.R10	Epping	6				6													6	
EPP.R11	Epping	11			5	6													11	
FYF.R1	Fyfield	14				14													14	
HONG.R1	High Ongar	10				5	5												10	
LOU.R1	Loughton/Debden	165				25	30	30	40	40									165	
LOU.R2	Loughton/Debden	192				32	40	40	40	40									192	
LOU.R3	Loughton/Debden	9					9												9	
LOU.R4	Loughton/Debden	217					17	40	40	40	40	40							217	
LOU.R5	Loughton/Debden	154					30	30	30	30	34								154	
LOU.R6	Loughton/Debden	10			10														10	
LOU.R7	Loughton/Debden	20										20							20	
LOU.R8	Loughton/Debden	29				14	15												29	
LOU.R9	Loughton/Debden	111			21	30	30	30											111	
LOU.R10	Loughton/Debden	12				12													12	
LOU.R11	Loughton/Debden	9				9													9	
LOU.R12	Loughton/Debden	10										10							10	
LOU.R13	Loughton/Debden	6										6							6	
LOU.R14	Loughton/Debden	33									16	17							33	

LOU.R15	Loughton/Debden	6										6							6	
LOU.R16	Loughton/Debden	18			9	9													18	
LOU.R17	Loughton/Debden	12		6	6														12	
LOU.R18	Loughton/Debden	8		8															8	
LSHR.R1	Lower Sheering	14				14													14	
RUR.R1	Harlow	11			5	6													11	
RUR.R2	High Ongar	30			15	15													30	
NAZE.R1	Lower Nazeing	33					16	17											33	
NAZE.R2	Lower Nazeing	29				14	15												29	
NAZE.R3	Lower Nazeing	39					19	20											39	
NAZE.R4	Lower Nazeing	21					10	11											21	
NWB.R1	North Weald Bassett	223						13	20	20	20	20	20	20	20	20	20	30	223	
NWB.R2	North Weald Bassett	21					21												21	
NWB.R3	North Weald Bassett	728						28	83	83	83	83	83	83	83	83	34		726	
NWB.R4	North Weald Bassett	27					27												27	
NWB.R5	North Weald Bassett	51						25	26										51	
ROYD.R1	Roydon	7				7													7	
ROYD.R2	Roydon	21				10	11												21	
ROYD.R3	Roydon	14				14													14	
ROYD.R4	Roydon	20				20													20	
SHR.R1	Sheering	10				10													10	
SHR.R2	Sheering	62				31	31												62	
SHR.R3	Sheering	12				12													12	
STAP.R1	Stapleford Abbotts	33					16	17											33	
STAP.R2	Stapleford Abbotts	8		8															8	
STAP.R3	Stapleford Abbotts	6		6															6	
THYB.R1	Theydon Bois	39				19	20												39	
THYB.R2	Theydon Bois	12				12													12	
THYB.R3	Theydon Bois	6					6												6	
THOR.R1	Thornwood	124				24	30	30	40										124	
THOR.R2	Thornwood	48					8	20	20										48	
WAL.R1	Waltham Abbey	295					15	30	50	50	50	50	50						295	
WAL.R2	Waltham Abbey	315					25	40	50	50	50	50	50						315	
WAL.R3	Waltham Abbey	130					25	35	35	35									130	
WAL.R4	Waltham Abbey	16					16												16	
WAL.R5	Waltham Abbey	67													20	22	25		67	
WAL.R6	Waltham Abbey	27						27											27	
WAL.R7	Waltham Abbey	8		8															8	
Total		9816	0	61	121	522	753	1066	1005	882	755	640	583	494	500	489	383	236	8490	1324

Appendix 3- List of Housing Commitments and Phasing

Reference	Address	Outstanding net dwellings to be completed (net)	17/18	18/19	19/20	20/21	21/22
EPF/1099/15	1 Bowes Bungalows Epping Rd	1	1	0	0	0	0
EPF/0295/15	1 Dickens Rise Chigwell Essex I	1	1	0	0	0	0
EPF/3112/15	1 Hillcrest Road Loughton Es	0	0	0	0	0	0
EPF/3087/16	1 Kimpton Close Ongar Essex C	1	0	1	0	0	0
EPF/2399/16	1 Manor Road Waltham Abbey	3	0	3	0	0	0
EPF/2934/15	1 Mayflower Way Ongar Essex	1	0	1	0	0	0
EPF/3023/16	1 Mount Road Cottages Mount	1	0	1	0	0	0
EPF/0315/15	1 New House Farm Cottage Sto	1	0	1	0	0	0
EPF/0751/16	1 New View Old House Lane	1	0	0	1	0	0
EPF/3282/15	1 Princes Way, Buckhurst Hill, E	1	0	0	1	0	0
EPF/2915/15	1 Riverside Cottage Roding Lan	0	0	0	0	0	0
EPF/1388/14	1 Shelley Rectory Church Lane	2	0	2	0	0	0
EPF/1932/16	1 Torrington Gardens Loughton	2	0	2	0	0	0
EPF/2020/14	1 Warren Hall Manor Road Lo	1	1	0	0	0	0
EPF/3074/15	101 Rous Road, Buckhurst Hill,	1	0	1	0	0	0
EPF/1808/13	102 Manor Road Chigwell Essex IG7 5PQ	0	0	0	0	0	0
EPF/0907/15	102 Oakwood Hill Loughton	1	1	0	0	0	0
EPF/0976/15	103 London Road Stanford Riv	0	0	0	0	0	0
EPF/0866/14	104 Luxborough Lane Chigwell	1	0	1	0	0	0
EPF/1550/16	106 Manor Road Chigwell Essex	0	0	0	0	0	0
EPF/0747/16	108 - 110 High Street Epping E	1	0	0	1	0	0
EPF/2683/13	10c Clarkes Mews Hemnall Str	0	0	0	0	0	0
EPF/0891/13	11 Bower Hill Epping Essex C	0	0	0	0	0	0
EPF/0320/10	113 & 115 Grange Crescent, Ch	12	12	0	0	0	0
EPF/1173/15	12 Elm Close, Buckhurst Hill, E	0	0	0	0	0	0
EPF/1115/12	12 Firs Drive Loughton Essex	0	0	0	0	0	0
EPF/0265/15	12 Ingleby Gardens Chigwell Es	1	0	1	0	0	0
EPF/2612/14	120 High Street Epping Essex C	0	0	0	0	0	0
EPF/1435/16	120 Luxborough Lane Chigwel	1	1	0	0	0	0
EPF/2199/14	120 Moreton Road Ongar Essex	0	0	0	0	0	0
EPF/1326/14	121 - 123 High Street Epping E	3	3	0	0	0	0
EPF/2773/16	128 High Road Loughton Esse	2	0	2	0	0	0
EPF/2383/16	13 Forest Road Loughton Esse	2	2	0	0	0	0
EPF/2971/15	13 New Forest Lane Chigwell E	0	0	0	0	0	0
EPF/1309/15	13 Queens Road , Buckhurst Hil	1	0	1	0	0	0
EPF/2691/15	14 Alderton Hill Loughton E	0	0	0	0	0	0
EPF/0832/12	14 Harrison Drive North Weald Essex CM16 6JD	0	0	0	0	0	0
EPF/2825/16	142 Buckhurst Way Buckhurst H	1	0	1	0	0	0
EPF/1591/14	14-21 York Crescent Loughton	0	0	0	0	0	0

EPF/0958/15	144 High Street Epping Essex	6	0	6	0	0	0
EPF/1992/14	148 High Street Epping Essex	2	2	0	0	0	0
EPF/2909/16	149 Princes Road (site to rear of 155 and 155a Princes Road, and to the rear of part of rear car park to Ivydene Court, 152-154 Queens Road) Buckhurst Hill Essex IG9 5DS	4	0	2	2	0	0
EPF/3375/16	14A Market Square Waltham Abbey	2	0	2	0	0	0
EPF/1399/15	15 Bell Common Epping Essex	1	0	0	1	0	0
EPF/2858/16	15 Pound Close Nazeing Essex	1	0	1	0	0	0
EPF/2911/16	15 Queens Road Buckhurst Hill	1	0	1	0	0	0
EPF/1037/16	15 Queens Road, Buckhurst Hill	1	0	1	0	0	0
EPF/1154/13	15 Sun Street Waltham Abbey	3	3	0	0	0	0
EPF/2152/15	151 - 153 High Street Ongar Essex	1	0	1	0	0	0
EPF/0007/15	152 High Road Loughton Essex	1	0	1	0	0	0
EPF/0403/16	156 High Road Loughton Essex	2	0	2	0	0	0
EPF/1348/15	158 Queens Road Buckhurst Hill	5	5	0	0	0	0
EPF/2923/14	15A Highbridge Street Waltham Abbey	0	0	0	0	0	0
EPF/3155/15	16 Eleven Acre Rise Loughton	1	0	0	1	0	0
EPF/2480/15	16 York Hill Loughton Essex	2	0	2	0	0	0
EPF/0679/15	160 Manor Road Chigwell Essex	3	3	0	0	0	0
EPF/0053/15	164 Nine Ashes Road High Ongar	1	0	1	0	0	0
EPF/0590/14	168A High Road Loughton Essex	2	0	2	0	0	0
EPF/1152/15	17 Conybury Close Waltham Abbey	0	0	0	0	0	0
EPF/0641/14	17 Great Owl Road Chigwell	0	0	0	0	0	0
EPF/1630/15	18 Cranleigh Gardens Loughton	0	0	0	0	0	0
EPF/2737/16	184-186 High Road Loughton	2	0	2	0	0	0
EPF/1919/16	185 High Road Chigwell Essex	12	0	6	6	0	0
EPF/1443/14	185 High Street Ongar Essex	2	0	2	0	0	0
EPF/2398/15	188 - 194 High Road Loughton	12	0	0	0	0	0
EPF/1245/16	188-194 High Road Loughton	14	0	7	7	0	0
EPF/0454/16	2 & 3 Sewardstone Road Waltham Abbey	9	0	0	0	0	0
EPF/0396/16	2 & 3 Sewardstone Road Waltham Abbey	9	0	5	4	0	0
EPF/1021/16	2 and 3 Mount Road Cottages Mount Road Theydon Garnon Essex CM16 7PH	1	1	0	0	0	0
EPF/2199/16	2 Chapel Road Epping Essex	1	1	0	0	0	0
EPF/2041/16	2 Hill Road Theydon Bois Epping	1	0	1	0	0	0
EPF/0970/16	20 Albion Hill Loughton Essex	1	0	0	1	0	0
EPF/0765/14	202 Nine Ashes Road Nine Ashes	0	0	0	0	0	0
EPF/1665/16	21 Alderton Hill Loughton Essex	0	0	0	0	0	0
EPF/2280/15	21 Chester Road Chigwell Essex	0	0	0	0	0	0
EPF/2418/15	21 Priory Road Loughton Essex	1	0	1	0	0	0
EPF/0575/15	21 Stradbroke Drive Chigwell Essex	1	1	0	0	0	0

EPF/0363/15	214-216 High Street Epping Es	5	0	5	0	0	0
EPF/2769/16	23 Millbank Avenue Ongar Ess	1	1	0	0	0	0
EPF/3120/15	24 Albion Hill Loughton Essex	0	0	0	0	0	0
EPF/0557/13	24 Albion Park Loughton Essex	1	1	0	0	0	0
EPF/1001/16	24 Lindsey Street Epping Essex	1	0	0	1	0	0
EPF/0562/13	24 Sun Street Waltham Abbey	2	0	2	0	0	0
EPF/0926/16	25 Bower Hill Epping Essex C	0	0	0	0	0	0
EPF/1419/14	25 Forest Avenue Chigwell E	1	0	1	0	0	0
EPF/1419/14	25 Forest Avenue Chigwell Esse	1	0	0	0	0	0
EPF/2677/13	250 Nine Ashes Road Nine Ash	0	0	0	0	0	0
EPF/1279/15	26 Meadow Way Chigwell Essex	1	0	1	0	0	0
EPF/2373/15	263 High Street Epping Essex	1	0	1	0	0	0
EPF/1586/13	27 Curtis Mill Lane Stapleford Abbotts Romford Essex RM4 IHS	1	1	0	0	0	0
EPF/2303/14	27 Tomswood Road Chigwell	0	0	0	0	0	0
EPF/2795/15	287 - 291 High Street Epping	3	0	3	0	0	0
EPF/0427/15	29 Alderton Hill Loughton E	0	0	0	0	0	0
EPF/0879/15	2A Chester Road Chigwell Essex	0	0	0	0	0	0
EPF/1743/16	3 & 4 Lambourne Square Man	2	0	2	0	0	0
EPF/0393/16	3 Kendal Avenue Epping Essex	0	0	0	0	0	0
EPF/2452/16	3 Kendal Avenue Epping Essex	2	0	2	0	0	0
EPF/0222/14	3 Meadow Way Chigwell Essex	0	0	0	0	0	0
EPF/0520/14	3 Scotland Road Buckhurst Hill	0	0	0	0	0	0
EPF/1702/13	3 Wilmott Cottage Copt Hall Gr	1	1	0	0	0	0
EPF/2544/13	30 Bower Hill Epping Essex C	1	1	0	0	0	0
EPF/2162/13	30 Curtis Mill Lane Stapleford Abbotts Romford Essex RM4 IHS	1	1	0	0	0	0
EPF/1912/15	31 Traps Hill Loughton Essex	0	0	0	0	0	0
EPF/0953/16	31 Upper Park Loughton Essex	0	0	0	0	0	0
EPF/1612/14	32 Curtis Mill Lane Stapleford Abbotts Romford Essex RM4 IHS	1	0	1	0	0	0
EPF/0686/16	32 Piercing Hill Theydon Bois	0	0	0	0	0	0
EPF/1331/12	38 Forest Lane Chigwell Essex	1	1				
EPF/2389/13	38 Smarts Lane Loughton Ess	1	1	0	0	0	0
EPF/2676/13	38 Stanmore Way Loughton E	0	0	0	0	0	0
EPF/2832/15	39 Berwick Lane Stanford Rive	1	0	1	0	0	0
EPF/2427/16	39 Dukes Avenue Theydon Boi	1	1	0	0	0	0
EPF/3381/16	4 Quendon Drive Waltham Abb	2	0	2	0	0	0
EPF/1101/16	4 West View Loughton Essex	0	0	0	0	0	0
EPF/0325/13	40 Hill Road Theydon Bois Epp	0	0	0	0	0	0
EPF/2722/13	40 Sparelease Hill Loughton E	0	0	0	0	0	0
EPF/1807/14	40 Woolhampton Way Chigwell	1	0	1	0	0	0

EPF/1306/16	40a - Lower Ground Floor High Road	0	0	0	0	0	0
EPF/1306/16	40a - Lower Ground Floor High Road	0	0	0	0	0	0
EPF/1307/16	40B - Ground Floor High Road	0	0	0	0	0	0
EPF/1307/16	40B - Ground Floor High Road	0	0	0	0	0	0
EPF/1308/16	40C - First Floor High Road B	0	0	0	0	0	0
EPF/1308/16	40C - First Floor High Road B	0	0	0	0	0	0
EPF/1309/16	40D - Second Floor High Road	0	0	0	0	0	0
EPF/1309/16	40D - Second Floor High Road	0	0	0	0	0	0
EPF/1302/16	42 - Flat 1 Basement High Road	0	0	0	0	0	0
EPF/1302/16	42 - Flat 1 Basement High Road	0	0	0	0	0	0
EPF/1303/16	42 - Flat 2 Ground Floor High Road	0	0	0	0	0	0
EPF/1303/16	42 - Flat 2 Ground Floor High Road	0	0	0	0	0	0
EPF/1304/16	42 - Flat 3 First Floor High Road	0	0	0	0	0	0
EPF/1304/16	42 - Flat 3 First Floor High Road	0	0	0	0	0	0
EPF/1305/16	42 - Flat 4 Second Floor High Road	0	0	0	0	0	0
EPF/1305/16	42 - Flat 4 Second Floor High Road	0	0	0	0	0	0
EPF/1241/15	44 Crooked Mile Waltham Abbey	0	0	0	0	0	0
EPF/1297/14	44 Hoe Lane Abridge Romford	0	0	0	0	0	0
EPF/0200/13	44 Theydon Park Road Theydon	0	0	0	0	0	0
EPF/2686/15	44 Thornhill North Weald Epping Essex CM16 6DN	1	0	1	0	0	0
EPF/1299/16	44B High Road Buckhurst Hill	0	0	0	0	0	0
EPF/1299/16	44B High Road Buckhurst Hill	0	0	0	0	0	0
EPF/1300/16	44C High Road Buckhurst Hill	0	0	0	0	0	0
EPF/1300/16	44C High Road Buckhurst Hill	0	0	0	0	0	0
EPF/1301/16	44D High Road Buckhurst Hill	0	0	0	0	0	0
EPF/1301/16	44D High Road Buckhurst Hill	0	0	0	0	0	0
EPF/1339/15	45 Upland Road Epping Upland Epping Essex CM16 6NJ	0	0	0	0	0	0
EPF/1735/16	46 and 48 Station Road Loughton	1	0	0	1	0	0
EPF/0588/15	46 Courtland Drive Chigwell Essex	0	0	0	0	0	0
EPF/2602/16	46 Meadow Way Chigwell Essex	1	0	1	0	0	0
EPF/0412/15	46 New Farm Drive Abridge Romford	0	0	0	0	0	0
EPF/3265/15	46 Roding Lane, Buckhurst Hill	1	0	1	0	0	0
EPF/2602/14	46 Stradbroke Drive Chigwell Essex	0	0	0	0	0	0
EPF/3169/15	47- 49 North Street Nazeing Essex	2	2	0	0	0	0
EPF/0186/14	47 Roydon Lodge Estate High Street	0	0	0	0	0	0
EPF/0287/16	48 - 50 Sheering Lower Road Saffron Walden	1	0	1	0	0	0
EPF/0129/14	49 Chigwell Rise Chigwell Essex	0	0	0	0	0	0
EPF/2905/15	5 Coopersale Common Cooper's Green	1	0	1		0	0
EPF/1658/16	5 Hereward Close Waltham Abbey	1	0	1	0	0	0
EPF/2181/14	50A Hemnall Street Epping Essex	2	2	0	0	0	0
EPF/0439/16	51 High Road Loughton Essex	2	0	0	2	0	0
EPF/0395/14	51a and 53a High Street Epping	2	0	2	0	0	0

EPF/1192/15	52 Ollards Grove Loughton Essex	0	0	0	0	0	0
EPF/2290/14	52 Ollards Grove Loughton Essex	1	0	1	0	0	0
EPF/0588/16	52 Stradbroke Grove, Buckhurst Hill	0	0	0	0	0	0
EPF/0837/16	53 Queens Road Buckhurst Hill	3	0	0	0	3	0
EPF/0987/14	54 Centre Drive Epping Essex	0	0	0	0	0	0
EPF/1158/13	55 Bracken Drive Chigwell Essex	1	1	0	0	0	0
EPF/2248/16	55 Bracken Drive Chigwell Essex	0	0	0	0	0	0
EPF/1793/14	59 Manor Road Chigwell Essex	0	0	0	0	0	0
EPF/2773/14	6 Scotland Road, Buckhurst Hill	1	1	0	0	0	0
EPF/0617/16	60 Tycehurst Hill Loughton Essex	0	0	0	0	0	0
EPF/2198/16	60, 62, 64, 66 (Plots 25 to 28) Park View Former Tottenham Hotspur Training Ground Luxborough Lane Chigwell Essex IG7 5AB	4	0	4	0	0	0
EPF/0563/16	61 North Street Nazeing Essex	1	0	0	0	0	0
EPF/0563/16	61 North Street Nazeing Essex	1	0	0	1	0	0
EPF/1178/13	62 Lechmere Avenue Chigwell Essex	1	1	0	0	0	0
EPF/1897/10	63 Manor Road, Chigwell, IG7 5AB	0	0	0	0	0	0
EPF/2436/13	63 Old Nazeing Road Nazeing Essex	1	1	0	0	0	0
EPF/2211/14	64 Cripsey Avenue Ongar Essex	0	0	0	0	0	0
EPF/2017/14	64 Hainault Road Chigwell Essex	1	0	0	1	0	0
EPF/1786/15	65 Ivy Chimneys Road Epping Essex	1	0	1	0	0	0
EPF/0934/14	66 Bower Hill Epping Essex	1	1	0	0	0	0
EPF/2649/13	66 Englands Lane Loughton Essex	1	0	1	0	0	0
EPF/2099/14	69 Sheering Lower Road, Sheering	0	0	0	0	0	0
EPF/0451/15	7 Sergeants Green Lane Waltham	-1	0	-1	0	0	0
EPF/0324/16	71 Sheering Lower Road Sheering	1	0	1	0	0	0
EPF/1107/14	74 Oakwood Hill Loughton Essex	0	0	0	0	0	0
EPF/0190/17	76 Danbury Road Loughton Essex	1	1	0	0	0	0
EPF/2829/16	83 Bell Common Epping Essex	0	0	0	0	0	0
EPF/2269/13	85 Green Glade Theydon Bois Essex	1	1	0	0	0	0
EPF/2485/15	88 Lambourne Road Chigwell Essex	1	0	1	0	0	0
EPF/2378/15	89 High Road Loughton Essex	10	0	10	0	0	0
EPF/0610/16	9 Hainault Road Chigwell Essex	3	3	0	0	0	0
EPF/3263/16	9 Monkswood Avenue Waltham	1	0	1	0	0	0
EPF/0645/15	94 Lawton Road Loughton Essex	7	0	0	7	0	0
EPF/2665/13	Abbey Mills Highbridge Street	13	6	7	0	0	0
EPF/3291/16	Adj 5 Rainbow Road Matching	1	1	0	0	0	0
EPF/3346/16	Adj to Patience Cottage Belcher	1	0	1	0	0	0
EPF/2255/14	Adj, 246 High Road North Weald Essex CM16 6EF	1	0	1	0	0	0
EPF/1432/13	Adjacent 240 The Broadway Loughton	1	1	0	0	0	0
EPF/2484/14	Albany Stud Epping New Road	1	0	1	0	0	0
EPF/0195/14	Alderwood (to the rear of Alderwood)	1	0	1	0	0	0

EPF/2124/14	Allotment Ground to rear of 1-7 Rodney Road, 2-22 Fairfield Road and 2-6 Glebe Road Ongar Essex CM5 9HT	2	0	2	0	0	0
EPF/2163/15	Allotments rear of 8 To 22 Instit	18	0	0	9	9	0
EPF/1885/14	Alvand Epping Road Roydon	0	0	0	0	0	0
EPF/1675/16	Apple Tree Farm Woodend Lane Abbess Beauchamp and Berners Roding Ongar Essex CM5 0NU	1	0	1	0	0	0
EPF/1299/15	Arabin House Manor Road I	-2	-2	0	0	0	0
EPF/1778/16	Argosons Kents Lane Magdalen Laver Ongar Essex CM16 6AX	1	0	0	1	0	0
EPF/2066/15	Ashlings Farm House Ashlings	2	0	2	0	0	0
EPF/2161/15	Ashlyns Barn Ashlyns Lane Ongar Essex CM5 0NB	1	0	1	0	0	0
EPF/2958/16	Auction House Market Place Ab	4	0	4	0	0	0
EPF/2812/14	Bailey House 178 High Street C	0	0	0	0	0	0
EPF/1527/14	Bantham Cottage Wellington H	0	0	0	0	0	0
EPF/3005/14	Barkers Farm Mount End Road	1	1	0	0	0	0
EPF/2811/15	Barkers Farm Mount End Road	0	0	0	0	0	0
EPF/2159/14	Barn and Dairy Little Forest Ha	1	1	0	0	0	0
EPF/2637/16	Barn at Mitchells Farm London	2	2	0	0	0	0
EPF/1863/15	Barn at Searles Hall Farm Mount Road Theydon Garnon Epping Essex CM16 7PH	1	0	1	0	0	0
EPF/1873/15	Barn off Millers Lane Chigwell I	1	0	0	1	0	0
EPF/0487/16	Barnfield Epping Road Roydon	23	10	13	0	0	0
EPF/0492/14	Barnfield Tylers Cross Roydon	1	0	1	0	0	0
EPF/1256/16	Basement Flat 44A High Road I	0	0	0	0	0	0
EPF/1256/16	Basement Flat 44A High Road I	0	0	0	0	0	0
EPF/1504/15	Beggars Roost Sawbridgeworth	0	0	0	0	0	0
EPF/2974/15	Beulah House Coppice Row Th	0	0	0	0	0	0
EPF/2126/11	Billie Jeans 26 High Street Epp	12	0	12	0	0	0
EPF/2633/14	Bishops Hall New Road Lambe	0	0	0	0	0	0
EPF/1219/10	Blackbush Farm, Hook Lane, Lambourne End, RM4 1NR	0	0	0	0	0	0
EPF/2930/16	Blenheim Sidney Road Theydo	1	1	0	0	0	0
EPF/2898/14	Blunts Farm Coopersale Lane	0	0	0	0	0	
EPF/1046/16	Bottles Barns Stondon Road M	3	3	0	0	0	0
EPF/3167/15	Brackley Abridge Road Theydo	1	0	1	0	0	0
EPF/0788/15	Brendene 213 Lambourne Road	0	0	0	0	0	0
EPF/0291/14	Bretts Rolls Park Chigwell Es	0	0	0	0	0	0
EPF/1997/15	Bridge House Roding Road Lo	5	0	0	5	0	0
EPF/1690/16	Broadbanks Ivy Chimneys Epp	3	0	3	0	0	0
EPF/2940/15	Buildings and land at Epping L	4	0	4	0	0	0

EPF/1659/14	Bumble Bee Barn Woodend Lane Beauchamp Roding Ongar Essex CM5 0NU	1	0	1	0	0	0
EPF/2271/16	Burleigh Nursery Hoe Lane Naz	6	0	3	3	0	0
EPF/1120/14	Canes Farm Canes Lane Hastingwood Harlow Essex CM17 9LD	1	0	0	0	0	0
EPF/2639/16	Canes Farm Canes Lane North Weald Bassett Essex CM17 9LD	3	0	0	3	0	0
EPF/1972/14	Carlton House Stables Lippitts	1	0	1	0	0	0
EPF/2435/15	Carpenters Forest Hall High C	1	0	1	0	0	0
EPF/2730/16	Casa Sueno Manor Road Walth	0	0	0	0	0	0
EPF/3038/15	Cedar Lodge Church Lane Shee	1	0	1	0	0	0
EPF/0541/16	Cemetery Lodge Sewardstone R	1	0	1	0	0	0
EPF/2064/15	Central House High Street Ongar Essex CM5 9AA	5	0	5	0	0	0
EPF/1930/14	Chapel Harlow Road Moreton Essex CM5 0DR	1	1	0	0	0	0
EPF/0289/15	Charfield Epping Road Roydon	0	0	0	0	0	0
EPF/2156/13	Chigwell Cars 183 Manor Road	2	2	0	0	0	0
EPF/2899/15	Chigwell County Primary School	32	0	10	10	12	0
EPF/1862/15	Chigwell Grange High Road Cl	43	20	23	0	0	0
EPF/0570/15	Chimes Garden Centre Old Naz	26	0	13	13	0	0
EPF/3384/16	Coach House Esgors Farm High	1	0	1	0	0	0
EPF/2739/16	Cobmead Cobmead Honey Lan	7	0	3	4	0	0
EPF/1796/13	Coliwa Barn Hill Roydon Esse	0	0	0	0	0	0
EPF/1604/14	Coliwa Barn Hill Roydon Esse	0	0	0	0	0	0
EPF/0342/15	Copperfield Lodge 40a Hainault	0	0	0	0	0	0
EPF/1802/15	Cozens Farm Chelmsford Road	1	1	0	0	0	0
EPF/2951/16	Cozens Farm Chelmsford Road	2	0	2	0	0	0
EPF/2888/16	Cressage Low Hill Road Roydo	1	0	1	0	0	0
EPF/3048/16	Croft Cottage High Street Onga	1	0	1	0	0	0
EPF/2059/14	Crown House The Street Sheer	1	0	1	0	0	0
EPF/0246/16	Crown Lodge Crown Hill Wa	2	0	2	0	0	0
EPF/2039/13	Crown Park Farm Bournebridge Lane Stapleford Abbotts Romford Essex RM4 1LU	1	1	0	0	0	0
EPF/0565/16	Dallance Farm Breach Barns La	1	0	1	0	0	0
EPF/0947/16	Danbury Lippitts Hill Waltham	3	0	0	3	0	0
EPF/2804/14	Danbury Lippitts Hill Waltham	3	0	0	3	0	0
EPF/0714/14	Daubneys Farm The Street She	2	0	2	0	0	0
EPF/2969/15	Debden Hall Debden Green Lo	0	0	0	0	0	0
EPF/2621/13	Dolphins Eldon Road Roydon	0	0	0	0	0	0
EPF/2198/15	Dragons Nursery Road Loug	1	1	0	0	0	0

EPF/1581/14	Dudley Lodge Hastingwood Road North Weald Bassett Harlow Essex CM17 9JX	3	3	0	0	0	0
EPF/2520/13	Dunsley Riverside Avenue Na	1	1	0	0	0	0
EPF/2347/14	Dutch Barn Takeleys Manor U	2	2	0	0	0	0
EPF/0634/15	Dutch Barn Marles Stud Upland	1	1	0	0	0	0
EPF/0892/16	Elmslea Harlow Road Moreton Essex CM5 0LH	0	0	0	0	0	0
EPF/1532/14	Envilles Barn Cottage Little Laver Ongar Essex CM5 0JH	1	0	1	0	0	0
EPF/1338/16	Envilles Farm Abbess Road Little Laver Ongar Essex CM5 0JH	1	0	0	1	0	0
EPF/0663/15	Epping Magistrates Court Hen	8	0	8	0	0	0
EPF/0069/17	Ericas Nursery Kents Lane Magdalen Laver Essex CM16 6AX	3	0	2	1	0	0
EPF/0112/17	Esperanza Nursery Stapleford Road Stapleford Abbotts Essex RM4 1EJ	3	0	3	0	0	0
EPF/2903/15	Fairmead Church Road High B	2	0	2	0	0	0
EPF/1713/16	Fairmead Church Road Lough	0	0	0	0	0	0
EPF/0725/13	Fairview Reeves Lane Roydon	0	0	0	0	0	0
EPF/1298/15	Fairways Wellington Hill Walth	1	0	1	0	0	0
EPF/2414/13	Faversham Hall 13 Faversham C	3	3	0	0	0	0
EPF/2414/13	Faversham Hall 13 Faversham C	3	0	0	0	0	0
EPF/0133/15	Fernhall Farm Fernhall Lane W	1	0	1	0	0	0
EPF/1293/16	Field No. 4898 The Assess Woodend Lane Abbess Roding Essex CM5 0FH	1	1	0	0	0	0
EPF/2985/16	First floor above 31 - 37 Hillgro	10	0	10	0	0	0
EPF/1310/16	Flat 1 Basement 38 High Road	0	0	0	0	0	0
EPF/1310/16	Flat 1 Basement 38 High Road	0	0	0	0	0	0
EPF/1311/16	Flat 2 Basement 38 High Road	0	0	0	0	0	0
EPF/1311/16	Flat 2 Basement 38 High Road	0	0	0	0	0	0
EPF/1312/16	Flat 3 Ground Floor 38 High Ro	0	0	0	0	0	0
EPF/1312/16	Flat 3 Ground Floor 38 High Ro	0	0	0	0	0	0
EPF/1313/16	Flat 4 Ground Floor 38 High Ro	0	0	0	0	0	0
EPF/1313/16	Flat 4 Ground Floor 38 High Ro	0	0	0	0	0	0
EPF/1314/16	Flat 5 First Floor 38 High Road	0	0	0	0	0	0
EPF/1314/16	Flat 5 First Floor 38 High Road	0	0	0	0	0	0
EPF/1315/16	Flat 6 Second/Third Floor 38 Hi	0	0	0	0	0	0
EPF/1315/16	Flat 6 Second/Third Floor 38 Hi	0	0	0	0	0	0
EPF/1212/15	Former Care Home 49 Church I	1	0	1	0	0	0
EPF/2696/13	Former Electrical Substation S	9	9	0	0	0	0
EPF/2794/15	Former Electrical Substation, St	3	0	3	0	0	0
EPF/1412/14	Former Public Car Park Church	0	0	0	0	0	0

EPF/2456/13	Former Red Cross Hall Site (inc	5	5	0	0	0	0
EPF/1103/15	Former tennis courts site Junct	38	0	38	0	0	0
EPF/2698/16	Former Total Service Station N	6	0	3	3	0	0
EPF/2516/14	Foster Street Farm Foster Street Harlow Essex CM17 9HS	9	0	0	9	0	0
EPF/3006/14	Fyfield Business and Research P	105	0	0	70	35	0
EPF/0402/14	Gable Lodge 108 Church Hill	0	0	0	0	0	0
EPF/0799/16	Garage block 9 -10 Barncroft R	1	0	0	1	0	0
EPF/2040/13	Garage block adj 14 Harveyfield	9	0	0	0	0	0
EPF/2821/15	Garage block to side of 14/16 A	1	0	1	0	0	0
EPF/1531/15	Garage Court North of 52 Stewa	4	0	4	0	0	0
EPF/1527/15	Garage Court South of 16 Bluemans End North Weald Bassett Epping Essex CM16 6HD	4	0	4	0	0	0
EPF/2351/15	Garage court to rear of Centre A	4	0	4	0	0	0
EPF/1530/15	Garage Court to rear of Centre A	2	0	2	0	0	0
EPF/1623/14	Garage Site Amesbury Close Ep	1	1	0	0	0	0
EPF/3217/16	Garages adj 92/94 Beechfield W	5	0	5	0	0	0
EPF/1767/15	Garages adjacent 17 Springfield	4	0	4	0	0	0
EPF/1769/15	Garages adjacent 36 Springfield	2	2	0	0	0	0
EPF/1770/15	Garages adjacent 44 Parklands	4	0	4	0	0	0
EPF/3025/16	Garages at Bromefield Court W	1	0	1	0	0	0
EPF/2620/15	Garages at Lower Alderton Hall	2	0	2	0	0	0
EPF/2592/15	Garages at rear of numbers 62- 72 Etheridge Road and at rear of 8-13 Etheridge Green Loughton Essex IG10 2HY	3	0	2	1	0	0
EPF/2977/16	Garages at Shingle Court Walth	1	0	1	0	0	0
EPF/2975/16	Garages at Wrangley Court Wa	1	0	1	0	0	0
EPF/1771/15	Garages behind 17 Queens Road North Weald Essex CM16 6JE	12	12	0	0	0	0
EPF/3063/15	Garages opposite 9-11 Barncrof	1	0	1	0	0	0
EPF/2590/15	Garages rear of 119-125 Cheste	3	0	3	0	0	0
EPF/2511/13	Garages to rear of 53 - 79 (odds	6	6	0	0	0	0
EPF/2510/13	Garages to rear of 66 -72 Fairwa	2	2	0	0	0	0
EPF/1934/15	Gaynes Park Mansion Coopersale Street Epping Essex CM16 7RJ	1	0	1	0	0	0
EPF/2891/16	Gills Farm Epping Upland Epp	1	1	0	0	0	0
EPF/0559/14	Glen Tarras Nursery Road Lou	1	0	1	0	0	0
EPF/1145/15	Glenroy Paynes Lane Nazeing V	0	0	0	0	0	0
EPF/1006/14	Globe Cottage Lambourne Roa	0	0	0	0	0	0
EPF/0284/15	Glovers Barn Glovers Farm Glovers Lane Hastingwood North Weald Essex CM17 9LA	1	1	0	0	0	0
EPF/1269/15	Golden Lion Borders Lane Ld	30	0	10	20	0	0

EPF/1071/13	Grays Farm Bungalow Stanford	0	0	0	0	0	0
EPF/0300/14	Great Downs Farm London Road	0	0	0	0	0	0
EPF/0300/14	Great Downs Farm London Road	0	0	0	0	0	0
EPF/0447/13	Green View Bury Road London	5	5	0	0	0	0
EPF/1346/13	Greengates Draper's Corner Ongar	0	0	0	0	0	0
EPF/2553/15	Greens Farm Norwood End Fyfe	2	2	0	0	0	0
EPF/0090/16	Greenside The Green Theydon	1	0	1	0	0	0
EPF/0826/14	Halston Nursery Hoe Lane Nazeing	0	0	0	0	0	0
EPF/0304/15	Hancocks Moreton Ongar Essex CM5 0JB	1	0	1	0	0	0
EPF/0188/15	Harness Cottage Lower Bury Lane	0	0	0	0	0	0
EPF/2665/16	Haylands 48 High Road Chigwell	0	0	0	0	0	0
EPF/0604/14	High House Farm Stapleford Road Stapleford Abbotts Romford Essex RM4 1EJ	7	7	0	0	0	0
EPF/1177/16	Highbury House Laundry Lane Nazeing Essex EN9 2DY	1	0	1	0	0	0
EPF/1791/14	Highfield High Street Ongar Essex	0	0	0	0	0	0
EPF/1179/16	Highlands Farm Old Rectory Road	1	0	0	1	0	0
EPF/0274/14	Highwillows Ashlyns Lane Ongar Essex CM5 0ND	0	0	0	0	0	0
EPF/2127/13	Highwillows Ashlyns Lane Ongar Essex CM5 0ND	0	0	0	0	0	0
EPF/3170/15	Hillcrest 136 High Road Chigwell	0	0	0	0	0	0
EPF/0139/15	Hillside Nursery Hoe Lane Nazeing Waltham Abbey Essex EN9 2RJ	1	1	0	0	0	0
EPF/2548/15	Hillview St Leonards Road Nazeing Waltham Abbey Essex EN9 2HQ	5	0	2	3	0	0
EPF/0065/16	Hillview Epping Road Toot Hill Essex CM5 9SQ	1	0	1	0	0	0
EPF/0527/10	Hodgkins Farm, Norton Heath Road	1	0	0	0	0	0
EPF/0527/10	Hodgkins Farm, Norton Heath Road	1	0	0	0	0	0
EPF/0108/15	Hoggs Farm Carters Green Road	1	0	1	0	0	0
EPF/0341/16	Home Farm 5 High Road Chigwell	3	0	0	3	0	0
EPF/0735/15	Home Farm Barns Stewards Green	2	2	0	0	0	0
EPF/3050/15	Horizon Oaks Church Road Hillingdon	0	0	0	0	0	0
EPF/3007/16	Howfields Farm Tawney Lane Saffron Walden	0	0	0	0	0	0
EPF/1629/14	Key West 120 High Road Chigwell	11	5	6	0	0	0
EPF/0928/14	King Harold Court Sun Street	10	0	5	5	0	0
EPF/2235/15	Kings Brasserie King Street Hillingdon	1	0	1	0	0	0
EPF/2135/16	Knoll House Bury Road Waltham	2	0	2	0	0	0
EPF/1162/15	Knollys Nursery Pick Hill Waltham	78	0	0	39	39	0
EPF/0833/14	Land adj 15 Connaught Avenue	1	0	1	0	0	0
EPF/1790/14	Land adj to 1 Grange Crescent	2	2	0	0	0	0
EPF/0247/09	Land Adj to Copperfield Lodge	1	0	1	0	0	0
EPF/1172/15	Land adj to no. 24 Vicarage Road	2	0	2	0	0	0

EPF/1529/15	Land Adj. to 71 Centre Drive E	1	0	1	0	0	0
EPF/0339/14	Land adjacent 40 Woolhampto	1	0	1	0	0	0
EPF/1726/14	Land adjacent George House H	2	2	0	0	0	0
EPF/1111/15	Land adjacent 2 Mount Pleasant	1	0	1	0	0	0
EPF/2262/16	Land adjacent 41 Manor Road C	1	1	0	0	0	0
EPF/1772/15	Land adjacent 79 London Road	1	0	1	0	0	0
EPF/3027/15	Land adjacent Holly Cottage Woodside Thornwood Essex	1	0	1	0	0	0
EPF/1396/13	Land adjacent to 16 Grasmere	1	1	0	0	0	0
EPF/2396/16	Land adjacent to 171 High Road North Weald Bassett Epping Essex CM16 6EB	1	0	0	1	0	0
EPF/0742/16	Land adjacent to 16 Grasmere C	1	0	0	1	0	0
EPF/0265/16	Land adjacent to 2 Mount Pleas	1	0	0	1	0	0
EPF/1901/04	Land adjacent to 56 Beamish Close, North Weald, CM16 6TW	1	1	0	0	0	0
EPF/2483/16	Land adjacent to Ashton House	4	0	2	2	0	0
EPF/0014/16	Land adjacent to Ean Cottage T	1	0	1	0	0	0
EPF/2936/14	Land adjacent to Longacre Cott	1	1	0	0	0	0
EPF/1288/15	Land Adjacent to No. 2 Pump H	2	2	0	0	0	0
EPF/2345/16	Land Adjacent to Taw Lodge E	1	0	1	0	0	0
EPF/0035/16	Land adjacent to The Brewhouse	1	0	1	0	0	0
EPF/0563/15	Land adjacent to The Rosary & The Cot Tysea Hill Stapleford Abbotts Essex RM4 1JS	1	0	1	0	0	0
EPF/3203/15	Land adjacent to Watermans End Cottage Watery Lane Little Laver Harlow Essex CM17 0RO	1	0	1	0	0	0
EPF/0151/17	Land adjoining Bantham Cottage, Wellington Hill and Bowls Club Site Rats Lane Loughton Essex IG10 4AQ	2	0	2	0	0	0
EPF/0201/15	Land adjoining Yew Tree House	2	0	2	0	0	0
EPF/2035/16	Land and garages Kirby Close	4	2	2	0	0	0
EPF/2871/16	Land and Garages Denny Aven	3	0	2	1	0	0
EPF/1758/16	Land and Garages Ladyfields	6	0	6	0	0	0
EPF/0258/16	Land and Garages accessed to the rear of 82 Alderton Hall Lane and to the rear of 139 Chequers Road Bushfields Loughton Essex IG10 3JR	2	0	0	2	0	0
EPF/2853/16	Land and Garages adjacent 1 Cr	1	0	1	0	0	0
EPF/3089/16	Land and Garages adjacent 13 P	2	0	2	0	0	0
EPF/0212/16	Land and Garages adjacent 97 C	4	0	0	4	0	0
EPF/0212/16	Land and Garages adjacent 97 C	4	0	0	0	0	0
EPF/2996/15	Land and garages at Kirby Close	4	0	4	0	0	0

EPF/0214/16	Land and Garages at Millfield	2	0	0	2	0	0
EPF/1759/16	Land and garages at Whitehills R	2	2	0	0	0	0
EPF/2609/15	Land and Garages Chequers Road	5	0	5	0	0	0
EPF/1007/15	Land and Garages off Burton Road	51	0	20	31	0	0
EPF/0213/16	Land and Garages rear of 54 - 60	2	0	0	2	0	0
EPF/2608/15	Land and Garages to rear of 12A	3	0	3	0	0	0
EPF/0215/16	Land and Garages to rear of 2 - 12 Hornbeam Road (Hornbeam Close Site B) Buckhurst Hill Essex IC9 6IS	3	0	0	3	0	0
EPF/0234/16	Land and Garages to the rear of	2	0	0	2	0	0
EPF/2027/14	Land at Brent House Farm Harlow Common North Weald Essex CM17 9ND	10	3	4	3	0	0
EPF/0950/14	Land at Barncroft Road Loughton	2	0	2	0	0	0
EPF/1287/15	Land at Church Farm Back Lane	1	1	0	0	0	0
EPF/1956/16	Land at Common View North of	4	0	2	2	0	0
EPF/1841/16	Land at Epping Road Roydon	4	0	2	2	0	0
EPF/0175/11	Land at Manor Farm, Mott Street	1	1	0	0	0	0
EPF/2724/16	Land at Potash Road Matching Green	2	0	2	0	0	0
EPF/3121/15	Land at The Maltings Waterside	0	0	0	0	0	0
EPF/1040/16	Land between No. 10 & 12 Sunningwell Road	1	0	0	1	0	0
EPF/2079/14	Land between Parkview & 1 Station Road	0	0	0	0	0	0
EPF/1943/16	Land Between Sycamore Lodge and	2	0	2	0	0	0
EPF/2913/16	Land r/o 33-37 Hillyfields Loughton	7	0	4	3	0	0
EPF/1891/13	Land r/o 59-61 High Road North Weald Essex CM16 6HP	1	1	0	0	0	0
EPF/2332/14	Land r/o 59-61 High Road North Weald Epping Essex CM16 6HP	0	0	0	0	0	0
EPF/2013/13	Land to rear 2 Forest Lane Chesham	1	1	0	0	0	0
EPF/3000/14	Land to rear of 42 -62 Hoe Lane	1	1	0	0	0	0
EPF/2338/15	Land to rear of Copper Beech Harlow Common Essex CM17 9ND	1	0	1	0	0	0
EPF/1780/16	Land to south side of Steers Farm	1	0	1	0	0	0
EPF/3019/15	Land to the rear of 268-278 High Road	12	0	12	0	0	0
EPF/1991/15	Land to the rear of the Old Brewery Market Place / Willow Tree Close Abridge Essex RM4 1UA	1	0	1	0	0	0
EPF/0692/15	Land to the rear of Triptons Oak Hill Road Stapleford Abbots Essex RM4 1JJ	2	0	2	0	0	0
EPF/3254/16	Land to West of Wellington Hall	3	0	2	1	0	0
EPF/2802/16	Land West of Church Lane Shepreth	3	0	3	0	0	0
EPF/2814/14	Leader Lodge Epping Road North Weald Epping Essex CM16 6AA	1	1	0	0	0	0
EPF/2173/16	Little London Farm Gravel Lane	2	0	2	0	0	0

EPF/2499/15	Little Priory Matching Road Ma	1	0	1	0	0	0
EPF/2537/15	Little Weald Hall Rayley Lane North Weald Bassett Epping Essex CM16 6AR	1	0	1	0	0	0
EPF/3288/16	Lockwood Farm Bournebridge Lane Stapleford Abbots Romford Essex	1	0	1	0	0	0
EPF/2781/14	Long Acre Norwood End Fyfie	0	0	0	0	0	0
EPF/2938/15	Long Acre Cottage School Road	1	0	1	0	0	0
EPF/1042/13	Loughton Baptist Church High	1	1	0	0	0	0
EPF/0589/16	Loughton Clinic 115 High Road	2	2	0	0	0	0
EPF/2376/12	Loughton Clinic 115 High Road	2	2	0	0	0	0
EPF/1563/14	Lychgate House Church Street	1	0	1	0	0	0
EPF/2753/15	Mackays Stores Ltd 213 - 215 H	7	0	0	7	0	0
EPF/0252/15	Maes Mawr Stapleford Road Stapleford Abbots Essex RM4 1EL	2	2	0	0	0	0
EPF/2367/13	Manor House 166 High Street C	1	1	0	0	0	0
EPF/1478/16	Marshgate Farm Nazeing Road	3	0	2	1	0	0
EPF/0228/13	Marston Group 37 Sun Street W	0	0	0	0	0	0
EPF/2845/14	Maynards Farm Cobbinsend Road	0	0	0	0	0	0
EPF/0906/13	Maynards Farm Cobbinsend Road	1	1	0	0	0	0
EPF/1961/14	Maynards Farm Cobbinsend Road	1	1	0	0	0	0
EPF/0161/17	Mill Place Mill Lane Toot Hill	1	0	1	0	0	0
EPF/0209/17	Millers Farm Epping Road Roy	1	0	1	0	0	0
EPF/2160/15	Moor Hall Farm Harlow Tye Road	1	0	1	0	0	0
EPF/3249/15	Moor Hall Stables Moor Hall Road	1	0	1		0	0
EPF/2386/15	Morgans Farm Moor Hall Road	2	0	2	0	0	0
EPF/0109/17	Morgans Farm Moor Hall Road	3	0	3	0	0	0
EPF/0740/15	Morgans Farm Moor Hall Road	4	0	4	0	0	0
EPF/1135/13	Mulberry Woodbury Hill Lough	1	1	0	0	0	0
EPF/1673/13	Nazeing Upper Town Cottage E	1	1	0	0	0	0
EPF/0471/14	Nether Street Depot Dunmow Road Abbess Beauchamp and Berners Roding Ongar Essex CM5 0JT	1	0	1	0	0	0
EPF/2425/16	Netherhouse Farm Sewardstone	3	0	3	0	0	0
EPF/2370/14	Netherhouse Farm Sewardstone	16	0	16	0	0	0
EPF/1010/15	New Barns Farm Roding Lane	3	3	0	0	0	0
EPF/3404/16	New House Farm Long Street W	0	0	0	0	0	0
EPF/2477/15	New Oakleigh House Hamlet Hill	1	1	0	0	0	0
EPF/2045/15	NHS Radio Mast site New Road	1	0	1	0	0	0
EPF/1558/09	North Barn New Farm Drive A	1	1	0	0	0	0
EPF/2200/15	North Farm Mount Road They	1	0	1	0	0	0
EPF/2537/16	North Lodge Farm Holyfield Road	0	0	0	0	0	0
EPF/0670/16	North Villa Mott Street Walth	1	0	1	0	0	0

EPF/0183/15	North Weald Golf Club Rayley Lane North Weald Essex CM16 6AR	20	10	10	0	0	0
EPF/0979/03	Norton Field Farm, Norton Lane	1	1	0	0	0	0
EPF/0685/16	Oak Cottage 42 London Road	1	0	0	1	0	0
EPF/1006/15	Oak Lea House Vicarage Lane	0	0	0	0	0	0
EPF/2497/16	Oakfields Stapleford Road Stapleford Abbots Essex RM4 1EJ	1	1	0	0	0	0
EPF/2589/15	Oakley Hall Hoe Lane Nazeing	1	0	1	0	0	0
EPF/0528/16	Office Building at Orchard House Hastingwood Road Hastingwood Harlow Essex CM17 9JT	1	0	0	1	0	0
EPF/1276/14	Old House Old House Lane Ro	1	0	1	0	0	0
EPF/2294/15	Old Mission Hall Willingale Rd	1	0	1	0	0	0
EPF/2813/14	Ongar Surgery Bansons Lane O	0	0	0	0	0	0
EPF/2884/14	Orchard House Bury Road Ld	0	0	0	0	0	0
EPF/2618/15	Parking area at southern end of c	1	1	0	0	0	0
EPF/1272/14	Patashalls Pudding Lane Chig	1	0	1	0	0	0
EPF/2416/15	Patches Farm Galleyhill Road	2	0	2	0	0	0
EPF/0822/13	Peacehaven Curtis Mill Lane Stapleford Abbots Romford Essex RM4 1HS	0	0	0	0	0	0
EPF/0206/17	Peacock Farm Epping Long Gre	1	1	0	0	0	0
EPF/1401/14	Piggotts Farm Abridge Road T	1	0	1	0	0	0
EPF/1724/15	Piggotts Farm Abridge Road T	2	0	2	0	0	0
EPF/0174/16	Pinch Timber Farm Upland Roa	1	0	1	0	0	0
EPF/2853/14	Pine Lodge Riding Centre Lipp	5	0	2	3	0	0
EPF/3229/15	Pipers Farm Lippitts Hill Walth	3	3	0	0	0	0
EPF/2021/14	Plot 48 Roydon Lodge Estate R	1	0	1	0	0	0
EPF/0337/16	Plot Between 2 and 3 Station Rd	2	0	2	0	0	0
EPF/0500/14	Pond House Matching Green E	1	0	1	0	0	0
EPF/0623/16	Poppy's Cafe 309 -311 High Str	2	2	0	0	0	0
EPF/0623/16	Poppy's Cafe 309 -311 High Str	2	0	0	0	0	0
EPF/0615/15	Poultry Farm Norwood End Fy	3	3	0	0	0	0
EPF/3201/15	Presdale Farm House Hoe Lane	2	0	0	2	0	0
EPF/2978/15	Presdale Farm Nurseries Hoe L	3	0	3	0	0	0
EPF/0938/16	Prospect Villas Norton Heath I	0	0	0	0	0	0
EPF/2254/15	Pyrcles Lane Nursery Pyrcles Lane	36	0	0	0	36	0
EPF/2629/15	Raven Brook Broadley Commo	1	0	1	0	0	0
EPF/0996/14	Raveners Farm Crown Hill Up	3	0	3	0	0	0
EPF/1132/16	Rear of 160 High Street Epping	1	0	0	1	0	0
EPF/1101/12	Rear of 2 Forest Lane Chigwell	1	1	0	0	0	0
EPF/1440/15	Rear of 21 Princes Close North Weald Essex CM16 6EN	1	0	0	1	0	0
EPF/3295/16	Rear of 33 Piercing Hill Theydon	1	1	0	0	0	0
EPF/0538/16	Rear of 5 Gould Cottages Mark	1	0	1	0	0	0

EPF/1985/14	Rear of 66 to 70 Western Road	0	0	0	0	0	0
EPF/1393/15	Rear of Leader Lodge Epping Road North Weald Epping Essex CM16 6AA	0	0	0	0	0	0
EPF/1354/14	Red Roofs Low Hill Road Roydon	1	1	0	0	0	0
EPF/1344/14	Redcot 3 Sandon Place Ongar	1	0	1	0	0	0
EPF/2132/16	Rileys Stable Yard Woolmonge	1	0	1	0	0	0
EPF/0671/16	Roding Cottage Roding Lane C	0	0	0	0	0	0
EPF/1970/13	Rosebank Norwood End Fyfie	0	0	0	0	0	0
EPF/0288/13	Rosedale Hornbeam Lane Walt	1	1	0	0	0	0
EPF/0768/15	Rosewood Manor Road High E	0	0	0	0	0	0
EPF/1601/15	Royal Oak Public House Oak Hill Road Stapleford Abbots Romford Essex RM4 1JL	5	0	5	0	0	0
EPF/3212/16	Roydene Carthegena Estate Bre	1	0	1	0	0	0
EPF/2444/13	Roydon Marina Village Roydon	14	0	0	0	0	0
EPF/1955/13	Ryder House 121 High Road L	2	2	0	0	0	0
EPF/0012/15	Rylston Sewardstone Road Lo	0	0	0	0	0	0
EPF/0099/16	Rylston Sewardstone Road Waltham Abbey Essex E4 7RF	6	0	0	6	0	0
EPF/2178/13	Sainsburys & Units 2-8 and 14-1	0	0	0	0	0	0
EPF/0164/15	Sawyers Farm Wood Lane Wi	0	0	0	0	0	0
EPF/2383/13	Second Floor 13 - 17 High Beec	5	0	5	0	0	0
EPF/0999/15	Shadbrook Middle Street Naze	0	0	0	0	0	0
EPF/2594/16	Shonks Farm Mill Street Hastin	1	0	0	1	0	0
EPF/2163/13	Sir Winston Churchill and adjoin	64	0	16	16	16	16
EPF/2000/16	Sixteen String Jack Coppice Ro	7	0	4	3	0	0
EPF/2484/16	Spencers Farm Oak Hill Road Stapleford Abbots Romford Essex RM4 1JH	3	0	3	0	0	0
EPF/1318/16	Spindlewood House Belchers La	1	1	0	0	0	0
EPF/0719/15	Spinney Barn Workers Road High Laver Ongar Essex	1	1	0	0	0	0
EPF/2695/16	Spinney Farm Tilegate High Laver Ongar Essex CM5 0DZ	1	0	1	0	0	0
EPF/1794/15	Spinney Mead Farm Mill Lane	1	1	0	0	0	0
EPF/2848/16	Spinney Nursery Hoe Lane Naze	2	0	2	0	0	0
EPF/0881/16	Springfield Cottage Hamlet Hill	0	0	0	0	0	0
EPF/2336/15	St Leonards Farm St Leonards R	1	0	1	0	0	0
EPF/1790/15	Station Court Basons Way Ong	1	0	1	0	0	0
EPF/3409/16	Sterling House Langston Road I	129	0	0	129	0	0
EPF/2494/13	Stone Hall Downhall Road Mat	6	0	0	0	0	0
EPF/1349/15	Stone Hall Farm Downhall Road	9	3	6	0	0	0
EPF/0259/16	Stoneshot Farm Hoe Lane Naze	17	0	7	10	0	0
EPF/1104/15	Temple Farm Roydon Harlow	3	3	0	0	0	0

EPF/1634/16	The Barn Tawney Farm Tawney Common Stapleford Tawney Essex CM16 7PU	0	0	0	0	0	0
EPF/1634/16	The Barn Tawney Farm Tawney Common Stapleford Tawney Essex CM16 7PU	0	0	0	0	0	0
EPF/1325/13	The Book Shop 150 High Road	2	2	0	0	0	0
EPF/0129/17	The Briars Old House Lane Ro	0	0	0	0	0	0
EPF/1616/16	The Carpenters Arms High Road Thornwood Epping Essex CM16 6LS	3	3	0	0	0	0
EPF/0392/16	The Chestnuts Vicarage Lane Cl	0	0	0	0	0	0
EPF/1733/13	The Cock The Street Sheering	1	1	0	0	0	0
EPF/0811/15	The Cottage Forest Lodge Wal	1	0	1	0	0	0
EPF/2402/16	The Cottage Toot Hill Road St	0	0	0	0	0	0
EPF/2084/16	The Courtyard Nupers Lane Stapleford Abbots Romford Essex RM4 1JR	4	0	0	2	2	0
EPF/0214/14	The Cuckoo 34 Curtis Mill Lane Navestock Stapleford Abbotts Essex RM4 1HS	1	1	0	0	0	0
EPF/1116/16	The Depot, Anchor Lane, Abbess Roding, Ongar, Essex CM5 0JR	1	0	1	0	0	0
EPF/3078/16	The Drive Stapleford Road Stapleford Abbots Essex RM4 1EJ	3	0	0	3	0	0
EPF/1978/14	The Elms Bournebridge Lane Stapleford Abbots Romford Essex RM4 1LU	1	1	0	0	0	0
EPF/2816/14	The Elms Loughton Lane Theyd	1	0	1	0	0	0
EPF/3004/16	The Farm Cottage Woodhatch Farm Tawney Common Theydon Mount Essex CM16 7PU	1	1	0	0	0	0
EPF/2363/13	The Forge Water Lane Roydon	0	0	0	0	0	0
EPF/0166/16	The Grange 75 High Road Chigv	1	0	1	0	0	0
EPF/0670/15	The Laurels New Road Lambourne End Essex RM4 1DY	1	1	0	0	0	0
EPF/1798/15	The Manor House Rookery Road	1	0	1	0	0	0
EPF/0562/14	The Meadows Mutton Row Sta	0	0	0	0	0	0
EPF/2843/16	The Oaks Bassetts Lane Willing	1	0	1	0	0	0
EPF/2843/16	The Oaks Bassetts Lane Willing	1	0	1	0	0	0
EPF/2817/14	The Old Corn Barn Dunmow Road Abbess Beauchamp and Berners Roding Ongar Essex CM5 0PF	6	0	6	0	0	0
EPF/0362/16	The Old Forge Dunmow Road	1	1	0	0	0	0
EPF/2452/12	The Old School House Coppice	1	1	0	0	0	0
EPF/2837/15	The Orchard Queens Head Yard	0	0	0	0	0	0
ENF/0249/14	The Outlook Moreton Bridge Moreton Ongar Essex CM5 0LL	0	0	0	0	0	0
EPF/1891/15	The Paddock Grove Lane Chigv	8	0	4	4	0	0

EPF/0593/16	The Poplars (Pretloves) Epping Road North Weald Bassett Epping Essex CM16 6LA	2	0	0	2	0	0
EPF/0864/15	The Railway Hotel Station Road	14	0	14	0	0	0
EPF/2006/14	The Retreat Market Place Abrid	4	2	0	2	0	0
EPF/2383/15	The White House Sewardstone	0	0	0	0	0	0
EPF/2121/15	The White House Epping Green	1	0	1	0	0	0
EPF/1640/15	The White House Epping Green	2	0	2	0	0	0
EPF/0910/14	The White House Epping Road	2	0	2	0	0	0
EPF/1449/15	The Whitehouse Cottage Brentv	0	0	0	0	0	0
EPF/0732/16	Theydon Mount Kennels Eppin	2	0	2	0	0	0
EPF/1519/14	Three Acre Farm Birds Green	1	0	1	0	0	0
EPF/1597/15	Three Horseshoes Church Road	1	0	1	0	0	0
EPF/0275/14	Three Horseshoes Farm Lippitts	1	0	1	0	0	0
EPF/0739/10	Threshers Hastingwood Road Hastingwood North Weald Essex CM17 9JS	14	14	0	0	0	0
EPF/0334/14	Thrift Cottage Sewardstone Road	-1	0	-1	0	0	0
EPF/2753/16	Tile House Farm Birds Green V	1	0	1	0	0	0
EPF/2753/16	Tile House Farm Birds Green V	1	0	1	0	0	0
EPF/0611/16	Timber Barn at The Manor House	1	1	0	0	0	0
EPF/0853/14	Tottenham Hotspur Training Ground	56	0	0	26	30	0
EPF/1578/16	Trevelyan House Goldings Hill	5	0	0	5	0	0
EPF/1325/15	Tudor Rose Oak Hill Road Stapleford Abbots Romford Essex RM4 1JJ	1	1	0	0	0	0
EPF/0129/15	Underwoods Nupers Lane Stapleford Abbots Romford Essex RM4 1JR	0	0	0	0	0	0
EPF/0846/16	Units 1, 2, 5 and 6 1 Nobel Villa	0	0	0	0	0	0
EPF/0846/16	Units 1, 2, 5 and 6 1 Nobel Villa	0	0	0	0	0	0
EPF/1667/16	Units 9 – 13 Arlingham Mews S	0	0	0	0	0	0
EPF/0695/11	Upper Rosemead , (formerly known as Land Adjacent to Rosemead), Pynest Green Lane, Waltham Abbey, Essex, EN9 3QL	1	1	0	0	0	0
EPF/3255/15	Vailima The Street Sheering Essex	0	0	0	0	0	0
EPF/0398/13	Waldas Manor Road Loughton	0	0	0	0	0	0
EPF/3147/15	Wardens Hall Fyfield Road W	1	0	1	0	0	0
EPF/3147/15	Wardens Hall Fyfield Road W	1	0	1	0	0	0
EPF/1874/15	Wardens Hall Farm Fyfield Road	1	0	1	0	0	0
EPF/0717/15	Wardens Hall Farm Fyfield Road	2	2	0	0	0	0
EPF/0717/15	Wardens Hall Farm Fyfield Road	1	1	0	0	0	0
EPF/1127/16	Warren Lodge High Road Epp	1	0	1	0	0	0
EPF/2690/14	Warwick House Bumbles Green	0	0	0	0	0	0
EPF/2723/14	Warwick House Bumbles Green	1	1	0	0	0	0

EPF/1600/14	Waterlows 146 High Road Ld	2	0	2	0	0	0
EPF/2191/14	Weald Bridge Farm Weald Bridge Road North Weald Enninge Essex CM16 6AT	0	0	0	0	0	0
EPF/3085/15	Weald Bridge Farm Weald Bridge Road Magdalen Laver Ongar Essex CM16 6AT	1	0	1	0	0	0
EPF/3253/15	Wellington Hall Wellington Hill	1	0	1	0	0	0
EPF/1852/16	West Lodge 32 Palmerston Road Buckhurst Hill Essex IG9 5LW and 32 Palmerston Road Buckhurst Hill Essex IG9 5LW	14	0	7	7	0	0
EPF/1129/14	Wetheral Vicarage Lane Chig	0	0	0	0	0	0
EPF/1668/16	Widows Farm Toot Hill Road C	1	0	0	1	0	0
EPF/2859/16	Widows Farm Toot Hill Road C	1	0	1	0	0	0
EPF/0148/15	Willow Cottage Pick Hill Walt	1	0	1	0	0	0
EPF/2473/14	Willow House The Street Shee	0	0	0	0	0	0
EPF/1049/15	Willow House The Street Shee	1	1	0	0	0	0
EPF/2193/14	Willow Lodge Church Road H	2	0	2	0	0	0
EPF/2862/15	Willow Park Farm Millers Lane	0	0	0	0	0	0
EPF/2664/14	Willow Park Farm Millers Lane	0	0	0	0	0	0
EPF/2285/14	Wind Hill Cottage Wind Hill Magdalen Laver Ongar Essex CM15 0EX	0	0	0	0	0	0
EPF/0734/14	Winston Farm Hoe Lane Naze	0	0	0	0	0	0
EPF/0363/16	Winterslow Bournebridge Lane Stapleford Abbots Romford Essex RM4 1LT	1	0	0	1	0	0
EPF/0158/15	Winterstoke Bury Road Seward	0	0	0	0	0	0
EPF/1076/+A2:11 416	Wood Farm Moreton Road Ongar Essex CM5 0EY	3	0	3	0	0	0
EPF/0498/15	Woodberrie Woodbury Hill L	1	0	0	1	0	0
EPF/0410/16	Woodlands 152 High Road C	4	0	0	4	0	0
EPF/2446/15	Woodlands 152 High Road Chig	1	0	1	0	0	0
EPF/0937/12	Woodside Bury Road Seward	1	1	0	0	0	0
EPF/1820/14	Woodside Bury Road Waltham	1	1	0	0	0	0
EPF/2719/13	Woodside Farm Stapleford Road Stapleford Abbots Romford Essex RM4 1ER	0	0	0	0	0	0
EPF/0652/14	Wren Hall 152A High Street O	2	0	2	0	0	0
EPF/1567/16	Yelverton St Leonards Road Na	0	0	0	0	0	0
Total			298	692	551	182	16

1739

Five Year Supply	3196
10% Discount on Existing Commitments	173.9

Five Year Supply including Discount on Commitments	3022.1
Plan Period Supply	10229

Red Text Denotes Changes by SPRU

Those Highlighted in Yellow Denotes instances of double counting



Regulation 19 Detailed Objection to Housing Strategy
Impact for Five Year Housing Land Supply
and Whole Plan Supply
on Behalf of Peer Group PLC

Strategic Planning & Research Unit

APPENDIX B- WHITE MOSS, BUTTERTON LANE, CREWE APPEAL DECISION

(APP/R0660/W/17/3166469)

Appeal Decision

Inquiry held on 8 August, 14 and 15 September 2017

Site visit made on 8 August 2017

by David M H Rose BA (Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 08 November 2017

Appeal Ref: APP/R0660/W/17/3166469

White Moss, Butterson Lane, Barthomley, Crewe, CW1 5UJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Renew Land Developments Ltd against the decision of Cheshire East Council.
 - The application Reference 15/4888N, dated 26 October 2015, was refused by notice dated 15 December 2016.
 - The development proposed is an outline application for the provision of up to 400 residential units.
-

Decision

1. The appeal is dismissed.

Preliminary matters

2. Following the adoption of the Cheshire East Local Plan Strategy (CELPS), on 27 July 2017, and in anticipation of the publication of the annual housing monitoring report 2016-2017, I agreed on the first sitting day to adjourn the inquiry for the preparation of up-dated evidence. The inquiry resumed on 14 September and sat for a further 2 days; written closing submissions followed a prescribed timetable; and the inquiry was closed in writing.
3. On resumption of the inquiry I was advised that a legal challenge had been made against the adoption of the CELPS by a party (unrelated to the current appeal) claiming that the Council had failed to take into account the issue regarding incorrect air quality data. The lodging of a challenge does not change the legal status of the plan.
4. Returning to the appeal proposal, a Planning Obligation by Deed of Agreement under section 106 of the Town and Country Planning Act 1990 (the s106) would secure:- the submission of a phasing plan for the site; the provision of affordable housing; on-site open space; a lowland raised bog restoration scheme; highways provisions; and education contributions. The parties agree that the obligations are necessary to make the development acceptable in planning terms; and they are directly related, and fairly and reasonably related in scale and kind, to the development. The Council has also confirmed that none of the contributions would exceed the pooling restrictions set out in The Community Infrastructure Levy Regulations 2010 (as amended). I find no reason to disagree.

5. In the course of negotiating the s106 the site plan was amended to reflect ownership titles and site plan 1825-106C forms the basis on which the proposal is to be decided.
6. Five reasons for refusing the planning application were originally cited including:- the location of the site within the open countryside; prematurity/ compromise to the emerging Spatial Vision for the Borough; and insufficient information relating to ecological benefits, biodiversity and highways.
7. An ecology statement of common ground confirms, following amendments to the site layout, provision would be made for the appropriate retention and enhancement of Willow Tit habitat and the restoration of retained peat reserves to re-create lowland raised bog habitats; and, based on an alternative surface water management plan, the proposal would not have an unacceptable impact on Oakhanger Moss SSSI and Midland Meres and Mosses Phase 2 Ramsar and local Sites of Biological Importance. A further statement of common ground, highways and transportation, confirms the resolution of related matters. On this basis, the Council no longer pursues reasons for refusal 3, 4 and 5 and I do not address them further.
8. A general statement of common ground confirms a number of topics which are not at issue including:- amenity; noise; air quality; contaminated land; flood risk and drainage; and economic sustainability. It is agreed that the appeal site is located in the open countryside and the proposal would not fall within any of the exceptions permitted by the development plan. Relevant policies are set out with dispute restricted to the weight to be given to CELPS Policies PG 2, PG 6 and PG 7 and saved Policy RES.5 in the Crewe and Nantwich Replacement Local Plan 2011 (C&NRLP).
9. Additionally, a statement of common ground on housing land supply ratifies the base date for assessment; the relevant 5-year period; the base annual requirement (x5); the accumulated backlog; the backlog to be addressed over an 8-year period ('Sedgepool 8') as endorsed by the Inspector examining the CELPS (the examining Inspector); and the application of a 20% buffer. It is the extent of the deliverable supply which is in dispute with the Council claiming 5.45 years¹ compared with the appellant's contention of 4.65 years.
10. The Council also confirms, in light of the adoption of the CELPS, that the allegation of prematurity in reason for refusal 2 is withdrawn.

Main issues

11. The main issues, in light of the recent adoption of the CELPS, are:-
 - (a) can the Council demonstrate a realistic and deliverable 5-year supply of housing land based on the Housing Monitoring Update (August 2017 – Base date 31 March 2017) having particular regard to the methodology used to forecast supply and the predicted delivery of selected sites;
 - (b) if the Council is unable to show a 5-year supply of deliverable housing sites, what measures and timescale would be available to address the situation;

¹ Reduced to 5.42 years following concessions made during the housing supply round table discussion

- (c) the implications of the proposed development for the settlement hierarchy, spatial distribution of development and the protection of the open countryside in light of Policies PG 2, PG 6 and PG 7 of the CELPS and saved Policy RES.5 in the C&NRLP;
- (d) the extent to which the proposal might contribute to 5-year supply and the weight to be attached; and
- (e) the overall planning balance in light of whether or not relevant policies for the supply of housing are up-to-date.

Reasons

Issue (a): housing land supply

12. The examining Inspector, in endorsing the Council's assessment of the delivery of its housing land supply, acknowledged that much detailed work had been undertaken in assessing the deliverability of strategic sites and confirmed that he saw no fundamental constraints which would delay, defer or prevent the implementation of the overall housing strategy with its mechanism of meeting past under-delivery within an 8-year period.²
13. However, the evidence base, since the examination and adoption of the plan, has advanced by a year as a result of the recently published Housing Monitoring Update referred to above. In effect, this provides a basis for gauging whether or not committed and proposed housing sites have come, or are coming, forward in line with the anticipated timescale and housing trajectory on which the examining Inspector based his conclusions. The differences between the parties are twofold in terms of an 'in principle' matter of methodology and the 'performance' of a number of specific sites.
14. In terms of the 'in principle' matter, the Council relies on its long-term work of appraising thousands of sites over a period of some 10 years, whereas the appellant provides a more immediate 'snapshot' with very different conclusions. Although it might be anticipated that greater credibility could be given to the Council's stance, in light of its more extensive analysis and endorsement by the examining Inspector, the absence of any formally published data, and ability for transparent analysis, is a fundamental drawback. Nonetheless, the appellant's assessment, whilst claiming to represent the situation in East Cheshire now, needs further critical consideration as set out below.
15. Looking first at the lead-in times for strategic sites, the Council relies on an average period of 2.5 years based on past performance. The counter evidence of the appellant of some 4 years for strategic site commitments (at 31 March 2017) shows a rounded average of 3 years in the planning system; and a further period of 13 months (ranging from 5 months to 21 months) before the first completion of homes on sites with more than 150 dwellings. The submission of a full application, without a preceding outline application, lies some 18 months in the planning process and a subsequent period of 14 months before the first completion of new homes.

² Inspector's report paragraphs 68 - 70

16. Lead-in times are likely to be influenced by a number of factors, including the efficiency of the Council's development management function; negotiations on planning obligations; the marketing and sale of non-developer owned sites; the preparation of reserved matters applications; the discharge of pre-commencement conditions; and developers' building and marketing programmes. The site-by-site and stage-by-stage evidence provided by the appellant was effectively unchallenged other than by the qualification of it being of limited value due to its assessment at a single point in time.
17. That proviso may have some merit if the deviation from the long-term average could be explained by particular unusual circumstances. Without that, and given the manner on which the CELPS relies on the wider view of delivery, it is incumbent to assess whether the assumptions behind the plan are currently materialising as anticipated by the examining Inspector. To my mind, the up-to-date evidence showing the current performance of major development sites seriously undermines the much wider historic view promulgated by the Council.
18. Any deviation in lead-in times is likely to have potential consequences for the housing trajectory. The basis of the CELPS is to fully meet past under-delivery of housing within a period of 8 years which, according to the examining Inspector, would require some 2,940 dwellings/year (including buffer) over the next 5 years. He noted that this would be ambitious, but realistic and deliverable, as well as boosting housing supply without needing further site allocations.³
19. The related housing trajectory showed significantly increased rates of housing completions between 2016/17-2024/25, ranging from 2,000 - 3,500+ dwellings/year. The Inspector confirmed that this would provide a realistic, deliverable and effective supply of housing land, to fully meet the objectively assessed housing requirement, with enough flexibility to ensure that the housing strategy is successfully implemented.⁴
20. In terms of the housing trajectory, the Council confirmed that Sedgemoor 8 would run from March 2017, rather than March 2016, effectively amounting to a 9-year period for dealing with under-delivery. Even then, the accumulated figure was agreed to be 'not unsubstantial' and to my mind a considerable task lies ahead in accelerating the delivery of the new homes needed across the Borough.
21. Further illustration can be gained from analysis of delivery from the base-date of the CELPS (2010/11) and the failure to achieve the objectively assessed need of 1,800 dwellings/year in any annual monitoring period. In this regard, completions in the first 4-year period to 2013/14 fell considerably short and, even with a steady increase thereafter, each successive year failed to attain the requirement.⁵ This amounts to a deficit of 5,365 dwellings since 1 April 2010.⁶

³ Inspector's report paragraph 72

⁴ Inspector's report paragraphs 75 & 76

⁵ Completions from 2010/11 – 2016/17:- (659);(778);(614);(713);(1,236);(1,473);(1,762)

⁶ Housing Monitoring Update August 2017 – Table 3.1

22. The delivery of 1,762 dwellings in 2016/17 has to be set against the 2016 trajectory and its anticipation of 2,955 units. The more recent trajectory is also materially different from its predecessor in that delivery for 2017/18 is predicted to be 3,373 (rather than 2,549); with a lower figure of 3,032 (3,501) in 2019/20. The anticipated completions for 2017/18 look particularly challenging as they would be almost double the earlier year.
23. Whilst much criticism was made of the Council's predictive ability, housing trajectories are fickle by nature, subject to external influences and they cannot be expected to foretell with precision. Nonetheless, deviation from the trajectory demands analysis with a view to assessing the degree and nature of any intervention required to ensure that housing delivery remains on track. Indeed, the examining Inspector confirmed that much will depend on whether the committed and proposed housing sites come forward in line with the anticipated timescale and amended housing trajectory.
24. Although the assumed delivery rates have already failed, it is important to seek to understand the underlying causes and to identify what remedial steps might be required. In this regard, the delays in completing the examination of the CELPS and the trigger of adoption for releasing sites for housing development may well have had a considerable inhibiting influence. The existence of a recently adopted plan, and the certainty which that provides in identifying strategic sites and strategic locations in particular, should afford the impetus for boosting the supply of housing consistent with the thrust of the National Planning Policy Framework (the Framework).
25. The fact that delivery has been constrained and sluggish is but one side of the overall equation. In this regard, the CELPS allocates almost 1,000 hectares of land (excluding 3 Strategic Locations) for housing development; and, at July 2017, committed sites amounted to over 1,360 hectares.⁷ Some 18,555 homes have been earmarked for the Strategic Sites and Locations; 8,904 of these have planning permission; and 5 sites were under construction at 31 March 2017.
26. It can also be seen that the level of commitments has increased over the last year by 3,157 units (19%) and over 20,000 units have the benefit of planning permission or a resolution to grant planning permission.⁸ In combination, there is a substantial source of supply in a choice of locations, although sites with a resolution to grant must be treated with some circumspection given the evidence on known delays in concluding planning obligations and/or discharging pre-commencement conditions.
27. In terms of delivery, in 2017/18 the prediction of 3,373 units is supported by a forecasting schedule of committed sites with the anticipation that performance below trajectory in 2016/17 will be compensated by some completions moving back into the succeeding year rather than being lost from supply. Although, DCLG⁹ data for the first quarter of 2017/18 indicates 380 completions (1,520 annualised), evidence provided by the Council demonstrates that the 'live tables' can result in under-recording.¹⁰ Nonetheless, the Council's calculations rest or fall on its methodology as debated above and further assumptions about build-rates and deliverability ('performance') discussed below.

⁷ Including sites with homes already constructed but excluding completed sites

⁸ Housing Monitoring Update August 2017 – Table 4.1

⁹ Department for Communities and Local Government

¹⁰ Sophie Williams Appendix 9

28. These can be best assessed by reference to the table of disputed sites provided by the parties and whether or not the Council's revised assessment of 16,057 deliverable units (a 5.42 year housing land supply) is robust. The loss of 1,233 units from the schedule would reduce supply to 5 years.
29. Starting with land off Dunwoody Way, Crewe (ref 1934), the absence of ongoing development since December 2013, and any perceived real intentions, indicate a stalled site and 29 units should be deducted.
30. Delivery of the Chelford Cattle Market site (ref 3175) is reliant on intended purchase by a national house-builder in February 2018. The expectation of first occupations a year later is unrealistic given the need to seek planning permission and to commence development. Even if one were to assume an immediate submission of a full application for planning permission, a minimal period for its determination, the average lead-in time thereafter and the proffered build-rates, probability suggests that delivery would be unlikely to begin much before 2020/21 resulting in a shortfall of some 26 units.
31. Elmbank House, Sandbach (ref 5899) has an improbable trajectory in view of the site specific circumstances. The appellant's predicted loss of 13 units is more robust.
32. Land off Church Lane, Wistaston (ref 5672) has outline planning permission. If an application for the approval of reserved matters were to be positively determined by April 2018 (assuming speedy resolution), the earliest anticipation of completions would be at least a year later resulting in a conservative loss of 15 units and potentially 30 units.
33. In relation to land south of Old Mill Road, Sandbach (ref 2612), the parties disagree by a matter of 6 months and there is no clear resolution either way from the information before me. The site is either deliverable as predicted by the Council or at worst 15 units might be lost.
34. The Council's assumption of half-year delivery in 2018/19 for land off London Road, Holmes Chapel (ref 5709) appears unlikely given the need to resolve a floorspace issue through a section 73 application and thereafter to obtain reserved matters approval and to commence development. A delay of 12 months appears entirely predictable, thus removing 30 units from the 5-year supply.
35. The completion of units in the second half of 2018/19 on land off Abbey Road, Sandbach (ref 4725), given the absence of house-builder involvement and the need for reserved matters approval, suggests that output from this site would be some 6 – 12 months later than envisaged with a deduction of 15 – 30 units.
36. Victoria Mills, Holmes Chapel (ref 406) is a working employment site requiring relocation of a substantial employer and, despite measures to keep the outline permission alive, there is no evidence of realistic progress to suggest that houses could be completed in the second half of 2018/19. Indeed, there is scant indication of the site being available now for housing development and, despite the appellant's inclusion of 15 units from 2021/22, I consider that the site, and its 105 anticipated dwellings, should be removed.

37. The redevelopment of The Kings School, Macclesfield (ref 4302) is dependent on the relocation of the school to a new site, with some uncertainty around the date on which this would be achieved. With an understandable preference for transfer between school years, vacation of the site by September 2020 appears more likely than the original best case of January 2019 given that work on the new school did not commence at the earliest date anticipated. Even with planning permissions in place and the involvement of the Homes and Communities Agency, the delivery of new homes before 2021/22 would be unlikely. This would amount to a loss of an additional 15 units over and above the local planning authority's concession. Land east of Fence Avenue, (ref LPS14) is similarly constrained with a further debit of 15 units.
38. Land to the north of Moorfields, Willaston (ref 2896), with outline planning permission, a reserved matters application pending and an identified developer, could start to deliver from the Autumn of 2018 albeit any slippage would suggest delivery from 2019/20 in which case 15 units might be lost.
39. Land off East Avenue, Weston (ref 4572), without a reserved matters submission, has an unlikely prospect of completions from the second period of 2018/19 and a later start would result in the loss of 10 – 25 units depending on the timing of any reserved matters application.
40. Danebridge Mill, Congleton (ref 4849) has a capacity of 14 units. Although the outline planning permission has expired, it was extant at the base date for the Monitoring Update and its inclusion is appropriate.
41. Moving on to the Strategic Sites, Leighton, Crewe (ref LPS5) was the subject of a resolution to grant outline planning permission in February 2017; the s106 has not been signed; and there is no identified developer. On this basis, the prospect of delivery in 2019/20 is unclear which would justify a loss of 30 units. In addition, whilst it might be anticipated that a site with some 500 homes would have 2 outlets, whether or not this would materialise from the outset is far from certain. This could result in the deduction of a further 40 units.
42. Phase 1 Basford East, Crewe (ref LPS2), a site of 490 dwellings, is yet to be sold although it is said that an application for reserved matters is to be expected and the owner is confident of development from 2019/20. Given the uncertainties, a degree of caution is required which would result in the loss of 15 units. Again, whilst 2 developers might be anticipated, the current doubt indicates the removal of a further 20 units.
43. Phase 2 of the above is currently hindered by a safeguarding objection in relation to HS3 and access to the site. However, the Council appears to have been cautious, based on the information available to the authority, in its anticipation of development from 2020/21. No deduction is warranted.
44. Parkgate Industrial Estate, Knutsford (ref LPS37) is located within a high value market area with pent up demand. Despite the landowner's stated commitment to bring forward the site, and the grant of outline planning permission in June 2015, no apparent progress has been made in its disposal to a developer. Without convincing evidence, a standard build rate of 30 dwellings/year should be assumed; and the likelihood of a full year of completions from 2019/20 appears dubious. This would result in the loss of 60 units, which might be reduced to 45 if imminent progress were to be made on disposal and the submission of reserved matters.

45. Glebe Farm, Middlewich (ref CS20) has a lengthy history with a resolution to grant outline planning permission in April 2014; the s106 has not been concluded; and substantial monies are required towards the Middlewich Eastern Bypass. With the level of uncertainty, it would be prudent to anticipate 15 dwellings in 2020/21 rather than 30; and for a site with potential for 450 units it would not be unreasonable to expect the prospect of 2 outlets from the relatively distant horizon of 2021/22.
46. Leighton West, Crewe (ref LPS4) has been the subject of pre-application discussions with 2 house-builders. The anticipation of an outline application in September 2017 looks unlikely with scoping requests outstanding. The Council's expectation of completed homes from 2019/20 appears unduly hopeful and at the very best 2020/21 might be achievable. Even then, it has to be acknowledged that this might be optimistic applying the appellant's lead in times. Given dual interest, and the lengthy time horizon, it would not be unreasonable to expect 2 outlets from the point of commencement. This would result in the loss of 35 units at best and 105 at worst. In terms of the 25 units allocated on that part of the site controlled by Engine of the North, without compelling evidence to the contrary, it would not be unrealistic to expect a modest number of dwellings in 2021/22.
47. Crewe Green (ref LPS6) has not progressed as predicted and the first step will be the anticipated imminent determination of an application for a new roundabout, followed by a full application for residential development. Even if details are approved in the summer of 2018, first completions would not occur until at least a year later resulting in the deduction of 20 dwellings (based on 40 units/year); and, if the determination of the application is no better than the appellant's average, a further 20 would be lost. There is nothing to support or gainsay the Council's assessment of 40 units, rather than 30 units/year, as the authority has had the advantage of pre-application discussions with a known developer.
48. South Cheshire Growth Village, Crewe (ref LPS8) does not have planning permission; no apparent steps have been taken to promote and progress the site; and the Council has failed to illicit response from the landowner/promoter. The expectation of full delivery from 2 outlets in 2020/21 seems highly speculative and a more prudent approach would anticipate completions from the following year onwards, with a loss of 80 units. Two outlets at that stage would not appear unreasonable.
49. The remainder of Shavington/Wybunbury Triangle (ref LPS9) is a remnant of a larger site currently delivering houses. It has potential for up to 36 units and there is nothing to show that it would be incapable of delivery towards the end of the 5-year period.
50. Broughton Road, Crewe (ref LPS11) is one of 3 fields allocated for development with the other 2 under construction. Anticipation of development towards the end of the 5-year period would not be unrealistic.
51. Whilst South Macclesfield Development Area (ref LPS13) has a long history of inactivity, a resolution to grant planning permission was made in August 2017 for a mixed use project including up to 950 dwellings. The s106 awaits signature; and the site is not without complexities of remediation, stabilisation and dewatering. Moreover, without identified developers, delivery in 2019/20 seems a remote possibility and it would be preferable to assume, at best, delivery from 2021/22 with a loss of 120 – 180 units.

52. Gaw End Lane, Macclesfield (ref LPS17) is a site which was released from the Green Belt on adoption of the CELPS. A major house-builder anticipates the submission of a planning application towards the end of 2017 with delivery expected soon thereafter. Although the Council estimates delivery from the second half of 2019/20, such a timescale is likely to be unduly tight with 2020/21 a more likely prospect with the loss of 15 dwellings. The expectation of 50 units per annum, based on the developer's track record, is not an unreasonable proposition.
53. The development of Congleton Business Park Extension and Giantswood Lane to Manchester Road (refs LPS27 and LPS29) is dependent on the construction of the Congleton Link Road with anticipated completion by mid-2020. Whilst house-building might begin in advance of the opening of the road, it would be more realistic to expect completions from 2021/22 resulting in the loss of 110 and 50 dwellings respectively.
54. Giantswood Lane South, Congleton (ref LPS28) is an adjunct to an active site and delivery of 45 units could take place by the end of the 5-year period.
55. North Cheshire Growth Village (ref LPS33) is allocated for 1,500 units. The timescale envisages the adoption of a Masterplan/SPD by early 2018; the submission of a planning application soon thereafter; and a start on site and primary infrastructure in spring 2019. At the very best, completions could not be expected before 2020/21, as forecasted by the Council, but the prospect of 4 outlets delivering 150 units/year from the outset appears highly optimistic. It would be prudent to discount a minimum of 100 units.
56. Land north of Northwich Road and land west of Manchester Road, Knutsford (ref LPS36) is an allocated site (3 separate parcels) awaiting permission and market disposal. Although the site lends itself to multiple outlets, completions in 2019/20 would be overly ambitious with a more realistic prospect of delivery 6 – 12 months later justifying the removal of 45 – 80 units.
57. Land south of Longridge (ref LPS38) is expected to deliver from 2019/20. The submission of a planning application relies on the sale of Council owned land with a decision expected in October 2017 and, at best, a lead in time of 2 years. A modest deduction of 15 dwellings would be warranted.
58. Brooks Lane, Middlewich (ref LPS43) was the subject of an undetermined planning application including 137 dwellings at the time of the CELPS examination. The application was refused recently and progress now appears to depend on the preparation of a Masterplan (anticipated early 2018) and the submission of a further application. Delivery in the second half of 2020/21 cannot be confidently assumed and slippage by 12 months would seem prudent amounting to the loss of 30 units.
59. Finally, it is anticipated that a full application will be made for up to 150 homes at Heathfield Farm, Wilmslow (ref LPS57) and 2 developers have already commenced preliminary marketing. Nonetheless, the prospect of initial delivery in 2018/19 looks unduly challenging and the probability is commencement 6 – 12 months later, resulting in the loss of 15 – 30 units.
60. From the foregoing, it is apparent that a significant number of dwellings included in the Council's 5-year supply are at risk of failing to materialise within the timeframe identified, amounting to some 1033 – 1363 dwellings as set out in the following table:-

Site Ref	Loss	Site Ref	Loss	Site Ref	Loss
1934	29	LPS14	15	LPS8	80
3175	26	2896	0-15	LPS13	120-180
5899	13	4572	10-25	LPS17	15
5672	15-30	LPS5	30-70	LPS27/29	160
2612	0-15	LPS2	35	LPS33	100
5709	30	LPS37	45-60	LPS36	45-80
4725	15-30	CS20	15	LPS38	15
406	105	LPS4	35-105	LPS43	30
4302	15	LPS6	20-40	LPS57	15-30
Sub Totals	248-293		205-380		580-690
Total					1033-1363

61. This would, at best, provide the Council with headroom of 200 units; and a supply of 5.07 years.¹¹ At worst, there would be a deficit of 130 dwellings and a supply of 4.96 years.¹² To my mind, even though the calculated supply includes a 20% buffer, the 5-year supply should be considered to be marginal and, potentially, in doubt.
62. Therefore, on the basis of the fact specific evidence before me, and the illustrated risk of available housing supply falling slightly below the 5-year requirement, I cannot determine with confidence that a marginal best case excess amounts to a sufficiently robust supply of specific deliverable sites. Given the importance of the 5-year baseline, and the aim to significantly boost the supply of housing, I conclude that it would be both cautious and prudent in the circumstances of this case to regard policies for the supply of housing to be considered not up-to-date, thus engaging the tilted balance of paragraph 14 of the Framework.

Issue (b): measures to address any shortfall

63. The examining Inspector rejected the notion of allocating additional sites or identifying reserve sites as a measure of providing increased flexibility in housing provision; and indicated that further sites may come forward in the Sites Allocations and Development Policies Development Plan Document (SADPPDP) and future neighbourhood plans.¹³ These would be medium term measures to address any shortfall.
64. The CELPS sets out arrangements for the production of an annual Authority Monitoring Report with measurable indicators and consideration of appropriate action, including a review or partial review of the Local Plan Strategy.¹⁴ This should be regarded as medium to long-term measure.

Issue (c): settlement hierarchy, spatial distribution of development and the protection of the open countryside

65. Starting with the development plan, Policy PG 2 of the CELPS establishes a hierarchy of settlements. The appeal site is located in 'Other Settlements and Rural Areas'. The plan explains:- *'In Local Service Centres and other settlements and rural areas, the Local Plan Strategy approach is to support an appropriate level of small scale development that reflects the function and character of individual villages. Small scale growth may be appropriate where it supports the creation of stronger local communities and where a clear need exists, which is not*

¹¹ $16,151 - 94 - 1033 = 15024 \div 2965 = 5.07$

¹² $16,151 - 94 - 1363 = 14694 \div 2965 = 4.96$

¹³ Inspector's report paragraph 74

¹⁴ CELPS Chapter 16

more appropriately met in a larger nearby settlement. Development will be restricted to locations well related to the built-up extent of these settlements. The identification of such sites will [sic] achieved through the allocation of suitable sites and/or the designation of settlement boundaries addressed as part of the Site Allocations and Development Policies Development Plan Document and/or Neighbourhood Plans where these come forward'.

66. Alsager is a 'Key Service Centre':- *'Locating the majority of new development needs in, on the edge of, or close to the borough's Principal Towns and Key Service Centres will enable the maximum use of existing infrastructure and resources and allow homes, jobs and other facilities to be located close to each other'*
67. In turn, Policy PG 6 defines 'Open Countryside' as the area outside any settlement with a defined settlement boundary. In common with C&NRLP saved Policy RES.5, development is to be restricted other than in defined circumstances, none of which apply to the appeal proposal. The CELPS confirms that settlement boundaries are defined in saved policies of the constituent former authorities now comprising Cheshire East and these will remain, generally, unchanged until detailed boundaries are established in plans yet to be prepared.
68. The spatial distribution of development is set out in Policy PG 7 with some 40 hectares of employment land and 2,000 new homes attributed to Alsager. The Other Settlements and Rural Areas are set to accommodate about 69 hectares of employment land (including 61 hectares at Wardle) and 2,950 new homes (including 200-300 new dwellings at Alderley Park).
69. In accordance with s38(6) of the Planning and Compulsory Purchase Act 2004, the appeal must be determined in accordance with the development plan unless material considerations indicate otherwise. In this regard, historic settlement boundaries have been carried forward into the CELPS other than where modifications have been made to incorporate strategic allocations. It is common ground that settlement boundaries will need to be comprehensively reviewed as part of the SADPPDP.
70. Holding the view that the thrust of Policies PG 6 and RES.5 is consistent with the Framework's recognition of the intrinsic character and beauty of the countryside, the inescapable fact remains that considerable development has been sanctioned outside settlement frameworks. Although the adoption of the CELPS gives some support and rationale for the current lacuna, and a process for review and updating, the situation is largely 'make-do and mend'.
71. Whilst this has provided a workable solution of notional development limits, with the anticipation that recently allocated sites adjoining historic settlement boundaries will ultimately be embraced by an extended edge and some built-up areas might be the subject of expansion as part of the SADPPDP, the established settlement frameworks are, in practice, generally out of date.
72. This conclusion takes on greater materiality in circumstances where the local planning authority is unable to demonstrate a robust 5-year housing land supply insofar as the weight to be attributed to the settlement boundaries, and any infringement of them, diminishes.

73. In terms of the weight to be attached to the breach of the settlement boundary, it is claimed that the proposal would be an obvious extension to Alsager, in that it adjoins Phase One of White Moss Quarry which is allocated for residential development (ref LPS 20) as an adjunct to the town, consistent with the role of Alsager as a Key Service Centre. However, that might be said of any greenfield site on the edge of the settlement either as it currently exists or as proposed to be enlarged.
74. In addition, whilst it is contended that the only reason why the appeal site was not allocated for development was because it was not needed, the words of the examining Inspector in relation to this 'omission' were that it was '*..... not necessary or appropriate at this stage*', in the context of it being over and above the housing allocations promoted by the Council.¹⁵
75. It is evident that the appeal site, as a working quarry, would only take on the character and amenity of open countryside following its restoration. Although no landscape harm is alleged, which is a factor of some considerable importance, the proposal would remain in conflict with the development plan and with one of the Framework's core planning principles that '*planning should be genuinely plan led they [plans] should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency*'.
76. Moving on to the spatial vision, the examining Inspector endorsed the spatial distribution of development:- '*..... [it] represents a realistic, rational and soundly-based starting point it is justified by a proportionate evidence base it is also based on sound technical and professional judgements and a balancing exercise, which reflects a comprehensive and coherent understanding of the characteristics, development needs, opportunities and constraints of each settlement I conclude that the Spatial Distribution of Development and Growth is appropriate, effective, sustainable, justified with robust evidence and soundly based, and fully reflects the overall strategy for the Plan*'.¹⁶
77. Whilst the proposal would entail a substantial increase in the number of homes to be built on the edge of Alsager, there is nothing to suggest that such an increase could not be accommodated in principle and that potentially adverse effects on local services and infrastructure could not be mitigated through the s106.
78. In addition, although the proposal would absorb a significant slice of the development to be shared across the Other Settlements and Rural Areas, accounting for 400 of only some 617 dwellings to be allocated in the remainder of the plan period, it would not necessarily deny development elsewhere as the identified figure of 2,950 homes is not intended to act as a ceiling. Furthermore, Alsager itself is recognised to be a sustainable location for development with access to a variety of services, facilities and public transport consistent with its role.
79. The effect of adding up to 400 additional houses to a modest sized settlement, where Policy PG 7 anticipates around 40 hectares of employment land and 2,000 new dwellings (of which only 13 remain to be identified), could lead to an imbalance between housing and employment provision; and that imbalance could lead to increased, unsustainable, out-commuting. Whilst the proposition may be credible, no demonstrable evidence was put before me to support and justify such a stance.

¹⁵ Inspector's report paragraph 202

¹⁶ Inspector's report paragraphs 83 and 92

80. Nonetheless, it is worthy of note that the examining Inspector found the Council's Spatial Distribution Report to be *'..... the only evidence that comprehensively addresses all the relevant factors relating to a soundly-based spatial distribution of development'*¹⁷

Issue (d): the contribution of the appeal proposal to 5-year supply

81. The appellant has an agreement with Persimmon, in association with Anwyl, for the development of the Phase One White Moss Quarry land and the appeal site. In addition, the capacity of the Phase One infrastructure has been specified to accommodate the intended second phase. The aim is for Phase Two to deliver up to 100 dwellings in the 5-year period with the potential outlets of Charles Church (Persimmon's executive brand) and Anwyl. It is said that certainty could be provided by imposing conditions on any planning permission to secure the submission of reserved matters within a period of 12 months; and commencement no later than 6 months following the final approval of reserved matters, or by 1 April 2019, whichever is the later.
82. In terms of the logistics of achieving this, with an outline planning permission effective from the date of this decision, 12 months 'grace' for the submission of reserved matters would run until autumn 2018; and, even with timely approval, it would be difficult to envisage commencement on site by spring 2019 which would be the latest prerequisite date if Charles Church is to deliver 25 units in each of the 3 years from 2019/20 and Anwyl is to deliver 25 units in 2021/22 as forecast. Nonetheless, it is acknowledged that any shorter period for the preparation and submission of reserved matters would provide some latitude.
83. It is also relevant to note that the appeal site would need to be restored in accordance with a scheme, either as part of the reserved matters application, or through a separate application, yet to be submitted and approved; and infrastructure within Phase One would have to be programmed to allow commencement of Phase Two in accordance with the stated timescales.
84. Moreover, without any realistic expectation of Phase One being built-out within a period of 5 years, the likelihood would be that both Phase One and Phase Two would proceed in tandem from 2019 if the latter is to make the intended contribution of 100 units. However, no express commitment has been given to the reality and timing of 2 sales outlets; and the extent to which a common presence, albeit with Persimmon operating under a different marque, might result in inhibiting competition is unclear.
85. Even if I were to accept the reality of delivering the proffered 100 new dwellings, and the inclusion of much needed affordable housing, as a contribution to 5-year supply, the benefit would be offset by the consequential commitment of up to a further 300 dwellings in a location at odds with the settlement hierarchy and spatial distribution of development set out in the CELPS.

¹⁷ Inspector's report paragraph 84

Issue (e): the overall planning balance

86. Starting with the development plan, despite the legal challenge, the appellant has not sought to refute the presumption of regularity. Although the challenge is a material consideration, it is a factor of very little weight at the most at the present time.
87. The Framework sets out the importance of local planning authorities being able to demonstrate a 5-year supply of specific deliverable housing sites. Whilst much analysis has underpinned the recent adoption of the CELPS, and its affirmed supply of 5.3 years, the base data has now rolled forward by a year with the publication of the Housing Monitoring Update 2017.
88. The assessment of a 5-year supply is by no means an exact science and it requires forethought and professional judgement. The local planning authority has the benefit of long-term statistical data, extensive local knowledge and regular dialogue with landowners and/or developers. However, the exercise undertaken by the appellant, although considerably more limited in scope, calls into question some of the assumptions made by the Council sufficient to warrant examination of the likely future prospects of a number of identified sites.
89. Moreover, detailed analysis, of those sites on which the parties disagree, confirms a degree of over-optimism on the Council's part and raises doubt about the robustness of its 5-year supply. In this regard, delivery has continued to lag and considerable improvements will be required to achieve the necessary number of completions. Nonetheless, the adoption of the CELPS has seen the release and confirmation of sites for development; and there has been a notable increase in the number of new homes with planning permission or with a resolution to approve.
90. Overall, the question mark hanging over the 5-year supply has to be seen in this wider context and, on the basis of the appellant's one-year exercise, it is too early to assess whether or not the assumptions on which the CELPS is based are robust. Nonetheless, it would be prudent on the fact specific circumstances of this case to consider relevant policies for the supply of housing to be on the cusp of being considered not up-to-date and, as a precaution, to apply the tilted balance of paragraph 14 of the Framework.
91. Although the CELPS does not have any immediate compensatory mechanism for under-delivery, the plan, in common with good practice, sets out monitoring mechanisms with the intention of any necessary remedial steps being undertaken through the plan making process. Nonetheless, these are only likely to be effective in the medium to longer term and would not offer early remedy to any notable shortfall.
92. In terms of the relevant development plan policies, in the absence of a 5-year supply, existing, generally long-established and dated settlement boundaries, albeit sanctioned by the CELPS pending review, should be considered to be out of date. On this basis, limited weight applies to the identified conflict with CELPS Policy PG 6 and C&NRLP Policy RES.5.
93. Despite the proximity of the appeal site to the existing and likely future settlement boundary of Alsager, the proposal would be in conflict with CELPS Policy PG 2 and its defined hierarchy of settlements. Although it is not

alleged that the proposal would cause harm to the character and appearance of the countryside, there would, nonetheless, be a fundamental policy objection in that it is intended that development in Other Settlements and Rural Areas should be small in scale. The policy is consistent with the Framework's intention that planning should be genuinely plan led and that planning should take account of the different roles and character of different areas. I give substantial weight to the conflict with this policy.

94. Policy PG 7 sets out a spatial distribution for new development, with indicative levels of new housing and employment. Although the local planning authority could not identify any tangible harm arising from the proposal, the erection of up to 400 additional homes in this location would run counter to the comprehensively examined, and the unequivocally endorsed, future development needs and opportunities in the smaller settlements and rural areas across the Borough. Again I find consistency with the Framework and I attribute substantial weight to the conflict identified.
95. The benefits of the proposal would flow from any contribution that it would make to the 5-year housing land supply. Even if the delivery of 100 homes were to take place as predicted towards the end of the relevant period, the contribution would be nominal and a factor of very little weight. Moreover, the potential provision would be tainted by an excess, beyond the immediate 5-year period, of up to 300 dwellings in conflict with the settlement hierarchy and spatial distribution of development set out in the CELPS. On this basis, I consider that the overall weight to be given would therefore be very small, especially in light of the marginality of any forecast in shortfall and the inevitable and unavoidable inexact nature of the forecasting process.
96. Although the proposal would not provide affordable housing above that required by policy, or above the level expected on other sites, such provision would be a tangible benefit against identified need. There is no suggestion that the contribution, if lost, would be made up from other development, and I find this benefit merits significant weight.
97. The proposal would also lead to some economic benefits in terms of employment and increased local spending. Whilst this could not be quantified, it is nonetheless a factor of moderate weight.
98. In the final balance, the conflict with Policies PG 2 and PG 7 of the recently adopted CELPS, and also with Policies PG 6 and RES.5, as described above, provides the totality of the planning harm. Paragraph 14 of the Framework indicates that where relevant policies in the development plan are out of date, in this case arising from the marginality of a sufficiently convincing 5-year housing land supply, planning permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.
99. The totality of the benefits, even with the significant weight to be attached to affordable housing, would carry the penalty of a considerable number of additional houses which would not contribute to the immediate 5-year supply. Overall, I consider that the proposal would be in serious tension with the recently adopted CELPS, and with the development plan as a whole.

The resultant conflict would, by itself, significantly and demonstrably outweigh the benefits of the proposed development. It follows that the proposal would not be sustainable development as defined in the Framework.

100. In reaching this conclusion, I have had regard to all other matters raised, including the case made by the Rule 6 Party and the representations of other interested persons. These include:- the primacy of the CELPS; spatial planning and facilities in and around Alsager; the deliverability of the site and the relationship with the adjoining Phase One site; loss of countryside and ecological impacts; highway problems; drainage; flood mitigation; conflict with earlier requirements for the restoration of the quarry; and adverse impacts from proximity to the M6 motorway. However, I have found nothing of additional materiality to add to my reasons for dismissing the appeal when considered against the identified main issues.

David MH Rose

Inspector

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Reuben Taylor QC	Instructed by: Head of Legal Services
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He called

Sophie Williams BSc (Hons), MAURD, MRTPI	Senior Planning Policy Officer
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Kevin Foster MSc, DipTP	Principal Planning Officer Development Management
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FOR THE APPELLANT:

Paul Tucker QC and Freddie Humpreys of Counsel	Instructed by: Alan S Thornley BA, MCD, MRTPI Director Civitas Planning Limited
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They called

Benjamin Pycroft BA (Hons), Dip TP, MRTPI	Associate Director Emery Planning
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Shaun Taylor BA (Hons), MCD, MRTPI	Director SATPLAN LTD
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FOR RESIDENTS' REPRESENTATION AT WHITE MOSS QUARRY MEETINGS (RULE 6 PARTY):

Sylvia Dyke	Local resident
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INTERESTED PERSONS:

Councillor Philip Williams	Alsager Town Council
Councillor John Hammond	Cheshire East Councillor – Haslington Ward
Councillor Derek Hough	Cheshire East Councillor – Alsager Ward

DOCUMENTS SUBMITTED DURING THE INQUIRY

INQ 1	Statement of Common Ground (Highways) – 13 July 2017
INQ 2	Statement of Common Ground (Housing Land Supply) – 1 August 2017
INQ 3	Statement of Common Ground (Ecology) – 7 August 2017
INQ 4	Statement of Common Ground (General) – 8 August 2017
INQ 5	Statement – Councillor John Hammond
INQ 6	Statement – Councillor Derek Hough
INQ 7	Press Release – Air Quality Monitoring
INQ 8	Statement of Common Ground (Housing Land Supply) – September 2017
INQ 9	Letter from appellant re phasing – 13 September 2017
INQ 10	Letter from Persimmon re phasing – 13 September 2017
INQ 11	Opening submissions on behalf of the Appellant
INQ 12	Opening submissions on behalf of the Local Planning Authority
INQ 13	Community Infrastructure Levy Regulations 2010 Compliance Statement
INQ 14	Final Notes for White Moss Appeal (Councillor Derek Hough)
INQ 15	Policy Extracts from Cheshire East Local Plan
INQ 16	Homework items requested by the Inspector during housing supply round table discussion
INQ 17	List of draft conditions
INQ 18	Planning Obligation by Deed of Agreement under Section 106 of the TCPA Act 1990 (Dated 15 September 2017)
INQ 19	Electronic link to Cheshire East Local Plan
INQ 20	Closing Statement – Sylvia Dyke
INQ 21	Closing Submissions on behalf of the Local Planning Authority & Perry v Hackney [2014] EWHC 3499 (Admin)
INQ 22	Closing submissions on behalf of the Appellant & updated table following housing supply round table discussion



Regulation 19 Detailed Objection to Housing Strategy
Impact for Five Year Housing Land Supply
and Whole Plan Supply
on Behalf of Peer Group PLC

Strategic Planning & Research Unit

APPENDIX C- WOODLANDS, 152 HIGH ROAD, CHIGWELL APPEAL DECISION

(APP/J1535/W/17/3174835)

Appeal Decision

Site visit made on 22 August, 2017

by S. J. Buckingham, BA (Hons) DipTP MSc MRTPI FSA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 26th September, 2017

Appeal Ref: APP/J1535/W/17/3174835

Woodlands, 152 High Road, Chigwell, IG7 5BQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr A Breedon, Islandbridge Properties Ltd. against the decision of Epping Forest District Council.
 - The application Ref: EPF/3398/16 dated 21 December, 2016 was refused by notice dated 29 March, 2017.
 - The development proposed is revisions to applications numbered EPF/0410/16 and EPF/2246/15 for amended vehicle access and erection of 9 apartments.
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Decision

1. The appeal is allowed and planning permission is granted for revisions to applications numbered EPF/0410/16 and EPF/2246/15 for amended vehicle access and erection of 9 apartments at Woodlands, 152 High Road, Chigwell, IG7 5BQ in accordance with the terms of the application Ref: EPF/3398/16 dated 21 December, 2016 subject to the conditions set out in the Schedule to this Decision.

Preliminary Matters

2. The Council has drawn my attention to its Draft Local Plan for consultation, although this is at a relatively early stage in its preparation, and its policies may be subject to change. This therefore diminishes the weight I can attach to its policies, and I have therefore considered this appeal in the light of the policies contained within the Local Plan and Alterations 2006 (the LP).

Main Issue

3. The main issue is whether the development would protect the character of the area in terms of residential mix.

Reasons

4. No 152 High Road is a large house with a large garden set on a residential stretch of the High Road. The garden in this property is L-shaped, with an arm extending to the rear of the adjoining property, No 154, and containing a sunken tennis court. The garden backs onto Chigwell Golf Course.
 5. The site benefits from a previous approval Ref: EPF/0410/16, to demolish the existing house and replace it with a building in the form of a large house and comprising five flats, and a previous approval Ref: EPF/2246/15 for a large
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house to the rear of the site on the former tennis court. The current application seeks revisions to these approvals to create minor alterations to the access to the frontage block, and to create four flats in the building to the rear, while retaining its approved form.

6. It is the Council's contention that the character of the area is predominantly one of large detached houses in single family occupation, and that the introduction of a mix of flats and houses would represent an over-intensification of use, which would reinforce and exacerbate a harmful and unsustainable change in the character of the locality.
7. Although the dwellings in the area are largely detached houses set behind substantial front gardens and parking areas, often gated, I noted on site that there are also a significant number of flatted blocks along the High Road, including No 154. They generally have the appearance of large houses. No considerations have been put before me to demonstrate that this form of change is either harmful or unsustainable.
8. Furthermore, a previous appeal decision¹ relating to No 154 has been put before me in which the Inspector noted that although the proposed development in that case would introduce a different form of residential development into the High Road, there were no policies within the Local Plan which prevented decisions being made in favour of apartments in residential areas providing there is no harm to the character and appearance of the area and the requirements of other policies can be met.
9. Other appeal decisions² have also been put in front of me relating to development within the High Road in which the Inspector concluded that the change from a single house to a number of apartments, as many as 12 in both cases, would not be over-intensive use of land and would not be harmful to the character and appearance of the area.
10. The revised proposal would not appear materially different in terms of size, shape, bulk and external appearance to the developments previously proposed. I conclude that they would therefore be of an acceptable quality of design and would not harm the appearance of the area.
11. The buildings would still be in residential use, although there would be a small increase in the number of dwellings to be provided, and all would be in the form of flats rather than large houses. The proposed flats would be relatively generous in size and provided with private balconies and terraces. The development would therefore retain the residential character of the area, and although in a different form from single family houses, would not significantly intensify the residential use of the large site over what was previously approved in terms of the numbers and size of the dwellings to be provided.
12. It does not appear to me that any parking, noise, disturbance and site movements arising from the provision of an additional three dwellings would be significantly greater than those arising from the occupiers of a very large house, who would be likely to comprise a large household.

¹ Ref APP/J1535/A/08/2064435, dated 4 August, 2008

² Ref APP/J1535/A/14/2229418, dated 17 June, 2017; Ref APP/J1535/A/10/2137988, dated 15 February, 2011.

13. Taking these factors and the findings of previous Inspectors into account, I conclude therefore that the proposed development would not have a harmful effect on the character of the area.
14. The Council cites an appeal decision relating to 120 High Road, in which the Inspector concludes that that property is at a transitional point in the street between an area of flats to the north, closer to the tube station, and detached dwellings to the south. However, the area to the south, including the vicinity of the appeal site, also includes flatted blocks, and this does not therefore cause me to alter my conclusion that the area around No 152 would not be unsuited to the proposed development. As each case should be determined on its own merits, I do not consider that this development would necessarily set a precedent for future development in the area.
15. I conclude therefore that the development would not conflict with policy CP2 of Local Plan and Alterations 2006 (the LP), which seeks to safeguard and enhance the setting, character and townscape of the urban environment, nor with policy CP3 of the LP, which seeks to ensure that development respects the character and environment of the locality. Policy CP7 of the LP seeks to make the fullest use of existing urban areas for new development before locations within the Green Belt, including through the use of higher densities where compatible with the character of the area, and it appears to me that the use of this urban land to provide a number of flatted dwellings would more effectively meet the requirements of this policy than would the provision of a mixture of flats and one extremely large family house.
16. Policy DBE11 of the LP has also been put before me by the Council, which relates to the subdivision of residential properties, on the grounds that the development would be equivalent to the conversion of the approved house to flats. The reasoned justification for this policy notes the growing need for small units to meet the increase in the number of small households, and the policy says that the subdivision of residential properties to flats, maisonettes or some other form of multiple occupation will be granted planning permission provided the development will not be likely to result in such an intensification of use which would create an undesirable precedent or detract from the character of the surrounding area. For the reasons give above I conclude that the appeal development would comply with this policy.

Other Matters

17. Neighbouring occupiers have expressed concerns that the development of the building to the rear would be visually intrusive, obstructing views across the golf course from No 154. However this building would differ very little from that previously approved, and due to the change in site levels and to its massing, would still allow for some views from that dwelling.
18. I do not consider that noise pollution or the smell of waste harmful arising from four flats would be materially harmful to the living conditions of the occupiers of adjacent dwellings.
19. It has been pointed out that the location of the building to the rear would be hazardous due to its proximity to the first tee box of Chigwell Golf Club. However I do not consider that this is a consideration of sufficient weight to overcome my conclusion that the appeal should be allowed.

20. The issue of the handling of the application by the Council is not a matter for my determination.

Conclusion

21. The appellant has pointed out that the Council cannot currently demonstrate a five year deliverable housing land supply, and this is not contested by the Council. This means that the provisions of Paragraph 14 of the National Planning Policy Framework (the Framework) are engaged. The presumption in favour of sustainable development means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole, or specific policies indicate that development should be restricted.
22. As, for the reasons given above, I have not found that there would be any adverse impacts arising from the development, and as I have not identified any specific policies indicating that development should be restricted, and taking into account all other matters raised, I conclude that the appeal should be allowed.

Conditions

23. The Council has supplied a list of suggested conditions which the appellant has had an opportunity to consider. I have taken these into account. In the interests of clarity, a condition is added requiring implementation of the development in accordance with the approved plans.
24. Details of materials are reserved by condition in the interests of protecting the character and appearance of the area. A condition requiring that all excavated materials are removed from the site in the interests of controlling alterations to ground levels, also in the interests of the character and appearance of the area.
25. A condition is applied seeking the provision and laying out of parking spaces in the interests of ensuring that there is adequate provision of parking, to avoid parking congestion in the area and harm to highway safety. I note that a condition to this effect is included twice in the Council's list of conditions, but I have added it only once. I have also removed references to the car lift, as none is now proposed.
26. Conditions are applied relating to the provision of a Tree Protection Plan and submission of details of hard and soft landscaping, the replacement of any trees, shrubs or plants that might be lost, and the cutting of trenches and pipe runs, all in the interests of protecting the character and appearance of the area, including through protecting trees on site. As it appears to me that details of no-dig, above ground construction for the driveway and an arboricultural supervision timetable could adequately be secured through the Tree Protection Plan, I have not applied an additional condition in that respect.
27. A condition requiring the submission of the flood risk assessment and management and maintenance plan is attached as the development is located in an area identified as being in a flood risk assessment zone and would be likely to result in increased surface water run-off. A contamination risk assessment, the implementation and verification of any mitigation measures required are also conditioned in the interests of the living conditions of future

occupiers of the development. For the same reasons a condition is added requiring the reporting and remediation of any unexpected contamination that may be uncovered.

28. Hours of construction works are restricted by condition in the interests of the living conditions of neighbouring occupiers, while for the same reason the submission of a Construction Method Statement is also required by condition.
29. Conditions are added relating to the width of the drive and provision of a dropped kerb, removal of the redundant vehicular access, restricting the use of unbound surface material near the highway, and preventing the discharge of surface water onto the highway, all in the interests of highway safety. A condition relating to the provision of a Residential Travel Information Pack is added in the interests of promoting sustainable patterns of travel.

S J Buckingham

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 152HR-E-10, 152HR-E-11, 152HR-E-12, 152HR-E-13, 152HR-E-14, 152HR-E-15, 152HR-E-16, 152HR-E-17, 152HR-E-18, 152HR-P-19, 152HR-P-20, 152HR-P-21, 152HR-P-22, 152HR-P-23, 152HR-P-24, 152HR-P-25, 152HR-P-26, 152HR-P-27, 152HR-P-28, 152HR-P-29, 152HR-P-30, 152HR-P-31, 152HR-P-32.
- 3) No development shall commence until details or samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details or samples.
- 4) All material excavated from the below ground works hereby approved shall be removed from the site.
- 5) No dwelling shall be occupied until space has been laid out within the site in accordance with the approved drawings for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear, and that space shall thereafter be kept available at all times for those purposes.
- 6) No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) shall have been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees shall be carried out as approved.
- 7) No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
 - i) tree planting;
 - ii) earthworks showing existing and proposed finished levels or contours;
 - iii) means of enclosure and retaining structures;
 - iv) vehicle parking layouts;
 - v) minor artefacts and structures;
 - vi) proposed and existing functional services above and below ground;
 - vii) existing features to be retained;
 - viii) plans for planting or establishment by any means and full written specifications and schedule of plants, including species, plant sizes and proposed numbers/densities where appropriate; and
 - ix) an implementation programme.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme.

- 8) Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 9) No trenches or pipe runs for services and drains required to service the development hereby approved shall be cut or laid otherwise than in accordance with BS5837:2012 (Trees in relation to design, demolition and construction – Recommendations).
- 10) A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 11) No development shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:
 - i) a survey of the extent, scale and nature of contamination;
 - ii) the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - adjoining land;
 - ground waters and surface waters;
 - ecological systems; and
 - archaeological sites and ancient monuments.
- 12) No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development or relevant phase of development is occupied.

- 13) Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development or relevant phase of development is resumed or continued.
- 14) Demolition or construction works shall take place only between 07:30 and 18:30 on Monday to Friday and 08:00 and 13:00 on Saturday, and shall not take place at any time on Sundays or on Bank or Public Holidays.
- 15) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - viii) delivery, demolition and construction working hours.The approved Construction Method Statement shall be adhered to throughout the construction period for the development.
- 16) Prior to first occupation of the proposed development, the existing private drive shall be increased to a width of 5.5 metres for at least the first 6 metres from the back of the carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 17) Prior to first occupation of the proposed development, the existing vehicular access to the north shall be permanently closed incorporating the reinstatement to full height of the footway and kerbing.
- 18) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 19) There shall be no discharge of surface water onto the highway
- 20) Prior to first occupation of the proposed development, the developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.



Regulation 19 Detailed Objection to Housing Strategy
Impact for Five Year Housing Land Supply
and Whole Plan Supply
on Behalf of Peer Group PLC

Strategic Planning & Research Unit

APPENDIX D- CORNERWAYS, TURPINS LANE, CHIGWELL APPEAL DECISION

(APP/J1535/W/17/3173140)

Appeal Decision

Site visit made on 11 July 2017

by Simon Warder MA BSc(Hons) DipUD(Dist) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 31 July 2017

Appeal Ref: APP/J1535/W/17/3173140
Cornerways, Turpins Lane, Chigwell IG8 8BA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Unilux Homes Ltd (Mr S Khan) against the decision of Epping Forest District Council.
 - The application Ref EPF/2390/16, dated 8 September 2016, was refused by notice dated 1 March 2017.
 - The development proposed is the demolition of existing dwelling and garage and construction of eight residential units, with associated parking and landscaping.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - the effect of the proposal on the character and appearance of the area;
 - whether the proposal would provide satisfactory living conditions for future occupiers with particular regard to the proposed external space.

Reasons

Character and Appearance

3. The appeal site occupies a prominent location at the junction of Turpins Lane and Manor Road. It accommodates a two storey detached dwelling with a frontage and access onto Turpins Lane. There is a substantial separation between the existing building and 32 Manor Road. The site's Manor Road frontage is enclosed with planting.
 4. The appellant has referred to flats, schools and commercial buildings in close proximity to the site. However, with the exception of the school in Turpins Lane, the prevailing built form in the area which provides the setting for the appeal site comprises single household dwellings. Most are detached and set behind well screened front gardens. Whilst there is some variety in their appearance, typically, they have a suburban character with plain tiled, hipped roofs and elevations finished mainly brickwork. The majority of the buildings are two storeys in height and present a single frontage to the road. Although a number of the dwellings in Manor Road have three storeys, the extra storey is accommodated within the roof space and does not add significantly to the scale
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of the buildings. Whilst, the existing dwelling on the appeal site is smaller than some, its layout, scale and form is generally consistent with the pattern of development in the area. Collectively, the layout, scale and form and appearance of the appeal building and its neighbours contribute positively to local distinctiveness.

5. The proposed apartment building would be three storeys in height, with a contemporary appearance, including a flat roof and a curved corner feature on its front elevation. This feature would sit between elevations presenting angled frontages onto Turpins Lane and Manor Road. The Manor Road frontage would extend to some 1m from the boundary with No 32 at ground floor level. The new building would, therefore, have a significantly larger footprint than the existing building. By virtue of its dual frontage and three storey height, its scale and prominence would also be substantially greater than others in the area, including the larger properties at 32 to 36 Manor Road. I recognise that the front of the new building would follow the Turpins Lane and Manor Road building lines. Nevertheless, the layout, form and scale of the proposed building would be out of keeping with the prevailing pattern of development.
6. The overall height of the proposed building would be no greater than some of its neighbours. Moreover, the upper floors would be stepped back. However, the top of the flat roofed second floor level would be much broader and deeper than the hipped roof forms which characterised the existing building and its neighbours. Consequently, notwithstanding the overall height of the proposed building, its bulk at second floor level would appear considerably greater than neighbouring buildings, including those at 32 to 36 Manor Road.
7. The appellant has referred to examples of flatted developments at Hainault Road, 114-116 Manor Road, 144 Manor Road and 46 Stradbroke Drive. However, my concerns are specific to the appeal site and its immediate surroundings and each of the cited developments is a significant distance from the appeal site. As such, I consider that they do not provide a robust justification for the appeal proposal.
8. Most of the area in front of the new building would be given over to hard surfacing, including parking for eight vehicles. The grassed area in front of the Manor Road elevation would be too narrow to offer meaningful visual relief or provide an attractive setting for the proposed building. The boundary planting around the roadside boundaries of the site would filter views of the hard surfacing and parked cars to a degree. However, I consider that the space available would not be deep enough for the planting to provide an effective screen. Nor would it prevent views through the proposed access. I recognise that there is extensive hard surfacing in front of some other properties in the area. However, none are as prominently located or extend across two frontages in the same way as the appeal proposal.
9. These considerations are reflected in the density of the proposed development, which the Council puts at 80 dwellings per hectare, compared with the prevailing pattern of development which is closer to 30 dwelling per hectare. The intensity of the proposed built development accentuates the contrast between the domestic, suburban form and materials of adjoining buildings and the more angular and assertive appearance of the proposed building. In addition, the proposed fenestration, including the full height glazing and

projecting balconies, would be at odds with the domestic window patterns of nearby buildings.

10. Although Framework paragraph 60 advises that planning decisions should not impose architectural styles, it also states that it is proper to seek to promote or reinforce local distinctiveness. In this case, the layout, scale, form and appearance of the proposed building, in combination with its prominent location, would cause significant harm to the character and appearance of the area. Conditions could be used to control the external materials of the building and hard landscaping. However, even if complementary materials were used, I consider that they would not overcome the concerns identified above.
11. Consequently, I find that the proposal would conflict with Epping Forest District Local Plan Alterations 2006 (LPA) Policies CP2(iv), CP3(v) and CP7, insofar as they seek to safeguard and respect the character of the urban environment, ensure that the scale of development respects the character of the locality and presume against over-development. It would also be contrary to Epping Forest District Local Plan 1998 (LP) Policy DBE1 which requires new buildings to respect their setting in terms of scale, siting, massing and detailing and to be of a size appropriate to their position in the street scene. The proposal would also conflict with LP Policy DBE6 which requires car parking to be located so that it does not dominate the street scene. Nor would the proposal accord with the design policies of the National Planning Policy Framework (the Framework) to the extent that they have similar aims.

Living Conditions

12. Policy DBE8 of the LP requires residential development to provide external space which is easily accessible from the relevant dwellings and of a size, shape and nature which enables reasonable use. The supporting text advises that an area of 25sqm per unit will be sought in communal spaces for flats, although it also recognises that there will be exceptions where it may be appropriate to relax the standards (paragraph 15.52).
13. The ground floor dwellings would have modestly sized private terraces. The remaining five units would share a communal garden area to the rear of the proposed building. The Council puts the size of this garden at 100 sqm. As such, the amount of space provided would not meet the LP standard. The appellant has referred to Essex Design Guide standards, which it says would result in the need for slightly less provision. However, the appeal proposal would not fully satisfy the requirements of this policy either. Moreover, the proposed communal area would be awkwardly shaped. In particular, the narrow, southern end would have limited usability, especially having regard to the enclosing effect of the proposed building and private terraces on one side and the substantial boundary planting on the other side.
14. The appellant argues that the appeal site is located in close proximity to a number of areas of public open space, a golf course, gyms and recreational facilities. Some of these facilities are not freely publicly accessible. The closest accessible open space is at the junction of Manor Road and Cross Road. This is around a five minute walk from the site along a busy road. As such, I consider that none of the facilities identified are very conveniently located so as to provide an attractive alternative to the on-site provision of external space.

15. Therefore, even allowing for flexibility in the application of the standards, I consider that the proposal would not provide adequate external space to satisfy the needs of future occupiers. It would, therefore, conflict with LP Policy DBE8 as well as Framework paragraph 17 which requires proposals to achieve a good standard of amenity for future occupiers.

Other Matters

16. The appellant has drawn my attention to the officer's report which recommended approval of the appealed application. I also note that concern has been expressed locally about the way in which officers dealt with the application. Whilst I have had regard to the officer's assessment, Councillors are entitled to come to their own conclusions on applications provided that they are based on planning matters. I have determined the appeal based on its planning merits.
17. I have had regard to the other concerns expressed locally, but none has led me to a different overall conclusion.

Planning Balance and Overall Conclusion

18. The Council has not disputed the appellant's contention that the District does not have a five year supply of housing land. The figure is put at 1.35 years, which amounts to a considerable shortfall. In these circumstances Framework paragraphs 49 and 14 advise that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.
19. I have found that the proposal would be harmful to the character and appearance of the area and would not provide satisfactory living conditions for future occupiers. These considerations are supported by relevant Framework and development plan policies. There is nothing to suggest that the development plan policies directly affect the supply of housing or are otherwise inconsistent with the Framework. They can, therefore, be accorded substantial weight. As such, the proposal would have significant and demonstrable adverse impacts on the environmental and social roles of sustainability.
20. In accordance with Framework paragraph 47, the provision of additional dwellings in a District where there is a sizeable shortfall in housing land amounts to a considerable benefit of the proposal. The proposal would also accord with LPA Policy CP7 which seeks to make full use of land within urban areas for new development. In this regard, it would contribute to the social dimension of sustainability. That said, the net gain of seven new dwellings would be modest in the context of the housing needs of the District as a whole. This limits the weight I attach to this housing benefit of the proposal. I have not been made aware of other benefits.
21. Overall therefore, I find that the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits and that the proposal does not benefit from the presumption in favour of sustainable development. For the reasons set out above, the appeal should be dismissed.

Simon Warder

INSPECTOR



Strategic Planning & Research Unit

APPENDIX E- ANALYSIS OF LOCAL LEAD-IN TIMES FOR EPPING FOREST

DISTRICT COUNCIL

Outline Planning Consent							
No.	Site	Site Capacity	Planning App Ref:	Permission Granted	First Completions	Year from PP to Start on Site	Months from PP to Start on Site
1	212 Manor Road, Chigwell	68	EPF/1399/09 (Outline)	3rd August 2008	Year ending 31st March 2015	6.25	76
2	The Limes/ White Lodge, Waltham Abbey	119	EPF/1680/06 (Outline)	5th September 2006	Year ending 31st March 2014	7.5	90
3	Epping Forest College, Loughton	268	EPF/1244/05 (Outline)	7th September 2005	Year ending 31st March 2014	8.5	102
4	St Margarets Hospital, Epping	132	EPF/1586/97 (Outline)	28th January 2000	Year ending 31st March 2009	9	110
5	Former Parade Ground Site, North Weald	126	EPF/1655/02 (Outline)	22nd August 2002	Year ending 31st March 2011	8.5	103
6	Land at Station Approach, High Street, Ongar	52	EPF/1740/05 (Outline)	18th April 2007	year ending 31st March 2012	5	59
7	Grange Farm, High Road, Chigwell	32	EPF/2190/05 (Outline)	21st December 2006	year ending 31st March 2012	5.25	63
					Average	7	86
Full Planning Consent							
1	Monroe House, Loughton	24	EPF/0900/08 (Full)	26th May 2009	Year ending 31st March 2014	4.75	58
2	Weighbridge Court, High Street, Chipping Ongar	60	EPF/0457/10 (Full)	9th March 2011	Year ending 31st March 2014	3	36
3	Woolston Manor, Abridge Road, Chigwell	26	EPF/2664/10 (Full)	12th January 2012	Year ending 31st March 2015	3	38
4	Monkhams Service Station, Buckhurst Hill	23	EPF/005/06 (Full)	25th May 2006	Year ending 31st March 2012	5.75	70
5	Wintry Park Service Station, 37 Thornwood Road, Epping	12	EPF/0167/11 (Full)	31st October 2011	year ending 31st March 2015	3.25	41
6	Bald Hind, Hainault Road, Chigwell	14	EPD/0409/11 (Full)	14th October 2011	year ending 31st March 2015	3.25	41
7	High Laver Hall Farm, High Laver, Ongar	7	EPF/0011/08 (Full)	2nd October 2008	year ending 31st March 2015	6.25	77
8	Buckhurst Hill House, 214	4	EPF/0518/09 (Full)	27th January	year ending 31st March 2015	5.25	62



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	Queen's Road, Buckhurst Hill			2010			
9	Darlingtons Coppice Row, Theydon Bois	7	EPF/1423/1 1 (Full)	25th November 2011	year ending 31st March 2015	3.25	40
10	Spotted Dog, 2 Ivy Chimneys Road, Epping	8	EPF/1661/1 1 (Full)	9th May 2012	year ending 31st March 2015	2.75	34
11	182 Roding Road, Loughton	4	EPF/2320/1 1 (Full)	5th January 2012	year ending 31st March 2015	3	38
12	Land adj Treetops Care Home, Epping	13	EPF/0182/0 6 (Full)	19th January 2007	year ending 31st March 2012	5	62
					Average	4.0	50



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**APPENDIX F- ANALYSIS OF LOCAL LEAD-IN TIMES FOR UTTLESFORD DISTRICT
COUNCIL**

Full Planning Consent							
No.	Site	Site Capacity	Planning Application Ref:	Permission Granted	First Completions	Years from PP to Start on Site	Months from PP to Start on Sites
1	Peggys Walk, Littlebury	14	UTT/1984/10/FUL	2nd June 2011	March 2012 (AMR)	0.7	8
2	Bell College, South Road	89	UTT/0828/09/FUL	24th December 2009	March 2012 (AMR)	2.25	27
3	Friends School	74	UTT/0188/10/FUL	31st March 2011	March 2013 (AMR)	2	24
4	Gt Dunmow 37-75 High Street	71	UTT/1185/02/FUL	6th November 2002	March 2010 (AMR)	7.3	88
5	Land At Northview And 3 The Warren Dunmow Road Little Canfield Great Dunmow	46	UTT/13/1779/FUL	3rd October 2013	May 2016 (Building Control)	2.6	31
					Average	3	36



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Outline Planning Consent							
1	Brick Kiln, Great Dunmow	68	UTT/13/0847/OP	11th July 2013	April 2017 (Building Control)	3.75	45
2	Land at Stansted Road, Elsenham	155	UTT/0142/12/OP	9th May 2013	May 2017 (Building Control)	4	48
3	Radwinter: Land north of Walden Road	35	UTT/13/3118/OP	28th February 2014	March 2017 (Building Control)	3	37
4	Thaxted: Wedow Road	59	UTT/1562/11/OP	9TH December 2011	July 2014 (Building Control)	2.6	31
5	The Orchard, Elsenham	53	UTT/1500/09/OP	25th November 2010	September 2013 (Building Control)	2.8	34
6	Gt Dunmow Springfields	25	UTT/0900/04/OP	16th February 2007	March 2013 (AMR)	6	73
7	Former Site Of Jubilee Works Stickling Green Clavering	23	UTT/2149/11/OP	29th November 2012	April 2015 (Building Control)	2.4	29
8	Carnation Nurseries, Cambridge Road, Newport	23	UTT/12/5198/OP	10th October 2013	April 2016 (Building Control)	2.4	29
					Average	3.4	41
Large Sites 500+ dwellings							
1	Felstead/ Little Dunmow/ Oakwood Park	870	0302/96/OP	25th March 1996	September 2000 (Building Control)	4.5	55
2	Great Dunmow/Woodlands Park (Sectors 1-3)	1633	UTT/0733/88	21st December 1988	November 1993 (Building Control)	5	59
3	Stansted Mountfitchet Rochford Nurseries	720	UTT/0443/98/OP	27th February 2004	March 2008 (AMR)	4	49
4	Takeley Priors Green (Including Island Sites)	815	UTT/0816/00/OP	23rd June 2005	March 2007 (AMR)	1.75	21
					Average	3.8	46.00



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APPENDIX G- ANALYSIS OF LOCAL LEAD-IN TIMES FOR EAST HERTS COUNCIL

Site Name	Settlement	Total No. of Units	PP Reference	Date Site Obtained PP	Recorded Completion in AMR Year (Year End)	Lead-In Time (Years) (PP to Year End)
Outline Planning Application						
Land North of Hare Street Road	Buntingford	160	3/13/1183/OP	24th January 2014	Mar-16	2
Terlings Park, Eastwick Road	Eastwick	200	3/11/0554/OP	6th March 2013	Mar-15	2
Land East of Trinity Centre	Ware	81	3/11/0384/OP	4th January 2012	Mar-14	2
Land South of Station Road	Watton-at-Stone	111	3/08/2054/OP	22nd December 2010	Mar-13	2.25
Tanners Wharf	Bishop's Stortford	129	3/04/0657/OP	15th April 2005	Mar-13	7.75
Land off, Longmead	Buntingford	26	3/10/2040/OP	19th October 2011	Mar-15	1.25
Average						2.88 years
Full Planning Application						
Land off Marshgate Drive	Hertford	182	3/10/1147/FN	26th July 2013	Mar-15	1.5
Wallace Land	Puckeridge	58	3/10/1522/FP	7th June 2011	Mar-15	3.75
Hertford Police Station	Hertford	126	3/12/1632/FO	15th February 2013	Mar-14	1
London Road/adj. St Francis Close	Buntingford	149	3106109	30th November 2009	Mar-11	1.25
Sacombe Road	Hertford	97	3/10/1198/FP	27th April 2011	Mar-12	1
Pearse House	Bishop's Stortford	22	3/13/0527/FP	27th November 2013	Mar-15	1.25
Beesons Yard, 72, Railway Street, Hertford	Hertford	9	3/13/0742/FP	11th July 2013	Mar-16	2.5
The Red Cow & Land R/O 58 Dunmow Road	Bishop's Stortford	8	3/13/0101/FP	24th May 2013	Mar-16	3.5
High Road and Rear of, North Drive	High Cross	57	3/13/2223/FP	28th November 2014	Mar-16	1.25
Seven Acres, 49 Upper Green Road	Tewin	28	3/12/0597/FP	22nd October 2012	Mar-13	0.25
Average						1.73

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