

Select Committee Agenda



Stronger Place Select Committee Tuesday, 17th September, 2019

You are invited to attend the next meeting of **Stronger Place Select Committee**, which will be held at:

**Council Chamber - Civic Offices, High Street, Epping
on Tuesday, 17th September, 2019
at 7.00 pm.**

**Georgina Blakemore
Chief Executive**

**Democratic Services
Officer:**

V Messenger
Email: democraticservices@eppingforestdc.gov.uk

Members:

Councillors D Sunger (Chairman), S Heather (Vice-Chairman), L Burrows, I Hadley, J Jennings, S Jones, H Kauffman, C McCredie, J McIvor, R Morgan and S Neville

SUBSTITUTE NOMINATION DEADLINE: 6PM

WEBCASTING NOTICE

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1. WEBCASTING INTRODUCTION

This meeting is to be webcast. Members are reminded of the need to activate their microphones before speaking. The Chairman will read the following announcement:

“The Chairman would like to remind everyone present that this meeting will be broadcast live to the internet (or filmed) and will be capable of repeated viewing (or another use by such third parties).

If you are seated in the lower public seating area it is likely that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast.

This may infringe your human and data protection rights and if you wish to avoid this you should move to the upper public gallery.”

2. APOLOGIES FOR ABSENCE

3. SUBSTITUTE MEMBERS

To report the appointment of any substitute members for the meeting.

4. DECLARATIONS OF INTEREST

To declare interests in any item on the agenda.

5. NOTES OF PREVIOUS MEETING (Pages 3 - 12)

To agree the notes of the meeting of the Select Committee held on 4 July 2019.

6. TERMS OF REFERENCE & WORK PROGRAMME (Pages 13 - 16)

(Chairman/Lead Officer) The Overview and Scrutiny Committee has agreed the Terms of Reference and work programme for this select committee. Members are invited at each meeting to review both documents.

7. ECONOMIC DEVELOPMENT STRATEGY CONSULTATION (Pages 17 - 18)

To consider the attached report.

8. ST JOHN'S ROAD DEVELOPMENT AND NORTH WEALD AIRFIELD MASTERPLAN (Pages 19 - 20)

To consider the attached report.

9. LOCAL PLAN - UPDATE ON PROGRESS (Pages 21 - 42)

For information: To note the Cabinet report (reference: C-006-2019/20) on Implementation of the Local Plan: Update on progress.

10. DATE OF FUTURE MEETING

To note that the next meeting of the Select Committee will be held on 9 December 2019 at 7.00pm.

**EPPING FOREST DISTRICT COUNCIL
NOTES OF A MEETING OF STRONGER PLACE SELECT COMMITTEE
HELD ON THURSDAY, 4 JULY 2019
IN COUNCIL CHAMBER - CIVIC OFFICES
AT 7.00 - 8.40 PM**

Members Present:	D Sunger (Chairman), S Heather (Vice-Chairman), L Burrows, J Jennings, S Jones, H Kauffman, J Mclvor, R Morgan, S Neville, D Stocker and J H Whitehouse
Other members present:	N Bedford, P Bolton, R Brookes, A Lion, G Mohindra, A Patel, J Philip and H Whitbread
Apologies for Absence:	I Hadley and C McCredie
Officers Present	S Jevans (Interim Strategic Director), J Houston (Strategic Partnership Specialist and Economic Lead), J Nolan (Service Director (Commercial & Regulatory Services)), P Pledger (Service Director (Housing & Property Services)), T Tsui (Projects Officer (Planning Policy)), V Messenger (Democratic Services Officer) and S Kits (Social Media and Customer Services Officer)

1. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

2. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)

The following substitutions were reported:

That Councillor D Stocker was substituting for Councillor I Hadley; and

That Councillor J H Whitehouse was substituting for Councillor C McCredie.

3. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

4. TERMS OF REFERENCE AND WORK PROGRAMME

S Jevans, Interim Strategic Director, was in attendance.

The Chairman, Councillor D Sunger, welcomed members and explained that tonight's meeting was an opportunity to gain a clearer understanding of the role and work areas under the remit of this new Select Committee.

(a) The Terms of Reference

The Terms of Reference set out the core areas of responsibility namely the delivery of the Local Plan, North Weald (including masterplanning), the St John's Road

development, Council Housebuilding and economic growth, skills and employment. It would also have an overview of the Waste and Leisure Management contracts, as well as the green agenda to help inform policy and to future proof the place. The actual role of the new Select Committee was set out in eight core areas but importantly, was to engage in policy review and to develop an effective work programme of the pre-scrutiny of these core areas of responsibility.

The Select Committee noted the Terms of Reference.

(b) Work Programme

The 2019/20 work programme would be updated for each meeting to reflect ongoing progress. Both the North Weald Airfield Masterplan and the St John's Road development would be going to the next scheduled meeting on 17 September 2019.

Members were asked for suggestions for the green agenda (item 5) for officers to consider before the next meeting.

Councillor S Neville asked about progress the Council was making in withdrawing single-use bottles. Their continued usage was evident in the Chamber tonight and he looked forward to progress being made on their replacement by carafes and cafetières, as had happened in the Committee rooms. S Jevans would follow this up.

The Select Committee noted the current work programme.

5. NORTH WEALD AIRFIELD MASTERPLAN - PRESENTATION

J Nolan, Service Director (Commercial and Regulatory), was in attendance.

North Weald Airfield (NWA) was located on a 150-hectare site and was the Council's largest land asset. It was used for general aviation and commercial purposes as well as outdoor events and leisure uses. The west side was mainly confined to aviation uses, while the east side was for non-aviation uses. NWA had been established in 1916 and had served as a frontline fighter station in World Wars 1 and 2. The RAF squadrons from the Norwegian Air Force had been based there during the second World War, and a strong officer and veteran link still remained. The Council had purchased NWA in 1979 from the Ministry of Defence.

The Council was now seeking to commission consultants to produce a masterplan to guide development to meet the requirements of the Submission Version of the Local Plan for NWA; otherwise known as Local Plan site, NWBE4. The consultants would be required to produce a masterplan to include 10 hectares of employment land, the expansion of aviation activities and space for leisure / community usage. In addition to designing an indicative layout, the consultants would also need to prepare all supporting documentation. Key non-aviation activities would have to be relocated to the eastern side. A strategic expansion of the west side for aviation uses with a new control tower, would also include the construction of a new access road to the airfield from the B181 road. It was envisaged that the current Grade II Listed control tower would be reutilised, and the east-west runway developed as a taxiway for warehouses located either side. On the adoption of the Submission Version of the Local Plan, the boundary of the Green Belt Land (GBL) would be revised to lie outside NWA. However, the impact of future development on neighbouring GBL would need to be carefully considered. North Weald Bassett had a separate masterplan, but the two masterplans would complement each other. Therefore, expressions of interest were being sought.

Councillor H Kauffman was proud of the Council's involvement in NWA. He agreed with the separation of aviation from non-aviation activities and would welcome the compatibility of uses with the airfield site. The longevity of uses that might come along over the next twenty years from the airline and delivery industries could therefore, assist in the significant future proofing and ethos of what NWA was about. J Nolan replied that members had always wanted to maintain historic links and there were heritage aircraft housed on the site, thus concentrating aviation usage on the west side would achieve this with an aviation hub.

Councillor J McIvor commented that the reorganisation of the airfield was welcomed. However, taking account of the anxiety of residents that it did remain an aviation area, he asked if there had been an analysis of what the level of aviation growth could be and its impact on noise. J Nolan replied that NWA was a very popular place. The National Police Air Service had recently relocated its base there and there was a current planning application from Herts and Essex Air Ambulance to extend its facility on the site. There had also been expressions of interest from a heritage aircraft museum and a flight training school. Once the Submission Version of the Local Plan was adopted then the masterplan could get underway.

6. ST JOHNS ROAD DEVELOPMENT - PRESENTATION

J Nolan, Service Director (Commercial and Regulatory), was in attendance.

When Epping Primary School had opened in 2008, the junior school had become surplus to requirements. The site included the school owned by Essex County Council (ECC), Epping Town Council offices in Epping Hall and the Council's repair depot. The three authorities had contracted town planning consultants to develop a brief for the site. Following a public consultation, over 400 responses were received that supported an improved community and leisure centre, a cinema, the retention of historic building features, a public realm and the protection of existing trees. In early 2017 a Tripartite Agreement with Epping Town Council and a developer, Frontier Estates, was in place to move this project forward. However, with still no conclusion between the parties, the agreement ended in October 2018 and ECC's land interest was purchased by the Council.

The Cabinet had agreed that the St John's Road development should proceed using the previously agreed development brief, and was also to include a new leisure centre (Sports England's preferred choice as Epping Sports Centre was to close), retail space and 32 housing units. There was also the proposal to relocate Epping Town Council to 323 High Street, and monthly meetings were being held to progress this. The provision of a cinema was welcomed by young people and discussions with cinema operators were ongoing. The buildings earmarked for this would be suitable for conversion, thus historic features could be retained.

White, Young and Green had been appointed to provide project management support and tasked to present three development options to Cabinet on 5 December 2019. The consultants had been briefed on the Submission Version of the Local Plan and site surveys had been undertaken. The project had been included in the capital programme and indicative costs should be known by November 2019. A pre-application advice request was expected in October 2019 with the preparation of a pre-application advice outcome in mid-November 2019. A short video of the proposed site development was screened to members.

Members and Portfolio Holders were very supportive of this project, which would have a positive impact on Epping and be beneficial for the District's residents.

It would also be a great opportunity for young people for both employment and leisure opportunities. However, the following points were also raised:

Parking

Councillors J H Whitehouse and H Whitbread, Portfolio Holder (Housing and Property Services), shared concerns about parking for the planned leisure centre, cinema, retail outlets and homes that were being planned in this development. J Nolan replied that parking on site would be limited as under the Local Plan Submission Version there would be parking constraints as it was within three kilometres of Epping Forest and owing to the Habitats Regulations. There were two car parks nearby where parking spaces would be freed up by late afternoon and at the weekend. Councillor J H Whitehouse continued that it was unrealistic not to provide adequate parking and would be storing up future problems.

Councillor N Bedford, Portfolio Holder (Community and Partnership Services) asked about access points for the site. He also remarked that with the loss of parking in Epping over the last few years, could consideration be given for the leisure centre to have a flat roof, which might accommodate 30 to 40 parking spaces. J Nolan fully understood members' parking concerns, that a balance was needed and that the consultants would come back to the Council on this issue. There would be four access points, which would include a service access at the north end and a new access at the southern end from the High Street.

Governance and project management

Councillor A Lion, Portfolio Holder (Strategic Projects), asked about the governance structure and how the project would be managed, as the project needed to be tracked and delivered on time and within budget. J Nolan replied that officers and consultants would be holding regular meetings to December 2019. Officers would keep members informed through reports to the Asset Management and Economic Development Cabinet Committee, with decisions going to Cabinet for ratification. The Pentana project management software would track progress, which would be monitored by Internal Audit.

Councillor R Brookes asked if Places Leisure would be managing the leisure contract, to which J Nolan replied, yes, under exactly the same arrangement as for Waltham Abbey Leisure Centre.

Councillor A Patel, Portfolio Holder (Commercial and Regulatory Services), supported efficiencies and maximising initiatives around the green agenda and that policies should be aligned to the Local Plan.

Councillor N Bedford wanted to ensure that the project would be digitally enabled and that the site would have free Wi-Fi and use of 5G network.

Essex County Council Registrar and Epping Town Council

Councillor G Mohindra (District Councillor and ECC Cabinet member (Finance, Property and Housing) asked if the library and County Registrar of Births, Ceremonies and Deaths that was located opposite the site in St John's Road would be part of phase 2. J Nolan replied that ECC did want to vacate this site, so the library and Registrar might be incorporated in the future.

Councillor L Burrows asked how important was Epping Town Council's involvement. J Nolan replied that it was vital, as the Town Council fulfilled a community leadership role with the Council. It occupied a portion of the site and the Council needed its agreement that it would be happy to move to a new site.

7. DRAFT ECONOMIC DEVELOPMENT STRATEGY - PRESENTATION

J Houston, Specialist Manager (Strategic Partnerships), was in attendance.

Nurturing Growth, a discussion paper to launch work on a new strategy to support economic development in the District from 2019 to 2025, had been published in the agenda. It put forward proposals to deliver a long term vision and plan to future proof the District's economic success, enable entrepreneurs to become established, businesses to grow and residents to prosper. A public consultation was underway and members' thoughts and feedback were welcomed.

Why did we need a strategy? The economy was developing and evolving but the District did not have exhaustive resources and needed to focus the District's economic development into those areas that would give the greatest benefit, hence Nurturing Growth. It was increasingly important to attract inward investment whether that was from Central Government, local enterprise agencies or the private sector, and when bids were made that they fitted in with the District's priorities to develop a greater value. The Council played a role to work in collaboration with interested parties, to bring investors and partners together, and that public money was used properly. Therefore, it was not just a plan for the Council, but also a plan for the place - Epping Forest District.

Nurturing Growth laid out the key aspects of the District economy, which were:

- High streets and town centres
- Tourism and visitor economy
- Infrastructure and transport
- Partnerships that deliver
- Skills and employment
- Growing our food sector
- A place for entrepreneurs and business start-ups

It prompted discussion by asking for suggestions on whether this was a priority, were these the right things to do, were there any other suggestions and was anything missing. The initial consultation had been circulated to 150 interested parties, published on the Council's website and promoted through social media.

The feedback was varied and some people had thought the Council might be being overly ambitious and would it be able to deliver. Key feedback included comments on workforce retention in the private and public sector and was there the capacity to fill jobs on offer. Other comments were in favour of a specific rural strategy with its own set of priorities, and a specific strategy on connectivity in respect of joint working in some sectors. The Council was looking to re-institute the consultation period and would be organising a specific stakeholder conference in the autumn to assess the extent of our ambition, the main strategies and would look at the key actions.

Councillor S Neville supported protecting the green heritage while pursuing growth but there was nothing to tackle climate change or how to achieve a zero or low carbon economy in this area, as it had not been factored in? J Houston replied that

perhaps this needed to be strengthened. He acknowledged the Local Plan had addressed climate change but would not be revisiting Local Plan issues, but rather complement it. Early feedback from members had been on mitigation, an integrated strategy for alternative forms of transport. Pressure on an integrated travel plan was required. Work on the green infrastructure also fitted in and that the revised document would make this clearer.

Councillor J H Whitehouse asked who the 150 recipients had been and how did Mr Houston want to deal with the consultation questions as she had many detailed points to raise. J Houston replied that Nurturing Growth was sent to the economic partners held on its database, all parish councils, the Corporation of London, Epping Forest College, (now New City College), Princess Alexandra Hospital, the Clinical Commissioning Group, our website and social media. A special presentation was also made to members of the Epping Forest Chamber of Commerce. The consultation period was extended as people had wanted more time to respond. He agreed to meet Councillor Whitehouse after the meeting to answer her questions directly.

Councillor H Kauffman asked about building resilience, as the District was losing people to London. There were not enough centres of excellence, industrial space or incubator sites and also no integrated transportation. He suggested that through investment and nurturing growth with technological partnerships, the Royal Gunpowder Mills site in Waltham Abbey offered a unique opportunity. Apprenticeships were needed and through the building of tech space there, this could be achieved and offered to help.

Councillor J McIvor asked if specific consultations targeting rural area attractions that were difficult to travel to would be undertaken to help develop tourism further. J Houston agreed he wanted to pick this up as a key issue was getting around in an environmentally friendly and healthy way. This included cycle ways, linking up to routes in and out of London and around neighbouring areas in East Hertfordshire. Tourism was in excess of £220 million a year in Epping Forest District. For East Herts, Broxbourne and Harlow, the tourism income was around £750 million, therefore, a substantial income, which potentially offered more employment opportunity than Stansted Airport.

Councillor G Mohindra welcomed this strategy, which was filling a vacuum that other public bodies had not yet done, because a lot of funding for local government would be coming from business rates. This Council might not be able to afford the services it currently enjoyed so therefore, it was a really important aspect that would help keep the Council well run.

Councillor A Patel commented that in other strategies that had been presented to the Council reference had been made back to its Corporate Plan and how strategies linked into the corporate objectives. He said it would be useful if these were explained in the introduction to relate to the overall strategy of the Council. J Houston agreed this would be done and to triangulate what we had in this plan. This would also help the Council to achieve better funding from Central Government than it had done in the past.

Councillor A Lion, Portfolio Holder (Strategic Projects), acknowledged that the key priorities identified had been put together. One of these was digital, implicitly the green agenda, to address working from home and for instance, to provide local services, e.g. closer to GPs. Princess Alexandra Hospital was 25 per cent down on nursing staff, as they could earn a lot more in London. How did you maintain and

retain a skilled workforce as this would also be needed in Epping Forest? High streets were changing. How did you maintain the vibrancy of high streets with more people buying online? A key aspect on the green agenda was air quality monitoring. How could you link up street electronics to CCTV for traffic monitoring and car park control to minimise pollution? These issues were fundamental and were implicit to the ongoing work on economic development strategy.

8. LOCAL PLAN DELIVERY - PRESENTATION

T Tsui, Planning Policy Projects Officer, was in attendance.

An update on the Local Plan was received. The Council had been required to produce a new Local Plan that would set out its planning strategies for where new developments would be built until 2033 and also set out its planning policies, which would be used to determine planning applications. Large numbers of technical documents had been published and the public consulted over the last eight years. The Submission Version of the Local Plan has been published in December 2017. Ms Louise Phillips was appointed as the Inspector to carry out the independent examination of the Local Plan at the public hearing sessions that had been held from February to June 2019. The Council was awaiting the Inspector's interim advice, which was due on 12 July 2019.

Meanwhile the Implementation Team was working on progressing the masterplan sites, which included North Weald Airfield, North Weald Bassett, Waltham Abbey, Harlow and Gilston Garden Town (3 sites – East of Harlow site, Latton Priory and the Water Lane area). A number of other applications for Local Plan sites had been granted and others were being submitted seeking planning permission. The Council was still being affected by the concerns of Natural England and the Conservators of Epping Forest about the potential impact of developments on the Forest (Epping Forest Special Area of Conservation), particularly local air quality. Therefore, no planning decision notices were being finalised for developments in the SAC, although the Council was working to resolve this with the stakeholders. The Council's Planning Policy Team would be reporting back any advice received from the Inspector to members. Once a final report was received from the Inspector, the decision would be taken for the Local Plan to be presented to Full Council to be formally adopted, hopefully by early next year.

Councillor S Neville said that if the interim report was expected on 12 July, would the Inspector be issuing any further changes or would this only be known when the Inspector issued her final report on whether the Council had implemented the changes that she wanted? T Tsui replied that the Council had agreed a number of changes throughout the public hearing sessions but it was difficult to surmise what interim advice the Inspector would be providing.

To help clarify the issue around not being able to issue planning decisions, Councillor J Philip, Portfolio Holder (Planning Services), explained that Natural England's instruction to the Council that it could not issue planning decisions was quite clear, but neither could the Secretary of State determine planning applications. Moving forward, the Council would hopefully receive a clear steer from the Inspector on the additional pieces of work required of the Council and on the major modifications to ensure the soundness of the Local Plan. By early autumn, the Council was hoping to be able to consult with the public on the modifications. The Inspector would take on board the responses from the consultation on the modifications and what she had heard during the hearing sessions. There would then hopefully be a final report from the Inspector to further ensure that the plan was sound, and to allow the Local Plan

to be brought to Council for adoption. In the interim period, updates on the progress of the Local Plan progress and masterplans, performance agreements and any Section 106 receipts would be reported to Cabinet or the Local Plan Cabinet Committee.

9. DRAFT STATEMENT OF COMMUNITY INVOLVEMENT

The revised draft Statement of Community Involvement (SCI) reflected recent changes to planning regulations. This also included a requirement to review the SCI every five years. The SCI detailed how the Council intended to involve communities and interested parties in the preparation and review of local planning policies. It also set out how they could engage to make their views known, as part of the planning process, and the feedback they should expect from the Council. Following approval by Cabinet on 13 June 2019, the SCI was published on the Council's website for a six-week consultation, which would close on 13 August 2019.

Councillor J Philip encouraged all members and communities to take part in this consultation. It laid out what the Council had been working on during the Local Plan and how the Council would be involving communities in the planning process, so he asked all members to please make your comments known.

The Select Committee noted the Draft Statement of Community Involvement.

10. COUNCIL HOUSEBUILDING PROGRAMME - PRESENTATION

P Pledger, Service Director (Housing and Property), was in attendance.

In December 2011 the Cabinet had agreed a new Council Housebuilding Programme initially based on 20 homes per year for six years. These were to be allocated to housing applicants on the Council's housing waiting list at affordable rents. This target was increased to 300 houses over a ten-year timescale. Council housebuilding was restarted after a 35-year gap in 2012 as a result of HRA self-financing and the Government's improved discounts to tenants of properties under the Right to Buy scheme, the capital of which was ringfenced to be reinvested back into Council housebuilding, i.e. 1-4-1 receipts. However, there were a few conditions, which required 1-4-1 receipts to be reinvested within three years of receipt or they would have to be paid back to the Government with interest, and the 1-4-1 receipts could fund up to 30 per cent of the cost of a new home. The 70 per cent balance would need to be funded by the Council from its own resources through loan provision, Section 106 contributions, grants from the former Homes and Communities Agency (now MHCLG), sale of HRA land and other funding opportunities. Therefore, this had necessitated that the Council act quickly.

East Thames had been appointed the development agent on all aspects of the process from planning and building to handing over the homes. The Council had identified 69 under used garage sites on Council land which had a development potential for 227 new homes to be built. The Council Housebuilding Cabinet Committee was formed in 2013 to undertake all executive decisions with the programme.

This resulted in a phased, three-year development programme for the 69 garage sites. Phase 1 covered four sites in Waltham Abbey that were developed into 23 new homes and was completed in the summer of 2017. However, the contractor (East Thames) had performed poorly and went into liquidation before completion, which led to delays and increased costs. Meanwhile, as Right to Buy sales had increased, this

meant that the housebuilding programme needed to correspondingly rise to keep pace with the 1-4-1 receipts. This led to phase 2 in Loughton (Burton Road) where 51 new homes were built and occupied and phase 3 for 34 new homes in Epping, North Weald and Coopersale. Other opportunities included the purchase of eight new affordable homes at a S106 development in Roydon. Six open street properties were also purchased to overcome a rise in Right to Buy sales. Fourteen more sites were still going through the planning application process, which would deliver 48 new homes.

Regarding progress on phases 4, 5 and 6, in 2017 East Thames and London and Quadrant merged, and the development agent exercised its right not to extend its contract agreement with the Council. A rethink of the development management programme led to the setting up of a Strategic Framework Alliance of specialist contractors and consultants. The developments in these phases were repackaged. The first package would be in Loughton with construction due to begin this autumn. The packages were broken down and let to meet the capital from the 1-4-1 receipts. If the Council had surplus 1-4-1 receipt monies, the Council Housebuilding Cabinet Committee had already agreed for the Council to purchase more open market street properties. Therefore, 122 new homes were or nearly were completed, 92 new homes were in the pipeline with planning permission, and 48 new homes where planning permission was being sought. This would deliver 214 new homes with planning permission, or a total of 262 new homes in the pipeline including those without planning permission.

Councillor S Neville welcomed the Council housebuilding programme, but asked if the number of Council houses being sold was greater than the number being built? Also, what was the Council's plan after the current phases had been completed regarding future Council housebuilding and their locations? P Pledger replied that the long term future was still being considered, but phases 4, 5 and 6 would take the Council into 2021/22. The number of Council houses being built in 2018 had been higher than those being sold, but this had not been the case so far in 2019.

Councillor J H Whitehouse was congratulatory of the housebuilding programme but said that there had been a lot of resident opposition to garages going in Epping and the loss of the use of some footpaths. However, the new properties were of a very high standard.

Councillor R Morgan said that parking was very important, and losing garages was not helpful especially in Matching Green. He hoped that adequate parking would be provided for residents of these new homes in this location. P Pledger said that this particular site was going through the planning application stage and he would be meeting the planners and look at the parking provision.

Councillor H Whitbread, Portfolio Holder (Housing and Property Services), thanked P Pledger for this comprehensive presentation, and that having toured the District, a lot of Council housing stock, such as the Burton Road development, was very modern and had incorporated eco-friendly measures, e.g. smart meters and solar panels. The Council should be proud that it was delivering high quality housing stock, especially as this was bucking the national trend of many other local authorities.

Councillor N Bedford applauded the Council's achievement, but what was the net gain of asset value of converting garages to houses? P Pledger said the he would have to get back on this and was to be reported at a later meeting.

Councillor A Patel asked about lifestyle homes and the specifications adopted that were being incorporated in the new properties. P Pledger replied that the Council had decided on its own standards, and this had included lifetime homes, secure by design, and space standards (generally) that it was able to adopt. The vast majority of new homes were lifetime homes, and were either accessible for wheelchair users or had the potential for wheelchair user access, such that the floor layouts would be able to accommodate, e.g. floor lifts, stair lifts or the installation of hoists. Therefore, this new housing stock would have the potential to be easily adaptable to meet a disabled resident's needs.

11. DATES OF FUTURE MEETINGS

It was noted that future meetings of the Select Committee would be held at 7.00pm on:

- 17 September 2019;
- 9 December 2019; and
- 24 March 2020.

STRONGER PLACE SELECT COMMITTEE

TERMS OF REFERENCE 2019/20

Core Areas of Responsibility

- (1) To provide scrutiny for the following corporate projects:
 - Local Plan Delivery;
 - St. Johns Road;
 - North Weald (including masterplanning);
 - Council Housebuilding; and
 - Economic growth, skills and employment;
- (2) To have overview of the performance of the Waste Management Contract and Leisure Management Contract and provide scrutiny of services that are not performing to standard and develop proposals for their improvement; and
- (3) To have overview of the green agenda helping to inform policy and future proofing the place.

Scrutiny Role of the Select Committee

- (1) To engage in policy review and development, with a focus on improvement and how this can be best achieved;
- (2) To develop a work programme each year that effectively scrutinises the areas of responsibility outlined above;
- (3) To consider any matter referred by the Overview and Scrutiny Committee, Cabinet or a Portfolio Holder and to make recommendations as appropriate;
- (4) To consider the effect of Government actions or initiatives that affect the Select Committees areas of responsibility and the impact on customers, residents, businesses and visitors to our district, and to respond to consultation activities as appropriate;
- (5) To establish working groups and task and finish panels to undertake any activity within these terms of reference;
- (6) To undertake pre-scrutiny through the review of specific proposals of the Council and its partner organisations or other local service providers to help develop policy;
- (7) To monitor and review relevant projects and associated closure and benefits reports; and
- (8) To engage with the community and encourage community engagement.

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**Stronger Place Select Committee
Work Programme 2019/20
Chairman: Councillor D. Sunger**

No.	Item	Deadline	Progress and Comments	Programme of Meetings
1.	Economic Strategy	July 2019	COMPLETED Draft strategy to July meeting	4 July 2019 17 September 2019 9 December 2019 24 March 2020
		September 2019	Update/progress report	
2.	North Weald Airfield Masterplan	September 2019	Update (following appointment of consultant masterplanners)	
		March 2020	Progress/update report – to scrutinise	
3.	St Johns Road development	September 2019	Project report	
4.	Waste Management Contract	December 2019	Performance and amendments Present final recommendations of the Waste Management Task and Finish Panel to the Overview and Scrutiny Committee on 28 January 2020.	
5.	Leisure Management Contract	December 2019	Performance and amendments	
6.	Green agenda – energy, sustainable transport	TBC		
7.	Service reviews as a result of performance concerns	ongoing		
8.	Council Housebuilding	December 2019	Progress and issues	
9.	Local Plan	ongoing	Regular update/progress report Awaiting completion of Examination in Public. Annual report on housing issues arising from the Local Plan (including Private Sector Housing, Council Housing and Assisted Living Accommodation).	
10.	Local air quality	TBC	Further follow up work on modifications to be undertaken because of the Local Plan inspectors report on 12th July. <i>(Re: Cllr J H Whitehouse's air quality spotlight scrutiny review – see Overview and Scrutiny Committee on 16 July 2019 (Minute 27 – 16.7.19).</i>	

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Report to Stronger Place Select Committee

Date of meeting: 17 September 2019

SCRUTINY

Subject: Economic Development Strategy Consultation



Officer contact for further information: J Houston (01992) 564094/ J Chandler (01992) 564214

Democratic Services Officer: V Messenger (01992) 564265

Recommendations/Decisions Required:

That the Select Committee notes the new timeframe for further consultation on the Council's Economic Development Strategy.

Report:

1. The 'Nurturing Growth' Economic Strategy Consultation Paper was initially circulated to a wide range of stakeholders in April/May this year, to meet with the timeframe for the Local Plan Inspection.
2. Around 30 consultation responses were received within the given timeframe of around 6 weeks, with a number of stakeholders suggesting that more time was needed for them to respond fully.
3. A report was presented to Cabinet Committee in June outlining the process of the consultation and potential staff resources required to develop and implement an Economic Development Action Plan, but Cabinet members were keen for further consultation to be undertaken with partners and stakeholders, before committing to any financial proposals. Therefore, it was agreed that a further consultation exercise would be undertaken following the summer holiday period to enable additional stakeholders to make representations.
4. To allow potential respondents time to fully consider the Draft Economic Strategy proposals, a period of 8 weeks from the end of the school holidays was allocated for this, with invitations and copies of the draft Economic Strategy circulated to all stakeholders including local businesses and Elected Members, in early September. Included in the pack was a covering letter, which confirmed the date of a consultation event to be held in November and a statement clarifying that any proposals arising from the consultation would be subject to resourcing and potential partnership delivery.
5. The Stakeholder Consultation event is being held on Weds 13 November at Theydon Bois Village Hall, from 09:30 to 13:00 and as previously advised, Elected Members are very welcome to attend.
6. Following the event, a report will be produced outlining the key proposals arising from the event and associated funding and resource implications. This will be presented to Cabinet for consideration in December.

Reason for decision:

Cabinet Committee requested further consultation on the Draft Economic Strategy 'Nurturing Growth'.

Options considered and rejected: None.

Consultation undertaken: As contained within the report.

Resource implications: To be identified following the consultation event in November.

Legal and Governance Implications: There are none arising directly from this report. Delivery of the strategy will be managed through AMED and Cabinet. However, as a key council plan formal approval for this strategy should be given by Council.

Safer, Cleaner, Greener Implications: A core element of the strategy is the need to generate economic growth and prosperity while protecting the green and unique character of the district. It also aims to increase prosperity and challenge some of the economic determinants of health inequality.



SCRUTINY



Report to Stronger Place Select Committee

Date of meeting: 17 September 2019

**Subject: St John's Road Development – Update to
September 2019 and North Weald Airfield Masterplan**

Officer contact for further information: J Nolan (01992) 564083

Democratic Services Officer: V Messenger (01992) 564265

Recommendations/Decisions Required:

This report is intended to update members on progress with the St. John's Road Development and the North Weald Airfield Masterplan.

Report:

(1) St John's Road Development

Since the last update a number of meetings have taken place between the Council and our project management consultants, White, Young and Green (WYG). These have principally centred around the alignment of the project brief with the Submission Version of our Local Plan and the evaluation of options.

In order to validate the requirement of the brief for the development to incorporate a retail element a soft market testing exercise was undertaken with property consultants Derek Wade Walters.

A survey of the available parking in the area of the development has been commissioned and is due to take place this month. The purpose of this is to establish the quantum of available parking in the light of the local plan parking requirements for developments in the district going forward.

Early work has established the possibility of incorporating some of the existing buildings (in addition to the locally listed buildings) into the design. In order to ascertain the viability of this a building condition survey of the old school has been commissioned.

WYG will host a Cabinet workshop on 24 September which will examine some initial ideas for the site and establish a clear way forward for the design by identifying a preferred option.

Public consultation and key partner engagement sessions will take place following the Cabinet workshop and this will be followed by a Quality Review Panel on 4 October.

The key decisions regarding the site will be taken at the meeting of Cabinet on 5 December 2019.

(2) North Weald Airfield Masterplan

Members will be aware that a recent report to Cabinet sought approval of a development brief and permission to seek expressions of interest from consultants to develop a Masterplan for the airfield in accordance with the Submission Version of the Local Plan.

The chosen consultant will be required to:

- prepare a Masterplan detailing the most appropriate allocation of uses;
- design an indicative layout;
- prepare all necessary supplementary supporting documentation, including analysis of envisaged economic, employment, and social implications, together with a Traffic Impact Assessment.

Following a tender exercise for the preparation of the Masterplan two submissions were received. In accordance with the decision of Cabinet (minute no:107, 11 April 2019) the Chief Executive has appointed Turner and Townsend to undertake the work. Progress reports will be presented to this committee in due course.

Report to the Cabinet

Report reference: C-006-2019/20

Date of Meeting: 11 July 2019



**Epping Forest
District Council**

Subject: Implementation of the Local Plan: Update on progress

Responsible Officer: Alison Blom-Cooper (01992 564066)

Democratic Services: Adrian Hendry (01992 564246)

Recommendations/Decisions Required:

- (1) That the progress of Masterplans and Concept Frameworks, including the use of Planning Performance Agreements and the progress of other proposals at pre-application and application stage be noted (see Appendices);**
- (2) The projects reviewed by the Quality Review Panel during 2018/19 are noted;**
- (3) The infrastructure contributions from Section 106 achieved within Epping Forest District for financial year 2018/19 are noted and:**
- (4) That members note the current position with regard to the Epping Forest Special Area of Conservation.**

Executive Summary

Following the October 2018 Cabinet meeting which set out the governance arrangements for the implementation of the Local Plan, the Implementation Team made a commitment to provide members with regular updates on the progress of Masterplans and Concept Frameworks within Epping Forest District to ensure that members are kept fully up to date.

This report therefore provides members with an update on the progress of Strategic Masterplans, Concept Frameworks, Planning Performance Agreements, the Quality Review Panel and developer contributions within the District.

As part of the Independent Examination of the Local Plan, the Council have agreed and signed Statements of Common Ground with all the site promoters of the following strategic sites: North Weald Bassett, Waltham Abbey North, South Epping, West Ongar and South Nazeing. In relation to the Garden Town sites, which consists of Latton Priory, Water Lane and East of Harlow, the Council were able to sign Statements of Common Ground with all of the principle site promoters.

The strategic sites are progressing well and are all on track to meet the delivery of housing noted within the Housing Implementation Strategy Update 2019.

Reasons for Proposed Decision

- To ensure that members are kept fully up to date on the progress of Masterplans and Concept Frameworks and other major proposals being promoted within the District.
- That members note the projects reviewed by the Quality Review Panel
- That members note the infrastructure contributions achieved within the District

Other Options for Action:

Not to update members on the progress on the above issues would be contrary to the commitment made by the Implementation Team as noted in the 18 October 2018 Cabinet Report

Report:

Strategic Masterplans, Concept Frameworks and other allocated sites

1. [The Local Plan Submission Version 2017](#) (LPSV) promotes a joined up, collaborative and proactive approach to the planning and implementation of key strategic sites across Epping Forest District. The production of Masterplans and Concept Frameworks will ensure that development proposals are brought forward in accordance with the Council's priorities and policies and facilitate the delivery of necessary infrastructure. Such an approach is an important step towards boosting the timely delivery of high quality development and infrastructure within the District.
2. Strategic Masterplans and Concept Frameworks provide an overarching framework to ensure that development is brought forward in a coordinated and coherent way in accordance with high quality place making principles. The planning applications which follow must demonstrate general conformity with an endorsed Masterplan or Concept Framework. As set out in the [18 October 2018 Cabinet Report](#), the Council's Local Plan Cabinet Committee (LPCC) has the authority to approve Draft Strategic Masterplans and Concept Frameworks for consultation. Following the six-week consultation period, Strategic Masterplans will then be taken to Cabinet for formal endorsement as a material planning consideration. The process for Concept Frameworks is broadly similar, however owing to their smaller scale, these will only be taken to LPCC once for formal endorsement.
3. The LPSV has identified site allocations which should be subject to the Strategic Masterplanning approach (see LPSV para 2.90 and 2.91). These include the following masterplans:
 - Latton Priory
 - Water Lane
 - East of Harlow
 - North Weald Bassett
 - North Weald Airfield
 - South Epping
 - Waltham Abbey North
 - Jessel Green
 - Limes Farm Estate

And Concept Frameworks (see LPSV paras 2.99 and 2.100) for sites in:

- West Ongar
 - South Nazeing.
4. As set out in paragraph 15 of the report to Cabinet on 18 October 2018 a commitment was made to provide members with regular updates on the progress of masterplans and concept frameworks within Epping Forest District to ensure that members are kept fully informed of the progression of each plan.
 5. The Implementation Team have been proactively engaging with relevant site promoters to progress the Strategic Masterplan and Concept Framework process. Some strategic sites are more advanced than others, but good progress has been made. Now that the local plan hearing sessions have been completed there will be a need to progress these in order to ensure that each of the sites will meet their projected delivery of housing, in accordance with the staggered trajectory as set out in the [Housing Implementation Strategy Update 2019](#).
 6. Alongside the Strategic Masterplan and Concept Framework sites, the Implementation and Development Management Teams have been progressing some of the smaller allocation sites contained within the LPSV. As with the strategic sites, some of these proposed allocations are further advanced than others, but officers are encouraged by the progress which has been made to date and work continues to progress their delivery in accordance with the Housing Trajectory.
 7. Appendix B provides an update on the progress of the Masterplans and Concept Frameworks; Appendix C provides an update on the progress of each of the strategic and other allocated sites and Appendix D provides information on other proposals on non allocated sites over 0.2hectares in size or more than 6 dwellings.

Quality Review Panel

8. A Quality Review Panel (QRP) was established in April 2018 for both EFDC and for Harlow and Gilston Garden Town. The Panels comprise of 18 built environment specialists who provide independent advice to support the delivery of high quality developments. The panel is managed externally by Frame Projects, and coordinated internally by the Implementation Team. The Chair of the Panel is Peter Maxwell. Details of the Panel and Terms of reference are available on the website.
9. As set out in the 18 October 2018 Cabinet Report, and in policies SP 3 and DM 9 of the emerging Local Plan, it is expected that schemes comprising 50 or more residential units or 5,000sqm of commercial/other floor space will be considered by the QRP. Smaller complex or contentious schemes can also be recommended for review. The panel is also available to review strategic planning and policy documents.
10. To date, the Panel has undertaken 17 EFDC reviews in total, with 4 of these a return by the applicant for second reviews. There have been 4 reviews of Strategic Masterplans (Latton Priory twice, Water Lane and North Weald Bassett), with officers

from both Implementation and Development Management utilising the QRP (see Appendix E).

11. In June 2019, an Annual Meeting was held for the QRP, with 12 panel members in attendance and officers from EFDC and the HGGT partner authorities. Highlights and lessons learnt from the previous year of reviews were shared, and key quality and design topics raised from the reviews were discussed.
12. The EFDC/HGGT Quality Review Panel is currently undergoing monitoring and evaluation, with feedback being gathered on the process and the impact of quality review, and the learning from the Annual Meeting. This will be published in a public Annual Report to ensure that the panel remains accessible, accountable and transparent. In accordance with the agreed terms of reference, reports provided at the pre-application stage are not normally made public but once applications are submitted they become a public document and are published on the Council's website. The reports provide advice and guidance to members and officers and are a material planning consideration in the determination of planning applications.

Developer Contributions update

13. This report also provides an update on the S106 agreements completed in financial year 2018/19 (see Appendix A) to provide Infrastructure in support of the policies in the Local Plan Submission Version, Infrastructure Delivery Plan and associated documents.
14. The [Epping Forest District Council's Infrastructure Delivery Plan](#) was published in 2017 with the [Local Plan Submission Version](#). The Council is now undertaking further work to define infrastructure requirements and set out an approach to funding and developer contributions (see Agenda Item Report on 'Delivering Infrastructure in the District - Developer Contributions Strategy') which will provide internal procedures and guidance to ensure that the Council will effectively administer, monitor and deliver infrastructure to support planned growth in the District.
15. An [Infrastructure Delivery Plan Topic Paper](#) has been produced that provides a high-level framework to the apportionment and pooling arrangements for key infrastructure. It covers highways, public transport, education, health, open space and green infrastructure, sports facilities and community facilities but does not go as far as grouping developments into specific 'pools'. The Topic paper also provides information on those external funding sources outlined in the IDP, including the work currently ongoing to progress and secure funding, the risks of funding not being in place and contingency measures.
16. Addendum to the Topic Papers on [Education and Highways](#) have been published and [Sport Infrastructure](#) is currently being produced. Further work will be carried out to produce detailed addendums on Sustainable Transport, Health, Community Facilities and Open Space.
17. The [Harlow and Gilston Garden Town Infrastructure Delivery Plan](#) was published in April 2019 and includes the infrastructure requirements of the Garden Town, and all

of the sites in detail, including the three garden town communities that are within Epping Forest District.

Current Position on Epping Forest SAC

18. Under the Habitats Regulations, the Epping Forest SAC is classified as a 'European Site' and, as such, any plans and projects (including applications for planning permission) that are likely, either alone or in combination with other plans or projects, to have a significant effect on the SAC must be subject to an assessment, known as an Appropriate Assessment (AA). The purpose of an AA is to ascertain whether any development plan or proposal, either alone or in combination, will not harm the integrity of the European Site.
19. The Council has a legal duty as the 'competent authority' under the Habitats Regulations to protect the Epping Forest SAC from the effects of development (both individually and in combination). Specifically, two issues have been identified that are likely to have a significant effect on the integrity of the Epping Forest SAC, namely:
 - The impact of increased levels of visitors using the Forest for recreation arising from new development (referred to as recreational pressure); and
 - The result of damage to the health of the protected habitats and species of flora within the Forest, including trees and potentially the heathland habitats, from air pollution generated by increased motor vehicle usage (referred to as "air quality").
20. Policies DM 2 and DM 22 of the LPSV provide the policy context for dealing with identified issues in relation to the effect of development on the integrity of the Epping Forest Special Area of Conservation (SAC) as a result of increased visitor pressure arising from new residential development within 6.2km of the SAC, and from the effects of air quality throughout the District.
21. The Council commissioned a Habitats Regulations Assessment (January 2019) of the Epping Forest District Local Plan (2011-2033) Submission Vision (the 2019 HRA), which has been published on the Council Local Plan Examination website. The 2019 HRA includes an Appropriate Assessment of the planned development within the Local Plan and the effect of that development on the Epping Forest SAC. The 2019 HRA concludes that, subject to securing the urbanisation/recreational pressure and air quality mitigation measures to which Epping Forest District Council has committed, the adoption of the Local Plan will have no adverse effect on the Epping Forest SAC.
22. However, following their review of the 2019 HRA, Natural England has maintained their objection to the Local Plan, citing a number of specific concerns about the HRA, which are currently being considered by the Council within the context of the Local Plan Examination and generally.

Recreational Pressure

23. Notwithstanding this, an Interim Approach to Managing Recreational Pressure has been developed through joint working with the Conservators of Epping Forest and relevant local authorities, with assistance and advice from Natural England. This was agreed by the Council's Cabinet on 18 October 2018. The Council's Interim Approach concerns the whole of the SAC, not just that part lying within the Epping Forest District. The remainder of the SAC lies within the boundaries of the London Boroughs of Waltham Forest and Redbridge, respectively.
24. The Interim Approach to Managing Recreational Pressure identifies a number of costed schemes and the resources needed to support the implementation of avoidance and mitigation measures that have been identified in partnership with the Conservators of Epping Forest. To fund these mitigation measures over the Local Plan period (ending on 31 March 2033), the total financial contribution to be secured from new residential development within Epping Forest District is £1,347,837. The Interim Approach apportions the costs of implementing the strategy, including the measures identified, on a proportional basis, having had regard to the findings of a 2017 Visitor Survey, national planning policy and practice guidance, and the relevant legislative and legal framework.
25. As a result, the contribution to be sought from individual residential development schemes within 0 – 3 kms of the Epping Forest SAC boundary, involving a net increase in the number of residential units, is £352 per dwelling.

Air Quality

26. The Interim Approach referred to above does not, however, address the significant effect that all residential and employment development within the District is likely to have on the SAC with regards to air quality. There is currently no interim approach to managing air quality for the District and the Council and other partner organisations continue to work together to identify an acceptable air quality mitigation strategy.
27. As competent authority under Habitats Regulations, the Council cannot lawfully grant planning permission for any development proposals within the District that are likely to have an air pollution impact on the Epping Forest SAC (when considered alone and in combination with other plans or projects), save where an Appropriate Assessment demonstrates that the granting permission will not have an adverse impact on the integrity of the SAC. Until such a time as appropriate air quality mitigation strategy has been agreed with Natural England and approved by the Council, planning permission for development which would result in increased vehicular movements cannot be granted.

Resource Implications:

As set out in the 18 October 2018 Cabinet Report, the successful delivery of the Garden Town and the other strategic sites within Epping Forest District will require considerable

commitment of officer time from EFDC. The noting of the contents of this report do not give rise to additional resource implications.

Legal and Governance Implications:

The work on the Strategic Masterplans and Concept Frameworks has been developed in accordance with Government policy (NPPF) and Planning Law.

Safer, Cleaner, and Greener Implications:

The Local Plan contains a policy designed to promote the notion of making good places to live, work and visit. This will include safer by design principles, sustainable development, the provision of alternatives to the car, energy efficiency and environmental considerations as well as sustainable drainage systems and quality green infrastructure. Strategic Masterplans and Concept Frameworks will be the mechanism for these place-making measures to be delivered in identified Masterplan Areas.

Consultation Undertaken:

Some of the Strategic sites have been the subject of informal public consultation and engagement. However as set out in the Councils Masterplan and Concept Framework Plan Briefing note, these sites will be subject to public consultation in accordance with an endorsed Statement of Community Involvement.

Background Papers:

C-015-2018/19: Governance arrangements for Local Plan Implementation, 18 October 2018

Habitat Regulations Assessment 2019

Risk Management:

If the Council was not to take a pro-active stance on the delivery of Masterplans and major applications arising from the Local Plan, there is a real risk of or development occurring of a type that does not extract maximum value for the provision of social infrastructure and poor quality development may occur.

APPENDIX A

Epping Forest District Council (S106) Developer Contributions Report 2018/19

The headline figures for 2018/2019 financial year are set out in the table below:

- **5** Legal Agreements signed during the year
- **£461,396** in S106 contributions were secured
- **£** in S106 funds were spent

Table 1: Financial Contributions **secured** through S106 Agreements

Type of Contribution	Value £
Affordable Housing	
Community Facilities	
Education	
Emergency Services	
Healthcare	
Open Space	£436,756
Recreation	£10,208
Special Area of Conservation (SAC) Recreational Pressure	£14,432
Sport & Leisure	
Stewardship	
Transport & Highways	
TOTAL VALUE	£461,396

Table 2: Financial Contributions **received** through S106 Agreements

Type of Contribution	Value £
Affordable Housing	
Community Facilities	
Education	
Emergency Services	
Healthcare	
Open Space	
Recreation	
Special Area of Conservation (SAC) Recreational Pressure	£14,080
Sport & Leisure	
Stewardship	
Transport & Highways	
TOTAL VALUE	£14,080

- S106 agreements relating to the Epping Forest Special Area of Conservation:

Recreational Pressure:

- 12 unilateral agreements with contributions paid on completion.
- 1 unilateral agreement with contributions to be paid 10 working days following written notice to the Council of the commencement.

Air Quality

- Approximately 80 planning decisions held in abeyance amounting to approximately 220 residential units currently awaiting approval pending agreement of the Habitats Regulations Assessment.

Legal Enforcement

The following outstanding amounts recovered:

Site	Contribution
Land at Millrite Engineering, Ongar	£32,000 and indexation of £7,190

Internal Audit Report: Section 106 Agreements 2018/19

The audit formed part of the agreed 2018/19 Internal Audit Plan. An audit of Section 106 Agreements had not been undertaken in recent years.

The purpose of the audit was to consider whether the Council has effective arrangements in place to administer Section 106 Agreements and ensure compliance with its statutory responsibilities.

Audit opinion

The work undertaken by Internal Audit provides **substantial assurance** over the Council's arrangements to administer Section 106 Agreements and ensure compliance with its statutory responsibilities.

Three recommendations were made:

1. the infrastructure strategy to be completed and approved as soon as is practicable (see Agenda Item)
2. to receive relevant Northgate training so that this can be used as a basis for administration and reporting of commitments under Section 106 agreements; and
3. a quarterly Section 106 report to be provided to the Local Plans Cabinet Committee alongside the monitoring of Masterplans.

Significant findings from the review will also be presented to the next Audit and Governance Committee. Implementation of recommendations will be tracked through a separate report to Corporate Governance Group and the Audit and Governance Committee.

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Appendix B - Masterplans and Concept Frameworks

Masterplan and Concept Framework tracker							
Masterplan Area / Concept Framework Area	Local Plan policy and site reference	Description of proposed allocation	PPA status	Delivery due to commence (Housing Implementation Strategy 2019)	QRP	Timescales / progress update	Proposal stage
Latton Priory	Policy SP 4 & SP 5: SP 5.1	New Garden Town Community consisting of approximately 1,050 homes, 2 hectares of employment land, up to 5 traveller pitches, a new primary and secondary school and a local centre.	signed (August 2018)	2022/23	11/10/2018 and 05/04/2019	Series of masterplanning meetings have been held and are ongoing between key stakeholders including EFDC, the main site promoters (Commercial Estates Projects Ltd and Hallam Land), ECC (Highway and Education), and HDC. A community/member engagement programme is currently being discussed	Masterplan
Water Lane	Policy SP 4 & SP 5: SP 5.2	New Garden Town Community consisting of approximately 2,100 homes, up to 5 traveller pitches, a new primary school and a local centre.	West Sumners signed (July 2018) & West Katherines signed (May 2019)	2022/23	28/03/2019	Series of masterplanning meetings have been held and are ongoing between key stakeholders including EFDC, the main site promoters (a consortium of housebuilders including Persimmon, Taylor Wimpey and Martin Grant Homes - West Katherines, and Manor Oak Homes - West Sumners), ECC (Highway), and HDC. Representatives of the smaller sites contained within Tylers Cross have recently begun to engage in the Masterplanning process and engagement has begun with representatives of Redwings	Masterplan
East of Harlow	Policy SP 4 & SP 5: SP 5.3	New Garden Town Community consisting of approximately 750 homes, up to 5 traveller pitches, a new primary school, a local centre, and a potential new secondary school and potential relocation of PAH.	advanced stage of discussion	2023/24	N/A	High level meetings have been held between key stakeholders including EFDC, the main site promoters (Miller Homes), ECC, HDC and PAH NHS Trust. Communication is ongoing with three smaller land promoters within the masterplan area regarding bringing their sites forward for development	Masterplan
North Weald Bassett	Policy P 6: NWB.R1, NWB.T1, NWB.R2, NWB.R3, NWB.R4 and NWB.R5	Provision of approximately 1,050 homes and 5 traveller pitches, a new local centre including retail, community and health facilities and the erection of a new primary school	advanced stage of discussion	2022/23	14/06/2019	Three masterplan engagement meetings have been held between EFDC Officers, the site promoters and the North Weald Neighbourhood Plans Steering Group. Topic based meetings regarding land drainage and transport have been undertaken between EFDC officers, the site promoters and Essex County Council. A meeting between EFDC officers and the site promoters to discuss materplan options and an engagement strategy undertaken in May. An initial Quality review Panel was held on 14th June 2019	Masterplan
North Weald Airfield	Policy P 6: NWB.E4	Provision of new B1/B2/B8 employment uses on NWB.E4 and retention and expansion of aviation uses to the west of the main runway	not commenced	2022/23	N/A	Initial interdepartmental discussions between EFDC officers undertaken in January 2019. Project brief agreed by Cabinet on 11th April 2019. The brief is currently out to tender to recruit Masterplanners to bring the site forward. The masterplan will need to coordinate with the village masterplan	Out to tender - Masterplan not yet commenced
South Epping	Policy P 1: EPP.R1 and EPP.R2	Provision of approximately 950 homes, a new neighbourhood centre to include community facilities, employment, health facilities and retail uses as well as a new primary school and early years childcare provision	advanced stage of discussion	2023/24	N/A	Masterplan meetings have been held between EFDC officers and the site promoters to agree the process moving forward. Engagement has been held between all landowners and Epping Town Council. A revised timetable of topic based meetings is currently being discussed.	Masterplan
Waltham Abbey North	Policy P 3: WAL.R1, WAL. T1, WAL.R2 and WAL.R3	Provision of approximately 740 homes and 5 traveller pitches as well as a new local and community centre	advanced stage of discussion	2022/23	N/A	Initial meeting held between EFDC Officers and the site promoters in June 2018. A further meeting held in November 2018 to discuss the process moving forward. The site promoters are currently in the process of gathering the necessary technical work in order to progress the production of the masterplan. A programme of topic based meetings is due to commence in June/July.	Masterplan
Jessel Green	Policy P 2: LOU.R5	provision of approximately 154 homes	not commenced	2028/29	N/A	Masterplan not yet commenced - awaiting adoption of the Local Plan	Not commenced
Limes Farm	Policy P 7: CHIG.R6	Regeneration led development to provide an additional 100 homes on the site as well as new community and local service facilities	not commenced	2028/29	N/A	Masterplan not yet commenced - awaiting adoption of the Local Plan	Not commenced

West Ongar Concept Framework Area	Policy P 4: ONG.R1 and ONG.R2	Provision of approximately 234 homes	initial discussions	2022/23	N/A	Discussions regarding a PPA and a project plan are at an early stage	Concept Framework
South Nazeing Concept Framework Area	Policy P 10: NAZE.R1, NAZE.R3 and NAZE.R4	Provision of approximately 93 homes	initial discussions	2021/22	N/A	Discussions regarding a PPA and a project plan are at an early stage	Concept Framework

Appendix C - Allocated sites

Other allocated sites tracker									
Site	Local Plan site Reference	Description of proposal	PPA status	Delivery due to commence (Housing Implementation Strategy 2019)	Application Stage	Development Management Forum	Quality Review Panel	Timescales / progress update	Section 106 status
Pre application proposals									
Nazeing Glassworks	NAZE.E3	Redevelopment of the site to provide approximately 5,000sqm of employment space and 230 residential dwellings	Agreed but yet to be signed	Not an allocated site for housing	Pre application ref: EF\2018\ENQ\00219	?	16/08/18	Meetings held between EFDC and site promoters. Considered at the QRP	Not commenced
Land to the North of Chelmsford Road	ONG.R4	Erection of 163 homes comprising of 1, 2, 3 and 4 bedroom houses and apartments	N/A	2022/23	EIA Screening Opinion	?	?	Site promoters have requested an Environmental Impact Assessment Screening Opinion	Not commenced
Epping Forest College, Playing fields, Borders Lane	LOU.R4	290 Dwellings in a mix of 2, 3, 4 and 5 storey blocks together with sports and recreation space	N/A	2022/23	Pre application ref - EF\2019\ENQ\06881	?	Meeting arranged June 2019	Initial discussions have been held, further meetings are programmed	Not commenced
Former Waltham Abbey Swimming Pool, Roundhills, Waltham Abbey	WAL.R6	Redevelopment of the site to provide residential development	N/A	2028/29	Pre application ref: EF\2018\ENQ\01422	?	12/07/2019 (TBC)	Initial meeting held between Essex County Council and EFDC officers - discussions are ongoing.	Not commenced
Epping Forest College, Borders Lane, Loughton	LOU.R9	Erection of 143 mixed tenure units ranging from 3 to 5 storeys	N/A	2023/24	Pre application ref: EF\2018\ENQ\00051	?	?	Under consideration	Not commenced
Land at Forest Drive, Theydon Bois	THYB.R1	Mixed development up 39 dwellings	N/A	2021/22	Pre application ref: EF\2018\ENQ\00400	N/A	N/A	Under consideration	Not commenced
Oak Hill Green, Oak Hill Road, Stapleford Abbots	STAP.R1	Residential development around 40 units and community facilities	PPA discussions ongoing	2021/22	Pre-app ref EF\2018\ENQ\00275	N/A	second review 17/05/2019	Awaiting developers response to QRP Report	Not commenced
Grange Court, 72 High Road, Chigwell	CHIG.R9	Conversion of Listed building into 8 dwellings and extensions to create a further six dwellings	N/A	Planning Permission granted - EPF/3264/17	Pre application ref: EF\2019\ENQ\00330	N/A	N/A	Advice sought for design amendments following granting of consent (EPF/3264/17)	Not commenced
Land at St Johns Road, Epping	EPP.R4	comprehensive redevelopment of the site	N/A	2028/29	Pre application (no reference)	?	?	Interdepartmental meetings have taken place between Council officers. New consultants have been commissioned to progress the site	Not commenced
Greensted Croft, Greensted Road, Ongar	ONG.R5	Erection of up to 115 residential units	Agreed and signed	2022/23	Pre application ref: EF\2018\ENQ\01132	?	28/03/2019	Ongoing discussions following QRP	Not commenced
Planning applications submitted awaiting decision									
Land to the North of Dowding Way	WAL.E8	Hybrid Planning Application: Phase 1 - Erection of large scale distribution warehouse and phase 2 - Outline application for other employment uses	Agreed but not yet signed	2026/27	Planning application - EFF/1413/18	15/05/2018	26/04/18 and 11/10/18	Proposals have been the subject of two QRP meetings. A third meeting is scheduled for July 2019. Discussions have been held with ECC and HE to resolve issues around transport and highway matters	Not commenced
Land west of Froghall Lane, Chigwell	CHIG.R4	Proposed assisted living development to provide apartments and communal and support facilities	N/A	Site allocated for C2 use	Planning application - EPF/1182/18	?	?	Application submitted. Outstanding issues - design/landscaping, employment, S106 heads of terms under consideration	Not commenced
Land Corner of Mill Lane / Millfield, High Ongar	HONG.R1	Erection of 8 three bedroom houses including new access from Millfield, provision of parking spaces, amenity space and landscaping	N/A	2020/21	Planning application - EPF/1718/18	N/A	N/A	Application withdrawn from Area Planning Committee twice as a result of a potential legal challenge by a neighbour objecting to the site allocation in the LPSV	Not commenced
Old Epping Laundry Site, Bower Hill, Epping	EPP.R9	Demolition of existing buildings and erection of 58 new residential dwellings	N/A	2021/22	Planning application - EPF/3174/18 refused	?	?	Refused on grounds design, quality of accommodation, impact on neighbours, lack of affordable housing, parking provision and impact on the SAC under delegated authority - 30/04/18	Not commenced
Lake View, Moreton	MORE.T1	Application for variation of condition 10 on planning application EPF/1356/98 (allowed on appeal) (Use of land for Showmen's permanent quarters (relocation of existing established overcrowded site) to enable up to 62 caravans to be located within the site).	N/A	Regularisation of existing use	Planning application EPF/0499/18	N/A	N/A	Awaiting further information	Existing use
13 - 15a Alderton Hill	LOU.R14	Demolition of three dwellings and erection of new residential development to provide 89 apartments	N/A	2028/29	Planning application - EPF/2115/18	?	02/11/2018	Application put on hold pending the outcome of an appeal on the same site for a smaller scheme under reference APP/J1535/W/18/3203410	Not commenced
Gypsy Mead, Ongar Road, Fyfield	FYF.R1	Proposed development of x 24 no. new homes with associated parking facilities, cycle stores and rubbish disposal.	N/A	2022/23	Planning application - EPF/0016/19	Awaiting further information on wider issues	22/11/2018	Issues around the viability of the scheme to be resolved	Not commenced
St Thomas More Church, Willingale Road, Loughton	LOU.R16	Demolition of redundant church and associated buildings and erection of 16 house, 10 flats and a new community hall	N/A	2021/22	Planning application - EPF/0304/19	N/A	N/A	Application submitted and currently under consideration. Potentially going to Planning Committee in July	Not Commenced
Applications determined awaiting S106 to be signed (excluding S106 only relating to the SAC)									
JW Fencing, Pecks Hill, Nazeing	NAZE.R2	Outline planning application for the demolition of all existing buildings on the site and erection of 25 dwellings	N/A	2022/23	Outline Planning application	No	No	Area Plans West Committee resolved to grant planning permission subject to conditions and a Section 106 legal agreement on 10/04/19	Awaiting signature
Planning applications determined and issued									
256 High Road, Loughton	LOU.R8	Demolition of existing buildings and construction of 29 apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping and parking	N/A	2022/23	Planning permission granted	No	No	Planning permission has been granted subject to a Section 106 Agreement	Complete
Proposals at appeal									
13 - 15a Alderton Hill, Loughton	LOU.R14	Demolition of three dwellings and erection of residential development and supporting facilities	N/A	2028/29	Public inquiry appeal: ref APP/J1535/W/18/3203410	No	No	Initial hearings of Public Inquiry held week of 26/02/19. Further hearings due to discuss HRA - programmed for September 2019	Not commenced

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Appendix D - Non allocated sites

Non-allocated sites tracker									
Site	Description of proposal	PPA status	Application Stage	Development Management Forum	Quality Review Panel	Timescales / progress update	Section 106 status	Case officer	Team responsible
Pre application submissions									
Crown House, 151 High Road, Loughton	Proposed office, retail and residential development	N/A	Pre application ref - EF\2019\ENQ\00417	?	?	pre application submitted - 10/05/19	Not commenced	Michael Johnson	Development Management
Upper Clapton Rugby & football club	New all weather pitch, alterations to function hall, improved drainage to pitches, alterations to car park and relocation of loodlights, together with enabling development comprising 9 residential dwellings	N/A	Pre application ref - EF\2019\ENQ\000352	N/A	N/A	pre application submitted - 23/04/19	Not commenced	Michael Johnson	Development Management
Land North of Pick Hill Waltham Abbey EN9 3LF	123 Dwellings and open space	TBD	EF\2019\ENQ\00338	?	?	pre application submitted - 18/04/19.	Not commenced	Michael Johnson	Development Management
Kingsfield Nursery, Sewardstone Road, Waltham Abbey	9 Residential properties, associated access, ancillary development, landscaping and public open space	N/A	Pre application ref - EF\2019\ENQ\00474	N/A	N/A	pre application submitted - 29/05/19	Not commenced	Michael Johnson	Development Management
11 The Shrubberies, Chigwell	Demolition of existing single dwelling house and erection of new structure housing 9 flats across 3 floors, including dedicated off-street parking.	N/A	Pre-app ref EF\2019\ENQ\00406	N/A	N/A	pre application submitted - 03/05/19	Not commenced	Ian Ansell	Development Management
Shernbroke Road Hostel, 1 - 6 Shernbroke Road, Waltham Abbey, Essex, EN9 3JF	Demolition of former Shernbroke Hostel for 26 residential units in two blocks, including private sale and affordable specialist housing.	N/A	Pre-application ref EF\2018\ENQ\00959	N/A	N/A	Pre-application submitted 19/09/2018 and meeting held October 2018. Second pre-app meeting held in June 2019.	Not commenced	James Rogers	Development Management
Hill House, Waltham Abbey	New build independent living scheme comprising 48 no.1 bed flats and 12 no. 2 bed flats, communal facilities and dining cafe aera. Landscaped ground and parking for 30 no. cars including 3no. disabled spaces	N/A	Pre-application ref EF\2018\ENQ\00665	04/03/2019	02/2019	pre application submitted - 19/06/2018	Not commenced	Graham Courtney	Development Management
Planning applications awaiting decision									
North Weald Park (Quinn)	Erection of up to 690 dwellings, including new access route, vehicle parking, landscaping and associated infrastructure	Signed 18/05/18	Planning application - EFF/1413/18	08/09/2018	27/09/2018 and 05/04/2019	Application registered, discussions with key stakeholders are ongoing. Highways England have a holding direction on the application until September 2019	Not commenced	Sukhi Dhadwar	Development Management
Land to the north of the Nags Head Public House, Moreton	Application for Outline Planning Permission for the erection of x 7 no. new homes and provision of associated parking, landscaping and access improvements.	N/A	Planning application - EPF/0496/19	N/A	N/A	Application registered - 08/03/2019	Not commenced	Sukhi Dhadwar	Development Management
Pickerells Farm, Dunmow Road, Fyfield	Change of use of existing building to form 6 no. dwellings with associated amenity space, parking space bin store, bike store, passing bays and skip enclosure.	N/A	Planning application - EPF/0537/19	N/A	N/A	Application registered - 12/04/2019	Not commenced	Alastair Prince	Development Management
Broadbanks, 23 Ivy Chimneys Rad, Epping	Demolition of all on site stables and hardstanding; the excavation of part of the site to reduce the levels (with the excavated material to be removed); the provision of access road and turning head along with the erection of x 9 no. detached and semi-detached dwellings including ancillary works and landscaping.	N/A	Planning application ref: EPF/0289/19	N/A	N/A	Application registered - 20/02/2019	Not commenced	Sukhi Dhadwar	Development Management
Land at Gainsborough House, Sheering Lower Road, Sheering	Change of use of Gainsborough House from offices to residential and erection of a two and a half storey extension to create 14 no. flats and revised parking layout.	N/A	Planning application - EPF/0438/19	N/A	N/A	Application registered - 07/05/2019	Not commenced	Corey Isolda	Development Management
Middlebrook Industrial Estate, Hoe Lane, Nazeing	Demolition of existing commercial buildings and erection of 20no. detached/semi-detached dwellings and 13no. 'affordable' houses with associated off-street parking, private gardens and landscaping	N/A	Planning application - EPF/1201/19	N/A	N/A	Application registered - 13/06/2019	Not commenced	Sukhi Dhadwar	Development Management
Netherhouse Farm, Sewardstone Road, Waltham Abbey	Change of use of land to a woodland cemetery and crematorium with the erection of a meeting hall and associated buildings. (Variation to previously approved application ref. EPF/0526/17).	N/A	Planning application - EPF/0599/19	N/A	N/A	Application registered - 05/04/2019	Not commenced	Corey Isolda	Development Management

Low Hill Nuresery, Sedge Green, Nazeing	Replacement of existing caravans with permanent building containing accommodation for 10 nursery workers.	N/A	Planning application - EPF/3339/18	N/A	N/A	Application registered - 12/02/2019	Not commenced	Corey Isolda	Development Management
Woodredon House, Woodredon Farm Lane, Waltham Abbey	Conversion and change of use of former care home including the removal of side extensions and replacement with one storey side extension to provide x 10 no. apartments (C3) with cart-lodge style garaging.	N/A	Planning application - EPF/0729/19	N/A	N/A	Application registered - 23/05/2019	Not commenced	Corey Isolda	Development Management
New Barns Farm, Epping Road, Roydon	Conversion of redundant farm buildings to seven residential (C3) units, demolition of sections of buildings and associated works.	N/A	Planning application - EPF/3120/18	N/A	N/A	Application registered - 20/03/2019	Not commenced	Corey Isolda	Development Management
Garages to the rear of nos.13-43, Charles Street, Epping	Demolition of the existing garage buildings and the erection of 9 x 2 bedroom mews houses, with associated landscaping, parking, bike and refuse stores.	N/A	Planning application - EPF/3426/18	N/A	N/A	Application registered - 11/01/2019 being presented before planning committee 12/6/19	Not commenced	Sukhi Dhadwar	Development Management
Langley and Mile Nurseries, Crooked Mile, Waltham Abbey	Outline planning application for a residential development comprising up to x 52 no. dwellings (including 40% affordable housing) with vehicular access from Crooked Mile, associated open space, children's play area and ancillary works.	N/A	Planning application - EPF/0695/19	?	?	Application registered - 03/04/2019 - Applicant is comissioning further work on transport and air quality.	Not commenced	Corey Isolda	Development Management
Land at Nine Ashes Road, High Ongar	Erection of 8 affordable dwellings and 3 open markert dwellings	N/A	Planning application - EPF/1137/18	N/A	N/A	Application registered 03/05/2018	Not commenced	Corey Isolda	Development Management
High House Farm, Stapleford Road, Stapleford Abbots	Construction of 27 new dwellings, including 7 affordable dwellings, with associated infrastructure, parking, public open space and landscaping.	N/A	Planning application EPF/2708/18	N/A	N/A	Application refused by Area Plans East Committee on 12/06/19	Not commenced	Ian Ansell	Development Management
Chigwell Garden Centre, High Road, Chigwell	Demolition and removal of existing dwelling, storage buildings, associated commercial structures and car park, and the erection of a 100 bedroom high-quality care home with associated access, vehicle parking, hard and soft landscaping, structural landscaping and site infrastructure.	N/A	Planning application EPF/3195/18	N/A	17/05/2019	Application registered - 06/02/2019 - Awaiting applicants review of QRP response, and LPSV Inspectors initial response to applicants submissions at examination	Not commenced	Ian Ansell	Development Management
158 Queens Road, Buckhurst Hill	Erection of a new, part two and part three storey building to the rear of the property containing 7 flats.	N/A	Planning application EPF/0694/19	N/A	N/A	Application registered - 15/05/2019	Not commenced	Ian Ansell	Development Management
42 Stradbroke Drive, Chigwell	Demolition of existing house including garage and pool annex and construction of x 10 no. residential units	N/A	Planning application EPF/0531/19	N/A	N/A	Application registered - 20/05/2019	Not commenced	Ian Ansell	Development Management
Stapleford Farm, Oak Hill Road, Stapleford Abbots	Cease existing use of land as a breakers yard, car repairs and storage with removal of all associated buildings and replacement with x 8 no. single storey dwellings.	N/A	Planning application EPF/0238/19	N/A	N/A	Application registered - 08/02/2019	Not commenced	Ian Ansell	Development Management
Mossford Green Nursery, Abridge Road, Theydon Bois	Demolition of existing buildings, clearance of open storage and dwelling and erection of 19 dwellings (8 x 3 bed, 11 x 4 bed)	N/A	Planning application EPF/3379/18	N/A	N/A	Application registered - 15/01/2019	Not commenced	Ian Ansell	Development Management
Site 2, Chigwell Grange, High Road, Chigwell	Redevelopment to provide a new residential building comprising a total of 57 homes with associated amenity space, landscaping, car and cycle parking.	N/A	PLanning application EPF/2155/18	?	Intended, current delay at applicants request	Application registered - 03/10/2018 - Currently in abeyance at applicants request as they have objected to site not being allocated in LPSV and have made representations to examination	Not commenced	Ian Ansell	Development Management
1, 3 and 5 Stonards Hill, Epping	Redevelopment to form 28 no. apartments for older people, guest apartment, communal facilities, access, car parking and landscaping (Amended application to EPF/0947/17).	N/A	EPF/0887/19	N/A	N/A	Application registered - 23/04/2019	Not commenced	Sukhi Dhadwar	Development Management
36 Highbridge Street, Waltham Abbey	site redevelopment, comprising retention of the commercial use at ground floor level and conversion of the existing building at partial ground floor and upper levels to provide 6 dwellings, incorporating the removal extensions; the provision of two new build blocks to provide 4 dwellings.	N/A	Planning application - EPF/2841/18	N/A	N/A	Application registered - 02/11/2018	Not commenced	Sukhi Dhadwar	Development Management
38 Honey Lane, Waltham Abbey	Demolition of existing dwelling and erection of residential apartment block to contain 14 dwellings	N/A	Planning application - EPF/0140/19	N/A	N/A	Application registered - 24/01/2019	Not commenced	Alatair Prince	Development Management
404 Fencepiece Road, Chigwell	Application for Outline Planning Permission for demolition of existing dwelling & the erection of a building comprising x10 no. self-contained apartments with associated car parking & amenities	N/A	Planning application - EPF/1051/19	N/A	N/A	Application registered - 19/06/2019	Not commenced	Sukhdeep Jhooti	Development Management

Duke of Wellington PH, 36 High Street, Epping	Demolition of existing public house & ancillary outbuildings & erection of three storey building addressing High Street comprising 189 square metres of ground floor flexible retail/financial and professional services/food and drink/drinking establishments/hot food and takeaway (Use Classes A1/A2/A3/A4/A5) with six x two bedroom flats and two x one bedroom flats at first and second floors, one pair of two storey, three bedroom, semi-detached houses addressing Hemnall Street and formation of one altered vehicle accesses onto High Street and one new access onto Half Moon Lane to serve parking and manoeuvring areas.	N/A	Planning application - EPF/1047/19	N/A	N/A	Application registered - 20/06/2019	Not commenced	Sukhvinder Dhadwar	Development Management
Applications determined awaiting S106 to be signed									
69 Farm Hill Road, Waltham Abbey	Demolition of bungalow and erection of two, two storey linked blocks to provide 4 x 1 bed roomed flats and 2 x 2 bed roomed flats with associated car parking, bin and bike stores, amenity and landscaping	N/A	Planning application - EPF/3381/18	N/A	N/A	Planning permission granted subject to Section 106 (SAC recreation and air quality)	In progress	Corey Isolda	Development Management
1 Tomswood Road, Chigwell	Demolition of existing and proposed apartment block (seven flats)	N/A	Planning application EPF/0840/18	N/A	N/A	Planning permission granted subject to Section 106 (SAC recreation and air quality)	In progress	Ian Ansell	Development Management
Tylers Cross Nursery, Epping Road, Nazeing	Demolition of part of existing glasshouses; change of use and conversion of remainder to form 20 units in mixed light industrial and storage use (Class B1/B8).	N/A	Planning application - EPF/1619/18	N/A	N/A	Planning permission granted subject to Section 106 (SAC recreation and air quality)	In progress	Corey Isolda	Development Management
Planning applications with decision issued									
6 Church Street, Waltham Abbey	Proposed conversion of office building B1 to 12 residential apartments C3 and installation of 8 x velux windows in the roof slopes.	N/A	Planning application - EPF/0741/18	N/A	N/A	Decision issued, planning permission granted	Complete	Corey Isolda	Development Management
proposals at appeal									
69 Church Hill, Loughton	Demolition of the existing bungalow and replacement with a block of 10 apartments.	N/A	Written reps appeal: APP/11535/W/19/3224739	N/A	N/A	Awaiting decision	N/A	Sukhi Dhadwar	Development Management
60 Traps Hill, Loughton	The demolition of an existing 2-3 storey detached house and the development of a new 2-3 storey building consisting of 7 flats (2 x 1 bed, 5 x 3 bed) and including 9 no. car parking spaces, cycle stores and bin stores.	N/A	Written reps appeal: APP/11535/W/18/3209460	N/A	N/A	The appeal is in abeyance at the applicants request, pending progress on SAC matters	N/A	Ian Ansell	Development Management

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Appendix E - Quality Review Panel

Quality Review Panel tracker

Scheme reviewed	Epping Forest District Council (EFDC) / Harlow and Gilston Garden Town (HGGT) review	Pre-application/ Application/ Other	Date of review	Scheme Type	Local Plan reference	Type of review	Report: Confidential/ On website
Land North of Dowding Way	EFDC	Pre-application	26/04/2018	Commercial Site	WAL.E8	Formal	Confidential
HGGT Spatial Vision	HGGT	Other	24/05/2018	Strategy document	n/a	Formal	On website
HGGT Design Charter	HGGT	Other	19/07/2018	Strategy document	n/a	Formal	On website
Gilston Masterplan	HGGT	Pre-application	19/07/2018	Strategic Masterplan	n/a	Formal	n/a
HGGT Sustainable Transport Corridor Study	HGGT	Other	26/07/2018	Evidence-base document	n/a	Formal	Confidential
Nazeing Glassworks	EFDC	Pre-application	16/08/2018	Mixed use masterplan	NAZE.E3	Formal	Confidential
North Weald Park	EFDC	Application	27/09/2018	Mixed use masterplan	Not allocated	Formal	On website
Land North of Dowding Way	EFDC	Application	11/10/2018	Commercial Site	WAL.E8	Second Formal	Confidential
Latton Priory	EFDC / HGGT	Pre-application	11/10/2018	Strategic Masterplan	SP 5.1	Formal	Confidential
HGGT Design Guide	HGGT	Other	11/10/2018	Strategy document	n/a	Chair's Review	On website
HGGT Transport Strategy	HGGT	Other	11/10/2018	Strategy document	n/a	Formal	Confidential
13-15a Alderton Hill	EFDC	Application	02/11/2018	Specialist Housing	LOU.R11	Formal	On website
Gypsy Mead site	EFDC	Pre-application	22/11/2018	Housing (under 50 units)	FYF.R1	Formal	Confidential
Land at Oak Hill Road	EFDC	Pre-application	14/12/2018	Housing (under 50 units)	STAP.R1	Formal	n/a
Harlow Town Centre AAP	HGGT	Other	11/01/2019	Policy document	n/a	Formal	Confidential
Hill House	EFDC	Pre-application	24/01/2019	Specialist Housing	Previous Outline application	Formal	Confidential
Gilston Village 7	HGGT	Pre-application	22/02/2019	Strategic Masterplan	n/a	Formal	n/a
Gilston River Crossings	HGGT	Pre-application	22/02/2019	Infrastructure	n/a	Formal	n/a
287-291 High Street, Epping	EFDC	Pre-application	28/03/2019	Housing (under 50 units)	EPP.R10	Chair's Review	Confidential
Land at Greensted Road	EFDC	Pre-application	28/03/2019	Housing (50+ units)	ONG.R5	Formal	Confidential
Water Lane	EFDC / HGGT	Pre-application	28/03/2019	Strategic Masterplan	SP 5.2	Formal	Confidential
Latton Priory	EFDC / HGGT	Pre-application	05/04/2019	Strategic Masterplan	SP 5.1	Second Formal	Confidential
North Weald Park	EFDC	Application	05/04/2019	Mixed use masterplan	Not allocated	Second Formal	On website
HGGT Healthy Town Framework	HGGT	Other	03/05/2019	Strategy document	n/a	Chair's Review	Confidential
Chigwell Nursery Site	EFDC	Application	17/05/2019	Specialist Housing	Not allocated	Formal	On website
Land at Oak Hill Road	EFDC	Pre-application	17/05/2019	Housing (under 50 units)	STAP.R1	Second Formal	Confidential
Harlow Town Centre AAP	HGGT	Other	17/05/2019	Policy document	n/a	Chair's Review	n/a
North Weald Bassett Masterplan	EFDC	Pre-application	14/06/2019	Strategic Masterplan	NWB.R1-R5, NWB.T1	Formal	Confidential

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Appendix F - S106 Agreements

Applications determined (Subject to S106 agreement)							
Site	Local Plan site reference	Description	Reference number	Financial year	Contributions secured	£	Contributions received
256 High Road, Loughton		Demolition of existing buildings and construction of 29 retirement apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping and parking	EPF/3210/17	2018/19	Affordable Housing	212,756.00	None
					SAC - Recreational pressure	10,208.00	
Chimes Garden Centre, 93 Nazeing Road, Nazeing		Demolition of site buildings and redevelopment to provide 33 new homes	EPF/1351/18	2018/19	5 residential units for on site affordable housing		
					Education contribution (TBD)		None
Land at Sewardstone Road, Waltham Abbey		Erection of 52 'Retirement Living' (Category II Sheltered Housing) apartments for the elderly with associated communal facilities, car parking and landscaping.	EPF/0937/18	2018/19	Offsite affordable housing	437,739.00	
					SAC - Recreational pressure	18,304.00	
Stationbridge House		Demolition of existing warehouses and construction of 10 no. dwellings (amended scheme following previous approval).	EPF/0763/18	2018/19	Healthcare provision	12,282.00	None
					Offsite affordable housing	100,000.00	None

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