



INFRASTRUCTURE FUNDING STATEMENT

2023/24 Monitoring Period

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1 Introduction

- 1.1 The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 requires any local planning authorities who collect or spend planning contributions to publish an Infrastructure Funding Statement (IFS).
- 1.2 An Infrastructure Funding Statement (IFS) is an annual report which provides a summary of all financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) collected and spent by Epping Forest District Council.
- 1.3 The aim of the IFS is to increase transparency by providing an annual statement of accounts. This report has therefore been kept succinct and factual.
- 1.4 This report provides a summary of financial contributions the Council has received through S106 in the 2023/2024 financial year monitoring period.
- 1.5 The IFS is required to provide:
 - the total amount of money to be provided under any planning obligations which were entered into during the reported year.
 - the total amount of money under any planning obligations which was received during the reported year.
 - the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority.
 - summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year.
 - the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure.
 - the total amount of money (received under any planning obligations) which was spent by the authority.
 - the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year.

- 1.6 Throughout the IFS there will be references to the following definitions:
- Secured – Contributions that have been agreed within a signed legal document. These contributions have not been collected/ delivered and if the planning applications are not implemented, they will never be received.
 - Received – Contributions received, either non-monetary or monetary, that have been transferred to Epping Forest District Council (EFDC).
 - Allocated – Contributions that have been assigned to specific projects.
 - Spent/ Delivered – Monetary or non-monetary contributions that have been used as intended, either by spending the allocated funds or completing the contribution as agreed.
 - This Financial Year - unless stated otherwise, this refers to the period 01/04/2023 – 31/03/2024.
- 1.7 Essex County Council will be producing its own Infrastructure Funding Statement (IFS) setting out the contributions secured by s106 agreements in the Essex County and through agreements agreed with EFDC. Infrastructure secured by S106 agreements (Education, Sustainable transport, Highways, Libraries etc. and other mechanisms for securing infrastructure (s278 & S38 Agreements etc.) including any money that EFDC has transferred to ECC will be reported in its own IFS. Information on developer contributions managed by ECC is available on their website.

2 Planning Obligations Section 106 Report

- 2.1 Planning Obligations are secured through legal agreements which can be attached to a planning permission to mitigate the impact of an otherwise unacceptable development to make it acceptable in planning terms.
- 2.2 Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.
- 2.3 S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments.
- 2.4 The total amount of money Secured from planning obligations during the reported year was **£500,632.09**.
- 2.4 The total amount of money Received from planning obligations during the reported year was **£1,642,668.02**.
- 2.5 The total amount of money Spent from planning obligations during the reported year was **£100,806.32**.
- 2.6 The total amount of money Received but not allocated before the reported year was **£1,622,738.45**.

Table 2.1 S106 Headline Figures 2023/2024

S106 monies Secured	£502,421.49
S106 receipts Received	£1,642,668.02
S106 expenditure	£100,806.32
S106 monies Retained	£3,164,600.15
Non-Monetary Contributions	
Affordable housing units Secured	14
Affordable housing units provided	56

Table 2.2 Summary of S106 monies Secured in the reported year

S106 Contribution	Total Secured
Primary Health	£25,208.40
Green Infrastructure/Public Open Space	£122,611.63
Biodiversity Enhancements	£14,000.00
Community Facilities	£15,811.20
EFSAC Air Quality Mitigation	£85,130.52
EFSAC Recreational Pressure Mitigation	£203,590.70
Monitoring	£34,279.64
Total	£500,632.09

Table 2.3 Summary of S106 receipts 2023/2024

S106 Contribution	Amount
EFSAC Recreational Pressure Mitigation	£173,653.42
EFSAC Air Quality Mitigation	£46,308.03
Roding Valley Green Infrastructure	£2,148.00
Green Infrastructure	£178,399.00
Primary Healthcare	£25,978.97
Controlled Parking Review	£5,843.22
Stapleford Abbots Parish Room Contribution	£141,399.13
Affordable Housing – Sum in Lieu	£1,043,794.94
Monitoring	£25,143.31

Total	£1,642,668.02
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Table 2.4 Summary of Expenditure 2023/2024

Infrastructure Project	S106 amount spent
EFSAC Air Quality Mitigation	£63,713.01
Roding Valley Recreation Ground Infrastructure Enhancement Project	£1,950.00
Waltham Abbey Wayfinding Project	£10,000.00
Monitoring	£25,143.31
Total	£100,806.32

Table 2.5 Non-monetary S106 Contributions: Affordable Housing 2023/2024

Reference	Units secured*
Gypsy Mead Works (EPF/0016/19)	9
Roundhills (EPF/1869/21)	5
Total	14
Reference	Units delivered
Land at Stoneshot Farm (EPF/3500/17 & EPF/2932/20)	18
Epping Forest College (EPF/2905/19)	22
Shernbroke Hostel, (EPF/2609/19)	16
Total	56

**This does not include units proposed on small sites as part of the EFDC Council Housing building programme. Affordable Housing provision outside of S106 Obligations are identified in the EFDC Local Plan Annual Monitoring Report.*

Other expenditure of Section 106 receipts in 2023/24

2.6 In the last financial year, no money received through planning obligations (whenever agreed and money received), was spent in 2023/24 on repaying money borrowed, including any interest.

2.7 During 2023/24 the Council agreed, through signed S106 agreements, that Monitoring Contributions paid by developers would be used for the purpose of monitoring S106 Obligations.

Sovereign Network Group S106 Affordable Homes delivered at the Borders Lane development in Loughton. Overall, there will be 65 apartments for affordable rent and 42 for shared ownership with properties ranging from one-bedroom to four-bedroom family sized homes. The wider development includes 424 homes which are being built by Fairview New Homes.



3 Additional Information

3.1 Contributions towards the Interim Mitigation Strategy to manage the impact on recreational pressure on Epping Forest Special Area of Conservation (EFSAC)

3.1.1 Epping Forest (the Forest) was a former royal forest and provides a large open space for the recreation of people living in London but also for residents from within and beyond Epping Forest District. It covers some 2,400 hectares and is run by the Conservators of Epping Forest owned and managed by the Corporation of London. The Council expects all relevant development proposals to assist in the conservation and enhancement of the biodiversity, character, appearance, and landscape setting of Epping Forest SAC.

3.1.2 An Interim Approach to Managing the Recreational Pressures on the Epping Forest Special Conservation Area (SAC) was adopted by Cabinet on the 18 October 2018. It is a material consideration in the determination of planning applications and permitted development right proposals for residential development which would result in net increase in new homes within the Epping Forest District administrative area.

3.1.3 The Interim Approach identifies schemes and their associated costings developed and programmed to cover the period up to 2033. Under the Interim Approach contributions of £1,852.63 per additional dwelling are sought from individual residential development schemes within 0-3 km's and £343.02 within 3 to 6.2 km's of the Epping Forest SAC boundary. The route for securing the contributions is by way of a Section 106 agreement in accordance with the Strategy.

3.2 Contributions towards The Interim Air Pollution Mitigation Strategy for EFSAC

3.2.1 The Interim Air Pollution Mitigation Strategy for EFSAC was adopted by Cabinet on the 20 December 2020. It is also a material consideration in the determination of planning applications and permitted development right proposals for residential development which would result in net increase in new homes within the Epping Forest District administrative area.

3.2.2 The Strategy has been developed to provide a strategic approach to mitigating the effects of development on the integrity of the Epping Forest SAC in relation to atmospheric pollution. It has been developed to support the implementation of policies contained within the Local Plan and specifically policies DM2 and DM22. It is clear from the evidence that without appropriate mitigation development proposed through the Local Plan, in combination with other plans and projects, would have an adverse effect on the integrity of the Epping Forest SAC as a result of atmospheric pollution.

3.2.3 The Epping Forest SAC is bisected by a number of roads which serve communities in Epping Forest District and beyond. New development, primarily for housing and

employment, will result in increases in traffic on those roads. Traffic modelling has been used to inform air quality modelling, if no mitigation measures are introduced, air pollution arising from vehicles will have further harmful effects on the health of the qualifying features within the Epping Forest SAC compared to a situation with no growth. It is important to recognise that whilst vehicles are a contributing factor, there are other activities that are also having an adverse impact on the ecological health of the Epping Forest SAC.

3.2.4 The Strategy has been developed to address the effects of atmospheric pollution arising primarily from new development proposed to be brought forward within the district and sets out how these mitigation measures will be implemented and how the efficacy of those mitigation measures will be monitored and reviewed. The financial contributions to be secured are as follows:

- The Garden Communities (GCs): £232 per dwelling.
- North Weald Bassett Masterplan Area and South of Epping Masterplan Area: £641 per dwelling.
- Smaller sites (including windfall sites) and the Waltham Abbey Masterplan Area: £335 per dwelling.

3.3 Infrastructure Delivery Plan (IDP)

3.3.1 The Epping Forest District Local Plan sets out the strategy in Policy SP2 to meet the housing requirement of 11,400 new homes and around 10,000 new jobs over the Plan period (2011-2033). This growth comes with a need for supporting infrastructure including transport, education, health, and community facilities to mitigate development impacts and support new communities.

3.3.2 The IDP formed a key evidence base document for the Independent Examination of the Local Plan and identified infrastructure required at different spatial scales for Epping Forest District for the period up to 2016-2033. The Harlow and

3.3.3 The IDP is a “live” document updated to take account of the evolving plan making development and required changes in infrastructure provision. The Harlow and Gilston Garden Town IDP 23/24 provides an update to the IDP with specific reference to development within the Garden Town.

3.4 Planned Income and Expenditure

3.4.1 The IDP sets out how the s106 income will be spent and prioritised over the plan period. The level of s106 contributions will depend on the nature and scale of the development, the number of implemented permissions, build out rates and the phasing of development etc. and the contributions must be spent in accordance with the terms of any agreement.

3.4.2 Sections 4.1 and 4.2 of the IDP shows of the District Wide and Garden Town Strategic Sites S106 Infrastructure within the District with delivery phasing identified in IDP in the next 5 years (and beyond).

Appendix

Appendix

Section 106 (Legal) Agreements Entered into by Epping Forest District Council – 2023/2024

Application No	Site Address	Description	Deed Signed
EPF/2417/22	67 Palmers Grove, Nazeing, Waltham Abbey, EN9 2QE	Construction of new dwelling with associated car parking	06/04/2023
EPF/1984/22	Units 12, 14 and 15 Arlingham Mews, Sun Street, Waltham Abbey, EN9 1ED	Change of use of three vacant retail units, to two one bed flats.	19/04/2023
EPF/0807/22	Warren House, Epping New Road CM16 5BB	The planning permissions granted by the Council in 2015 (EPF/2723/15) and 2016 (EPF/1127/16) for the demolition of the existing dwelling and ancillary outbuildings and the erection of two new dwellings, one as a replacement to the existing dwelling and ancillary outbuildings and one to replace the original fire damaged property.	20/04/2023
EPF/1954/22	Builders Yard, Keyzers Road, Nazeing, Essex, EN10 6RJ	The development of the Site by the Change of use: From Builders Yard to a Residential Site and Removal of the existing outbuildings all in accordance with the Planning Permission	20/04/2023
EPF/2052/22	Land Rear of 287- 291 High Street, Epping, CM16 4DA	The development of the Site by the Proposed 1 no. 3 storey and 1 no. 2 storey buildings to accommodate x 5 residential units (4, bed units and 1, 2 bed unit) with communal open space, landscaping and associated works all in accordance with the Planning Permission.	24/04/2023
EPF/2465/22	Felicia Nursery, Avey Lane, Waltham Abbey, EN9 3QH	the development of the Site by the Change of Use and Conversion of Packing Shed to Dwelling (Resubmission of Expired Permission EPF/1706/18) all in accordance with the Planning Permission.	24/04/2023
EPF/2769/18	93 Manor Road, Chigwell, Essex, 1G7 5PN	Use of Land for the Erection of Three Detached Dwellings	24/04/2023
EPF/0750/19	Forest Lodge, High Road, Epping, Essex, CM16 5HW	Proposed change of use to children's nursery; internal and roof alterations; side extension (part replacement)	28/04/2023

EPF/1905/22	142 Manor Road, Chigwell, IG7 5PR	Demolition of 1x detached dwelling and an erection of two buildings to accommodate 9x2 bed flats, along with parking, amenity and landscaping.	02/05/2023
EPF/0132/22	South Side of Epping Lane, Stapleford Tawney, Romford, RM4 1ST	Change of use of Agricultural building to C3 residential	09/05/2023
EPF/1363/20	Tower Nursery Netherhall Road, Roydon, Harlow, CM19 5JP	Proposed part demolition of a former boiler house, conversion & extension of the existing building to form a two storey block containing x 4 no. two bedroom & x 6 no. one bedroom flats for horticultural workers with provision of amenity space.	11/05/2023
EPF/0420/22	Station House, 114 High Road, Chigwell, IG7 6NT	Proposed 2 storey side & rear extensions & development of x4 no. 1 bedroom, self contained flats with associated external works	18/05/2023
EPF/2576/19	130 Church Hill, Loughton, IG10 1LH	Application for Approval of Details Reserved by Condition1" written notification of the approval of LPA Under Regulation 77 Conservation, Habitats and Species" for EPF/1699/18. (Prior Approval for a proposed change of use of property from B1 (office use) to residential use)	05/06/2023
EPF/2910/22	The South Side of Knoll House, Bury Road, London, E4 7QL	The development of the Site by the erection of a detached house all in accordance with the Planning Permission.	07/06/2023
EPF/0016/19	Land at Gypsy Mead Works, Ongar Road, Fyfield, Ongar, Essex, CM5 0RB	Proposed development of x 23 no. new homes with associated parking facilities, cycle stores and rubbish disposal	22/06/2023
EPF/0790/23	40 ROUS ROAD, BUCKHURST HILL, ESSEX, IG9 6BW	the development of the Site by the extension to existing dwelling to create a new dwelling all in accordance with the Planning Permission	29/06/2023
EPF/2434/22	36 Highbridge Street, Waltham Abbey, EN9 1BT	"Change of use to mixed-use comprising Class E and Residential, internal and external alterations including replacement and refurbishment work, ancillary storage, parking and landscaping"	30/06/2023
EPF/0647/22	Brewitts Barn, Back Lane, Nazeing, Waltham Abbey, Essex, EN9 2RS	Change of use of barn to 4 no. 1 bedroom houses	17/07/2023

EPF/0928/22	South Side of Kents Lane, North Weald, Bassett, Epping, Esses, CM16 6AX	Rebuilding to form 2 bed dwelling (Revised application to EPF/0160/21)	20/07/2023
EPF/0348/19	Chalet Kennels, New Farm Drive, Lambourne, Essex, RM4 1BU	Demolition of existing buildings and erection of dwelling	24/07/2023
EPF/0623/23	Land to the east of 82 Palmerston Road, Buckhurst Hill, Essex, IG10 5LG	The erection of two houses with associated access, parking, amenity space and landscaping all in accordance with the Planning Permission.	24/07/2023
EPF/2934/21	Fairmead Plot 4, Church Road, Loughton, IG10 4AJ	Erection of a detached dwelling on Plot 4 in lieu of the stable block approved under EPF/1713/16, as amended by permissions allowing variations of condition 2 under reference EPF/1090/18 on 29th June 2018 and EPF/3068/18 on 14th June 2019.	26/07/2023
EPF/2732/18	Villa Nursery, Reeves Lane, Roydon, Essex, CM19 5LE	Erection of 2.7 hectare extension to existing glasshouse. Construction of attenuation and irrigation lagoon with provision of perimeter maintenance track and associated landscaping	09/08/2023
EPF/1791/22	Land at Pickerells Farm, Dunmow Road, Fyfield, Ongar, CM5 ONP	The development of the Site by the change of use of existing building to form x 6 no. dwellings with associated amenity space, parking, bin store, bike store, passing bays and skip enclosure all in accordance with the Planning Permission.	10/08/2023
EPF/1255/23	115 High Road, Loughton, Essex, IG10 4JA	The development of the Site by the "Change of use of private medical clinic to 1 bedroom flat with associated garden and parking" all in accordance with the Planning Permission.	11/08/2023
EPF/1110/23	Land at Old Dairy Aylmers Farm Sheering Lower Road, Harlow, CM17 ONE	The development of the Site by the Conversion of the existing barn to a four bedroom all in accordance with the Planning Permission.	16/08/2023
EPF/1869/21	Waltham Abbey Swimming Pool, Roundhills, Waltham Abbey, EN9 1UP	Residential Development of 28 dwellings with associated vehicular access point off Roundhills, car parking, open space, landscaping and associated infrastructure.	16/08/2023
EPF/2234/22	Land at 186 Forest Road, Loughton, Essex	The development of the Land by the change of use and conversion of existing storage building / workshop (use class	23/08/2023

		B8) to single residential use (Use Class C3) all in accordance with the Planning Permission.	
EPF/0557/23	Land adjoining Esperanza Nursery, Stapleford Road, Stapleford Abbots	The development of the Site by the erection of two detached dwellings all in accordance with the Planning Permission	29/08/2023
EPF/0676/23	64-66 High Street, Epping, CM16 4AE	The development of the Site by the proposed of existing 2 storey furniture store into 2 storey dwelling all in accordance with the Planning Permission	29/08/2023
EPF/1389/21	Land at 246 High Road, North Weald, Epping, CM16 6EF	The development of the Site by the proposed detached dwelling, garage and ancillary works all in accordance with the Planning Permission.	29/08/2023
EPF/2787/21	Land on the West Side of Mount Pleasant Road, Chigwell, IG7 5EP	The development of the Site by an extension to form two additional apartments, with associated parking, cycles, refuge and landscaping with access taken from Mount Pleasant Road all in accordance with the Planning Permission	30/08/2023
EPF/1602/22	Land at Mickleham, Theydon Road, Theydon Bois, Epping, CM16 4EE	The development of the Site by the change of use of an existing annex building to a separate dwelling all in accordance with the Planning Permission.	06/09/2023
EPF/1327/19	Land at 104 High Street, Epping, Essex, CM16 4AF	The development of the Site by the change of use of floors 1 & 2 from retail and storage to residential use for 4 x 1 bed flats (including a full width dormer to rear of second floor) all in accordance with the Planning Permission.	11/09/2023
EPF/0471/23	Land adjacent to Millside, Toot Hill Road, Toot Hill, CM5 9LJ	Development of site in accordance with the Planning Permission	21/09/2023
EPF/2398/22	Land at 26 Ladyfields, Loughton, Essex, IG10 3RP	The development of the Site by the erection of a new, one bedroom, two person, two storey dwelling attached to the existing house. All in accordance with the Planning Permission.	21/09/2023
EPF/2022/22	Land at 39 Orchard Gardens, Waltham Abbey, Essex, EN9 1RS	The development of the Site by the Sub-division of single dwelling house into 2 no. three bedroom dwellings all in accordance with the Planning Permission.	04/10/2023

EPF/0834/22	Land at Globe Cottage, Lambourne Road, Chigwell, IG7 6HA	The development of the Site by the development of three family dwellings on the site of the previously consented scheme at 19 Lambourne Road. The proposal is comprised of three 4 bedroom dwellings, similar in height, materials and style to the neighbouring buildings all in accordance with the Planning Permission.	12/10/2023
EPF/1023/23	Three Horseshoes Farm, Church Road, Loughton, Essex, IG10 4AJ	the development of the Site by the Demolition of an existing stable buildings & construction of x 2 no. four-bedroom contemporary style dwellings with associated parking & landscaping. all in accordance with the Planning Permission.	14/10/2023
EPF/1414/23	Land at Holyfield Road, Holyfield, Waltham Abbey, Essex, EN9 2ED	The development of the Site by the conversion of redundant farm buildings to a single residential dwelling all in accordance with the Planning Permission.	23/10/2023
EPF/3059/18	J & W Fencing Ltd, Pecks Hill, Nazeing Essex, EN9 2NY	Outline application for demolition of all existing structures and complete site clearance followed by residential redevelopment with 25 dwellings; closure of existing access and creation of a new access point	25/10/2023
EPF/1515/23	Land on the South Side of School Lane, High Laver, CM5 OEE	The conversion of an existing building into a one-bedroom dwelling. Resubmission of refused application: EPF/1583/21 and dismissed appeal APP/J1535/C/21.3278107.	26/10/2023
EPF/2079/22	The Depot, Anchor Lane, Abbess Beauchamp and Berners, Roding, Ongar, CM5 OJR	the development of the Site by the Change of Use and Conversion of Class B8 Storage and Distribution Premises to Single Dwellinghouse (Renewal of EPF/1116/16) all in accordance with the Planning Permission.	30/10/2023
EPF/0784/23	Land at Back Lane/Rear of, 53 Queens Road, Buckhurst Hill, IG9 6DN	the application for planning permission submitted to the Council by the Landowner for the Development and given application reference number EPF/0784/23.	02/11/2023
EPF/0269/23	128 & 128a PRINCES ROAD, BUCKHURST HILL, ESSEX, IG9 SOS	the development of the Site by the Conversion of the annex into a separate dwelling to match the existing original dwelling at no.128 both in terms of visual external appearance and internal configuration to form	13/11/2023

		2 dwellings all in accordance with the Planning Permission.	
EPF/1895/23	Land on the north-east side of Kensington Park, Oak Hill Road, Stapleford Abbots, Romford, RM4 1AF	the development of the Site by the Application to update the design of approved application EPF/1148/22 (New dwelling) all in accordance with the Planning Permission.	13/11/2023
EPF/1539/23	98 WESTBURY LANE, BUCKHURST HILL, IG9 SPW	the development of the Site by the demolition of existing buildings and the erection of a mixed use building to contain one office (use class E(g)) and two one-bedroom apartments all in accordance with the Planning Permission.	13/11/2023
EPF/0766/23	LITTLE MEADOWS, WEALD HALL LANE, THORNWOOD, EPPING, CM16 6ND	the development of the Site by the change of use of land to use as a residential caravan site for 3 No. Gypsy families, each with 2No. mobile homes, erection of communal amenity building and laying of hardstanding all in accordance with the Planning Permission.	21/11/2023
EPF/0417/23	8 THE COBBINS, WALTHAM ABBEY, EN9 1LH	the development of the Site by the Erection of 2 storey 4-bedroom detached house with integral garage all in accordance with the Planning Permission.	23/11/2023
EPF/1171/23	167 Nine Ashes Road, Ingatestone, CM4 0JY	The construction of a two-bedroom detached dwelling all in accordance with the Planning Permission.	30/11/2023
EPF/1643/23	Falconry Court, Bakers Lane, Epping, CM16 5DQ	the development of the Site in accordance with prior approval decision with reference EPF/1643/23 all in accordance with the Planning Permission.	06/12/2023
EPF/1749/23	Thistle Dew, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RN	Removal of agricultural occupancy conditions all in accordance with the Planning Permission	08/12/2023
EPF/1421/22	St Leonards House, St Leonards Road, Nazeing, EN8 2HG	the development of the Site by the Planning application for 7 self-contained flats within Mansion House and the conversion of the Chapel all in accordance with the Planning Permission.	12/12/2023
EPF/0099/22	Land to the rear of The Forresters Arms, The Street, High Ongar, Ongar, CM5 9NE	the residential development of the Site by construction of one dwelling to the rear of the existing public house (to be retained), including associated amenity space, car parking	19/12/2023

		and rationalisation of remainder of Site for continued use with the public house all in accordance with the Planning Application and subsequent Planning Permission.	
EPF/0895/21	The Cottage, Church Road, Moreton, Ongar, CM5 OJD	The development of the Site by the proposed replacement with a pair of semi detached houses all in accordance with the Planning Permission	21/12/2023
EPF/0478/22	Third Floor, Kings Court (West), Kings Avenue Buckhurst Hill, Essex, IG9 SLU	The development of the Site by the construction of an additional storey of residential accommodation on top of the building currently situated on the Property all in accordance with the Planning Permission.	15/01/2024
EPF/1592/23	317 -319 High Street, Epping, Essex, CM16 4DA	The development of the Site by the Alterations and change of use to first floor from offices to create a 2 bedroom flat all in accordance with the Planning Permission.	16/01/2024
EPF/0740/23	Land relating to Paslow Common Farm, Blackmore High, Ongar	The development of the Site by the Redevelopment of commercial site to provide 9no. dwellings with associated access, hardstanding, landscaping and parking all in accordance with the Planning Permission	22/01/2024
EPF/2874/22	8 Kimpton Close, Ongar, Epping Forest, Essex, CMS OBQ	The development of the Site by the Construction of a existing dwelling Revised scheme to EPF/2408/20 all in accordance with the Planning Permission.	25/01/2024
EPF/0129/23	land lying to the north east of, Oak Hill Road, Stapleford Abbotts	The development of the Site by the proposed single infill detached dwelling in the garden of 4 Kensington Park in accordance with the Planning Permission.	23/02/2024
EPF/1390/23	Brownings Farmhouse, Gravel Lane, Chigwell, Essex IG7 6DQ	The development of the Site by the Proposed subdivision of site and use of existing outbuilding as a self-contained dwelling including installation of solar panels and associated access and parking all in accordance with the Planning Permission.	23/02/2024
EPF/2464/23	74 Mill Lane, High Ongar, Ongar, CM5 9RL	Single storey rear extension to existing dwelling. Construction of new dwelling to the side of existing	23/02/2024
EPF/1204/22	1 Langston Road, Loughton, Essex, IG10 3SD	the development of the Site by the demolition of existing car wash and cycle / refuse store and redevelopment to provide a	28/02/2024

		part 5 and part 6 storey building comprising office (Class E(g)(i)) and hotel (Class C1) use, together with associated car parking, cycle parking, access, servicing, refuse storage, plant & landscaping all in accordance with the Planning Permission.	
EPF/1573/22	52 Hansells Mead, Roydon, Harlow, CM19 SHZ	The development of the Site by the Sub- division of the plot and the erection of a new dwelling together with parking and landscaping all in accordance with the Planning Permission.	05/03/2024
EPF/0772/20	Land at Daubneys Farm, The Street, Sheering, Harlow, CM22 7LU	The development of the Site by the conversion of two traditional buildings to residential use all in accordance with the Planning Permission.	11/03/2024
EPF/2970/19	Whites Cottage, 24 Tawney Common, Epping, CM16 7PU	the development of the Site by the proposed conversion of an existing barn into a single dwelling all in accordance with the Planning Permission	11/03/2024
EPF/1501/19	Land at 28 Lindsey Street, Epping, CM16 6RD	The development of the Site by the part two storey and part single storey side extension conversion of the upper floors to two self contained flats. Demolition of existing garage all in accordance with the Planning Permission.	21/03/2024