

Report to the Council

**Subject: Asset Management and
Economic Development Portfolio**

Date: 23 April 2013

Portfolio Holder: Councillor Anne Grigg

Recommending:

That the report of the Asset Management and Economic Development Portfolio Holder be noted.

North Weald Airfield Review

Since my last report to Council it has become apparent that the revised delivery timeline for Local Plan development process will allow us a little more time to complete the Airfield review than was originally anticipated. I therefore intend that the results of the Airfield review will be reported to Cabinet at its meeting in July this year, and not June as originally envisaged. The agreed options will then go forward and into the "Preferred Options" consultation phase of the Local Plan development process.

The consultants are making good progress and have held meetings with a number of airfield tenants and key stakeholders including the Parish Council. The project team has held three meetings and Cabinet Members also attended a consultant facilitated workshop.

Sainsbury's Application For Judicial Review

Sainsbury's have been granted permission to pursue a judicial review with regard to servicing of their Debden store. It is apparent from the Judge's comments that he wishes negotiations to continue and a Consent Order has been signed by all parties and submitted to defer the date of the hearing to 1 August 2013 to allow discussions to continue.

Polofind Ltd's agent has reported that it has agreed with Sainsbury's to submit an application by the end of April to vary the Section 106 Agreement in relation to the Debden store only to allow servicing via the forest from their depot in Waltham Abbey.

Estates and Valuation

The ground rent arrangement of £1,000 per annum on 33-37 The Broadway, which trades as The Factory Shop, came to an end on 24 March 2013, as the long leaseholder's agreement terminated. The rent receivable by EFDC has now increased to £25,000 per annum until 18 January 2014, increasing then to £50,000

per annum. The lease runs until 18 January 2025 and there are five yearly rent reviews with the next being 19 January 2015.

The planning application for the new depot at Oakwood Hill is progressing in consultation with London Underground with regard to the works adjoining the railway tracks adjacent to the site.

The planning application for residential development at Pyrles Lane Nursery is progressing following re-design of the road junction sight lines.

Polofind Ltd have indicated initial figures relating to the development agreement for the Langston Road Retail Park and negotiations have regained momentum. I hope to be able to bring a confidential report to Members when we are closer to agreement.

The developer for the Sir Winston Churchill PH at The Broadway has proposed detailed figures for an agreement with EFDC which are being examined by the Council's agent. Again, I will report further when in a position to do so.

St John's Design and Development Brief

Essex CC, Epping Town Council and this Council, together with their professional advisers have met to agree a way forward which keeps options open but allows the market to be tested for levels of interest, financial offers and potential ideas.

I have placed an item in the Council Bulletin outlining the agreed strategy for seeking Expressions of Interest, which has been produced jointly by Savills and Lambert Smith Hampton. The Epping Town Council has been represented at meetings – and I reassure all Members that this process does not commit any of the landowners to a sale of the site, in whole or in part.