

Report to the North Weald Airfield and Asset Management Cabinet Committee



Report reference: ***NWA-007-2012/13***
Date of meeting: ***22 April 2013***

**Epping Forest
District Council**

Portfolio: **Asset Management and Economic Development**

Subject: **Asset Management Co-ordination Group Update Report**

Responsible Officer: **Chris Pasterfield (01992 564124).**

Democratic Services Officer: **Jackie Leither (01992 564532).**

Recommendations:

1. To note the quarterly monitoring report on the development of the Council's property assets.

Executive Summary:

This report updates the Cabinet Committee on a number of projects discussed at previous meetings.

Reasons for Proposed Decision:

To comply with the Cabinet Committee's previous request to monitor the development of the Council's property assets periodically.

Other Options:

None, as this monitoring report is for information not action.

Report:

1. **Langston Road Retail Park** – Outline planning approval has now been granted and the Section 106 Agreement has been signed by EFDC, Essex CC and Polofind Ltd. Negotiations are on going with Polofind Ltd regarding a development agreement to jointly develop the site. Sainsbury have applied for Judicial Review regarding their servicing arrangements for the Debden store which has been deferred to 1 August 2013 and it is understood that they are likely to be making a planning application to vary this by the end of April. If granted then this will mean that the Judicial Review is not required.

2. **Oakwood Hill Depot** – A planning application has been submitted and is being processed. A meeting has been held on site with London Transport which will require minor amendments to plans.

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

4. **St John's Road** – Essex County Council, 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.

An oral update will be given at the meeting on the way the marketing strategy will be progressed.

5. Waste Contractor's Depot – Heads of terms are awaited from three landlords with potentially suitable sites.

6. North Weald Airfield – 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.

7. Torrington Drive – There has been no further progress with Stobart Properties regarding redevelopment of the Sainsbury site. Stobart's agent has said however, that they are close to agreeing a new lease with Sainsbury which will mean that the existing unit shops will be demolished for increased car parking and the external façade of the store will be refurbished.

8. Winston Churchill Public House – A local developer has entered into an option agreement with Spirit Pub Group and discussions are currently taking place regarding a development of the site.

9. Broadway Car Parks/Burton Road Depot – A number of commercial and residential proposals are being considered in conjunction with the larger sites mentioned above but there are no firm proposals at this time.

10. Lindsey House Epping – The leaseholders have indicated a wish to surrender the lease back to the Council at no cost to the Council. The Council's agent is preparing a schedule of dilapidations.

11. Town Mead Depot – the Council architect is currently considering advice from Peter Brett Associates regarding their Strategic Flood Risk Assessment with regard to layout drawings.

12. Church Hill Former Car Park – There is no progress to report on this site.

13. Leader Lodge – The tender process has been completed and a report sent to the portfolio holder for discussion.

Resource Implications:

None as this is a progress report.

Legal and Governance Implications:

N/A

Safer, Cleaner and Greener Implications:

N/A

Consultation Undertaken:

N/A

Background Papers:

None

Impact Assessments:

Risk Management

N/A

Equality and Diversity:

N/A

Did the initial assessment of the proposals contained in this report for relevance to the Council's general equality duties, reveal any potentially adverse equality implications? Yes No

Where equality implications were identified through the initial assessment process, has a formal Equality Impact Assessment been undertaken? Yes No

What equality implications were identified through the Equality Impact Assessment process?

How have the equality implications identified through the Equality Impact Assessment been addressed in this report in order to avoid discrimination against any particular group?