



INFRASTRUCTURE FUNDING STATEMENT

2022/23 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 2022/2023 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 01/04/2022 – 31/03/2023.
- 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 **£776,513.80**.
- 2.4 The total amount of money Received from planning obligations during the reported year was **£810,695.35**.
- 2.5 The total amount of money Spent from planning obligations during the reported year was **£184,384.30**
- 2.6 The total amount of money Received but not allocated before the reported year (opening balance) was **£996,427.40**.

Table 2.1 S106 Headline Figures 2022/2023

S106 monies Secured	£776,513.80
S106 receipts Received	£810,695.35
S106 expenditure	£184,384.30
S106 monies Retained	£1,622,738.45
Non-Monetary Contributions	
Affordable housing units Secured	42
Affordable housing units provided	0

Table 2.2 Summary of S106 monies Secured in the reported year

S106 Contribution	Total Secured
Affordable Housing – Sum in Lieu	£33,146.00
Health	£30,660.00
Green Infrastructure/Public Open Space	£70,762.01
Community Facilities	£114,168.01
Education	£65,975.00
EFSAC Air Quality Mitigation	£122,705.90
EFSAC Recreational Pressure Mitigation	£252,264.40
Monitoring	£86,832.48
Total	£776,513.80

Table 2.3 Summary of S106 receipts 2022/2023

S106 Contribution	Amount
ECC Monitoring Fees (EPF/037/19)	£2,200.00
Health	£239,639.34
Public Open Space Maintenance Fees	£13,120.00
Trees	£3,215.49
EDSAC Air Quality Mitigation	£69,842.04
EFSAC Recreational Pressure Mitigation	£63,690.50
Affordable Housing – Sum in Lieu	£407,871.68
Green Infrastructure	£1,432.00
Monitoring	£9,684.30

Total	£810,695.35
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Table 2.4 Summary of Expenditure 2022/2023

Infrastructure Project	S106 amount spent
EFDC Council Housebuilding Programme	£100,000.00
Stonards Hill Skate Park	£60,000.00
Waltham Abbey Wayfinding Project	£12,500.00
Monitoring	£9,684.30
Essex County Council Monitoring Fees (EPF/0379/19)	£2,200.00
Total	£184,384.30

Table 2.5 Non-monetary S106 Contributions: Affordable Housing 2022/2023

Reference	Units secured
EPF/0216/20	17
EPF/0332/22	25
Reference	Units delivered
N/A	0

Other expenditure of Section 106 receipts in 2022/23

2.6 In the last financial year, no money received through planning obligations (whenever agreed and money received), was spent in 2021/22 on repaying money borrowed, including any interest.

2.7 During 2022/23 the Council agreed, through signed S106 agreements, that Monitoring Contributions paid by developers would be used for the purpose of monitoring S106 Obligations.

Case Study 1

S106 Affordable Housing payments in lieu are transferred to the EFDC Housing team and utilised in support of the Council's housebuilding programme.



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

3.3.1 The emerging 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 2033.

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.

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 show 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).

Case Study 2

Green Infrastructure/Play Space funding provided to the Lower Swaines Recreation Ground project in financial year 21/22 with new playground delivered in November 2022



Appendix

4 Appendix

Section 106 (Legal) Agreements Entered into by Epping Forest District Council – 2022/2023

Application No	Site Address	Description	Deed Signed
EPF/2875/21	The Drive Stapleford Road Stapleford Abbotts Essex RM4 1 EJ	the development of the Site by the Redevelopment to provide six semi-detached houses all in accordance with the Planning Permission	01/04/2022
EPF/2825/20	Land ADJ to Clockhouse Mews, Daws Hill, LONDON E4 7RD	the development of the Site by the Conversion and extension of existing former garage to form a 2 bedroom house all in accordance with the Planning Permission	01/04/2022
EPF/0307/21	Bansons Yard, High Street, Ongar, Unit 4 side land/car, park, CM5 9AA.	Proposed change of an existing double garage into a two bedroom starter home (Revision to EPF/1994/20 refused 30/11/2020).	07/04/2022
EPF/3264/18	129/131 High Road Chigwell IG7 6QF	single storey rear extension and the sub-division of the existing pair of semi-detached almshouses into three residential units (revision to application EPF/2201/17) all in accordance with the Planning Permission	19/04/2022
EPF/1763/19	35 Torrington Gardens Loughton Essex IG10 3TB	the development of the Site by the Two Bedroom new dwelling all in accordance with the Planning Permission the development of the Site by EPF/0377/19	20/04/2022
EPF/0377/19	Warlies Gardens, Horseshoe Hill, Upshire, Essex EN9 3SL	for the Conversion of former boiler house into one residential dwelling, with ground floor and roof extensions. (revised application to EPF/2516/17) all in accordance with the Planning Permission	29/04/2022

EPF/0652/20	11 Hainault Road, Chigwell, Essex, IG7 6QU	the development of the Site by the demolition of a house and erection of 3 bed terraced houses all in accordance with the Planning Permission	29/04/2022
EPF/2782/19	Woodside Barn Paynes Lane Nazeing Waltham Abbey Essex EN9 2EY	Proposed demolition of an existing outbuilding & construction of a x2 no. bedroom bungalow.	29/04/2022
EPF/2085/21	143 High Road, Loughton, Essex 1610 4LT	the development of the Site by the Application for prior approval for a proposed change of use from B1 (office) use to provision of x 8 no. flats at first floor level C3 (dwellings) all in accordance with the Planning Permission	29/04/2022
EPF/2565/21	Paslow Cottage, 258 Nine Ashes Road, Blackmore Village, Ingatestone, Essex, CN4 03Z	Erection of a 4 bedroom dwelling on land adjacent to 258 Nine Ashes Road.	03/05/2022
EPF/2342/21	11 Hainault Road, Chigwell, Essex, IG7 6QU	the development of the Site by the demolition of a house and erection of 3 bed terraced houses all in accordance with the Planning Permission	09/05/2022
EPF/2846/18	Eagle House, Hamlet Hill ROYDON, HARLOW ESSEX CM19 SJY	the development of the Site by the Rebuilding of barn into a 1 bedroom dwelling all in accordance with the Planning Permission	11/05/2022

EPF/2870/19	Peacocks Cottage , Epping Long Green , Epping Green , Essex	the development of the Site by the Change of Use and Conversion of Curtilage Building to a Single Dwelling House all in accordance with the Planning Permission	12/05/2022
EPF/1325/19	Woodgreen Farm, Honey Pot Lane, Waltham Abbey, Essex, EN9 35G	the development of the Site by the Replacement of the existing barn with a three bedroom single storey dwelling and replacement of the existing storage, carport and mobile home buildings with a second bungalow, as well as the conversion of the existing pool building into an annexe all in accordance with the Planning Permission	12/05/2022
EPF/3188/21	Land Adjacent to Rosebank Norwood End Fyfield Ongar CMS ORL	Land Adjacent to Rosebank Norwood End Fyfield Ongar CM5 OR	17/05/2022
EPF/3254/21	Land known as Black Swan Public House, Common Road, WALTHAM ABBEY EN9 2DF	the development of the Site by two dwellings all in accordance with the Planning Permission	26/05/2022
EPF/3316/21	The Chelneys, Bury Road, Chingford, London, E4 7QL	Full planning application for the conversion of the existing detached dwelling to 4 No. two bed apartments, 1 No. three bed apartment and 1 No. maisonette, including replacement roof, rear single storey extension with balconies above and other alterations	31/05/2022

EPF/1165/20	21 Institute Road, Coopersale, Epping, CM16 7QY	the development of the Site by the proposed new build 2 storey/3 bedroom dwelling on land adjacent to No.21 Institute road all in accordance with the Planning Permission	14/06/2022
EPF/2364/19	Barn ADJ Great Notts Moreton Road Bobbingworth Ongar CM5 0LU	the development of the Site by the Conversion of an Essex Barn to a dwelling all in accordance with the Planning Permission	28/06/2022
EPF/2579/19	Spencers Farm, Oak Hill Road, Stapleford Abbotts, Romford, Essex, RM4 UH	the development of the Site by the proposed demolition of existing buildings & erection of x6 no. new dwellings all in accordance with the Planning Permission	28/06/2022
EPF/0773/22	Land adjoining 44 Ongar Road Abridge, Romford (RM41UH)	the development of the Site by the 2 X 4 bedroom new detached infill dwellings all in accordance with the Planning Permission	29/06/2022
EPF/2731/21	Mill House, Matching Road, Matching Harlow, CM22 7AS	the development of the Site by the Demolition of existing house and redevelopment to form two new bungalows (incorporating existing outbuilding), together with associated landscaping and car parking all in accordance with the Planning Permission	04/07/2022

EPF/0799/22	40 Rous Road, Buckhurst Hill, Essex, IG9 68W	the development of the Site by the EXTENSION TO EXISTING DWELLING TO CREATE A NEW DWELUNG all in accordance with the Planning Permission	06/07/2022
EPF/2895/21	Land at The Hoppit, The Street, Sheering, Essex CM22 7LR	the development of the Site in accordance with the Planning Permission	06/07/2022
EPF/3043/19	The Chimes Nursery Old Nazeing Road Nazeing Waltham Abbey EN10 6RJ	Application for Variation of Condition 2 'Plan numbers' of EPF/1351/18 (Demolition of site buildings and redevelopment to provide x33 no. new homes).	08/07/2022
EPF/1471/21	Auction Square, Market Place, , Abridge, RM4 1UA	the development of the Site by the Conversion of existing office building into 4 flats all in accordance with the Planning Permission	14/07/2022

EPF/2740/19	4 Hill Road, Theydon Bois, Epping CM16 7LX	the development of the Site by the Proposed demolition of an existing two storey & single storey side extension, subdivision of site, erection of a new detached dwelling & provision of a part two storey/part single storey rear extension to the donor property with x2 no. new vehicle crossovers for each dwelling. all in accordance with the Planning Permission	28/07/2022
EPF/2785/19	Telfords Farm, Pigstye Green, Willingale, Ongar, Essex CMS 0QF	the development of the Site by the proposed conversion of an existing outbuilding into a two bedroomed dwelling all in accordance with the Planning Permission	18/08/2022
EPF/0862/22	Site at Basons Lane Ongar Essex CM5 9AR	Variation of condition 2 on EPF/1854/19 (Erection of 5 no. 3 bed townhouses with associated car parking and landscaping)	25/08/2022
EPF/2056/19	142 Buckhurst Way Buckhurst Hill Essex IG9 6HP	Demolition of bungalow and construction of a two storey building of four luxury flats with room in the roof.	26/08/2022
EPF/1954/19	Chimes Garden Centre Old Nazeing Road Nazeing Essex EN10 6RJ	Application for Variation of Condition 2 - "completed strictly in accordance with the approved drawings" for EPF/1351/18. (Demolition of site buildings and redevelopment to provide x 33 no. new homes).	31/08/2022

EPF/0602/22	2 Warden Hall Cottages, Fyfield Road, Willingale, Ongar,, Essex, CMS OQB	the development of the Site by the "Subdivision of existing plot and establishment of structure, currently serving as ancillary to 2 Warden Hall Cottages, as own separate dwellinghouse" all in accordance with the Planning Permission	07/09/2022
EPF/3096/21	Skyview, Land Between Gables and Hillside House, Drapers Lane, CMS 9LS	the development of the Site by a new sustainable house and accessible chalet bungalow with landscape and ecological site enhancements featuring an 88% improvement in carbon emissions over application EPF/0836/20 all in accordance with the Planning Permission	12/09/2022
EPF/1219/19	5 Station Road, Chigwell, Essex, IG7 6QT	the development of the Site by the Alterations to cottage to return property to the original footprint. Erect two semi-detached houses on adjoining land all in accordance with the Planning Permission	21/09/2022
EPF/1148/22	Land On The East Side Of 3 Kensington Park, Oak Hill Road, Stapleford Abbots, Romford RM4 IAF	the development of the Site by the Application to reduce footprint, reduce number of bedrooms from 5 to 4 and design of approved planning application EPF/1148/22 all in accordance with the Planning Permission.	26/09/2022

EPF/0601/19	4 Station Road, Epping, Essex CM16 4HA	the development of the Site by the G Extension to provide 2 New Flats all in accordance with the Planning Permission	29/09/2022
EPF/0766/20	1 FOREST DRIVE, THEYDON BOIS, EPPING, CM16 7HA	the development of the Site by the creation of one bed flat and associated parking all in accordance with the Planning Permission	18/10/2022
EPF/2105/20	33 Chapel Road, Epping, CM 16 SOS	the development of the Site by the Erection of a two storey detached dwelling to the side of the existing property with one off-street parking space. Formation of a new off-street parking space at the existing house, all in accordance with the Planning Permission	18/10/2022

EPF/0304/19	Land at St Thomas More Church, Willingale Road, Loughton, Essex IG10 2DB	Demolition of a redundant church and associated buildings and redevelopment of site to provide 16 houses and 10 flats, including a new community hall (class D1/D2), associated parking, access, hard and soft landscaping and all ancillary works all in accordance with the Permission	19/10/2022
EPF/0212/21	10 Barncroft Green, , LOUGHTON, ESSEX, IG10 JET	Proposed new dwelling and alterations to fenestration on existing house	21/10/2022
EPF/1713/20	12-14 Brickfield Road Coopersale CM16 7QX	the development of the Site by the proposed demolition of existing two dwellings and associated structures and redevelopment to provide four new dwellings, associated gardens and infrastructure all in accordance with the	24/10/2022
EPF/2814/20	7-9 Sun Street, Waltham Abbey EN9 1ER	the development of the Site by the erection of five new dwellings to the rear of 7-9 Sun Street, Waltham Abbey EN9 1ER with associated landscaping and amenity works all in accordance with the Planning Permission	26/10/2022
EPF/0780/22	Chapelfield Nursery, 76 Weald Bridge Road, North Weald Bassett, Epping, CM16 6ES	Change of use of residential annexe to a single detached dwellinghouse	27/10/2022

EPF/1882/21	The Maltings, Station Road, Sheering, Harlow CM21 9JX	the development of the Site by the conversion of the first and second floors of the building from office and production space into residential dwellings in accordance with the Planning Permission	01/11/2022
EPF/1883/20	Widows Farm Toot Hill Road Stanford Rivers Ongar CM59QR	Proposed alteration and conversion of former blacksmiths workshop within curtilage of listed building to a single dwelling house	01/11/2022
EPF/0418/21	13/17 High Beech Road, Loughton, Essex IG10 4BN	the development of the Site by the erection of a third floor to provide two flats involving the raising of the existing parapet of the building all in accordance with the Planning Permission	03/11/2022
EPF/2408/20	8 Kimpton Close , Ongar, Epping Forest, Essex, CMS OBQ	the development of the Site by the construction of a tow storey three bedroom house attached to the existing dwelling all in accordance with the planning permission	21/11/2022
EPF/2058/18	Land adjacent to 1 Monkams Cottage, Aimes Green, Claverhambury Road, Waltham Abbey, Essex, EN9 2AU	the development of the Site by the Demolition of existing buildings and redevelopment of site to provide 3 new dwellings all in accordance with the Planning Permission	23/11/2022
EPF/1516/22	Land adj 167, The Dale, Waltham Abbey, EN9 1UB	the development of the Site by the erection of two flats all in accordance with the Planning Permission.	28/11/2022

EPF/2911/21	185/187 High Street, Epping, CM16 4BL	the development of the Site by Prior approval for proposed change of use from offices (B1) to 2no.residential (C3) all in accordance with the Planning Permission	30/11/2022
EPF/0403/22	186 High Street, Ongar, Essex, CMS 9JJ	the development of the Site by the The part change of use from Class E to C3 and internal alterations to create xl 1 bed, xl 3 bed and x2 2 beds all in accordance with the Planning Permission	06/12/2022
EPF/0313/22	Travellers Friend Car Park, Epping, CM16 6QL	Proposed replacement of domestic double garage with a single storey one bedroom dwelling	06/12/2022
EPF/0725/22	21 The Windsors, Buckhurst Hill, Essex 169 6DJ	the development of the Site by the 2 bedroom detached house all in accordance with the Planning Permission	07/12/2022
EPF/1152/22	Land off The Chestnuts, Ongar Road, Abridge, Romford, RM4 1UE	the development of the Site by the construction of a new chalet style dwelling all in accordance with the Planning Permission	07/12/2022

EPF/1413/22	Paslow Common Farm, Nine Ashes Road, High Ongar CM4 OJY	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	07/12/2022
EPF/1636/19	Land Adj to 8 Cascade Road, Buckhurst Hill, Essex, IG9 6DX	Proposed erection of a x2 no. bedroom dwelling.	13/12/2022
EPF/2653/20	19 Coopers Close, Chigwell Row, Essex, IG7 6EX	the development of the Site by the construction of three terraced houses all in accordance with the Planning Permission	14/12/2022
EPF/0235/21	4 A Albert Road Buckhurst Hill IG9 6EH	Proposed additional dwelling	21/12/2022
EPF/2036/20	Roydon Marina Village, High Street, Roydon, Harlow CM19 SEJ	extension to existing marina to provide an additional 168 berths, 99 parking spaces, additional associated facilities and widening and improvement to existing vehicular and pedestrian access all in accordance with the Planning Permission.	06/01/2023
EPF/0564/19	Land rear of 71 Stonards Hill, Loughton, Essex IG9 SLQ	the development of the Site by the erection of a pair of single storey garages, with access on Alderton Way all in accordance with the Planning Permission	11/01/2023

EPF/2472/20	91, QUEENS ROAD, BUCKHURST HILL, ESSEX IG9SBW.	the development of the Site by the Proposed demolition of the existing dwelling and the construction of a semi-detached pair of dwellings all in accordance with the Planning Permission.	11/01/2023
EPF/2122/20	LAND TO REAR OF 11 KENDAL AVENUE, EPPING, CM16 4PQ	the development of the Site by the construction of a new detached four bedroom house to the rear of the site, including a raised driveway and a detached garage all in accordance with the Planning Permission.	11/01/2023
EPF/2968/21	Land at Tile House Farm, Birds Green, Willingale, Ongar CM30PN	the development of the Site by the demolition of existing building & erection of a new dwelling, with associated curtilage, off-street parking & landscaping all in accordance with the Planning Permission	11/01/2023
EPF/0045/22	Southview, Coopersale Common, Coopersale, Epping, CM167QT	the development of the Site by the demolition of the existing dwelling and extensive outbuildings and the erection of three new detached traditional brick-built dwellings. all in accordance with the Planning Permission	12/01/2023
EPF/2948/19	117 High Road Loughton Essex IG10 4JA	the development of the Site to 6 self-contained flats all in accordance with the Planning Permission.	12/01/2023

EPF/0025/21	Land at Gregorio's Produce Limited, Former CWS Nursery, Hoe Lane Waltham Abbey Nazeing EN9 2RJ	the development of the Site by the removal of existing caravans, erection of a single storey building containing x 6 no. nursery worker accommodation units and provision of associated amenity space and parking all in accordance with the Planning Permission	17/01/2023
EPF/0055/21	The Ridings, Manor Road, Loughton IG10 4RP	the development of the Site by the Replacement of existing dwelling plus one additional infill dwelling all in accordance with the Planning Permission	17/01/2023
EPF/2445/22	Grainstore adjacent to Hoggs Farm, carters Green, Matching, Harlow, CM17 ONX	the development of the Site by the conversion of two adjoining barns on the agricultural holding of Hoggs Farm into five residential units all in accordance with the Planning Permission.	26/01/2023
EPF/0194/22	Falconry Court Bakers Lane Epping CM16 5DQ	Application for Approval of Details reserved by condition 3"written notification, Regulation 77" for EPF/2056/21. (Application to determine if Prior Approval is required for a proposed Change of Use from offices (Class B1(a)) to dwellinghouses (Class C3)	31/01/2023
EPF/2056/21	Falconry Court, Epping, CM16 5DQ	the development of the Site in accordance with prior approval decision with reference EPF/2056/21 dated 20 September 2021	31/01/2023

EPF/2765/22	1-6 River View, The Mead, Nazeing EN10 6GG	the development of the Site by the proposed new dwelling houses on detached blocks of flats of 1-6 River View, The Mead, Nazeing EN10 6GG all in accordance with the Planning Permission	31/01/2023
EPF/1060/21	LAND ADJACENT TO 66A BOWER HILL, EPPING, CM16 7AW	the development of the Site by the construction of a single detached house all in accordance with the Planning Permission	31/01/2023
EPF/2622/22	Land On The East Side Of 3 Kensington Park, Oak Hill Road, Stapleford Abbots, Romford RM4 1AF	the development of the Site by the Application to reduce footprint, reduce number of bedrooms from 5 to 4 and design of approved planning application EPF/2622/22 all in accordance with the Planning Permission.	07/02/2023
EPF/0050/22	Land at the Back of 33-34 Fairlands Avenue Buckhurst Hill , 169 STF	the development of the Site by the demolition of the existing garages and the erection of two houses with associated parking and landscaping all in accordance with the Planning Permission.	13/02/2023

EPF/2162/22	55 Pancroft, Lambourne, Romford, RM4 1BX	The development of the Site by the Demolition of existing rear extension /conservatory Erection of two storey 3 bedroom dwelling on land adjacent to 55 Pancroft Lambourne Romford RM4 1BX incorporating front porch and rear extension 3.0m deep with pitched roof and landscaping gardens all in accordance with the Planning Permission.	16/02/2023
EPF/0564/22	38 Queens Road Buckhurst Hill IG9 5BY	Alterations and extension to create two flats, with amended retail space to front	17/02/2023
EPF/2145/22	Land between 42 and 44 Ongar Road, Abridge, Romford, RM4 1UH	The development of the Site by the development of the Site by the 2 new detached infill dwellings all in accordance with the Planning Permission in accordance with the Planning Permission	22/02/2023
EPF/2351/22	24 Sun Street, Waltham Abbey, Essex, EN9 1EE	The development of the Site by the construction of a two and a half storey rear addition to form three flats and new rear shop unit facing Darby Drive all in accordance with the Planning Permission	22/02/2023
EPF/0073/19	Land Adjacent Brook Cottage, School Lane, Abbess Roding, Ongar, Essex, CMS ONY	The development of the Site by the construction of two additional dwellings all in accordance with the Planning Permission	23/02/2023

EPF/2538/22	Land at Little Croft, Toot Hill Road, Toot Hill, Ongar, CM5 9QP	Demolition and removal of existing stables and barn and its replacement with a new detached single storey dwelling (three-bed, five-person dwelling on the same footprint as the existing buildings on site) pursuant to the Planning Permission	28/02/2023
EPF/0107/20	Langridge Nursery, Valley Grown Nurseries Paynes Lane Nazeing Waltham Abbey EN9 2EX	Retention of a log cabin dwelling for occupation by nursery manager. (Revised application to EPF/1811/19)	01/03/2023
EPF/2590/22	161 Manor Road, Chigwell, IG7 5QA	The application for planning permission submitted to the Council by the Landowner for the Development and given application reference number EPF/2590/22	01/03/2023
EPF/0144/23	7 Brooklyn Avenue, Loughton, Essex, IG10 1BL	The development of the Site by the erection of a detached 3 bedroom dwelling in an existing side garden of 7 Brooklyn Avenue all in accordance with the Planning Permission.	14/03/2023
EPF/0160/23	Adjacent to Epping Long Green, Epping Long Green, Epping, CM16 6PU	Provision of 4 dwellings, including ancillary works on previously developed land all in accordance with the Planning Permission.	17/03/2023
EPF/0216/20	Land at Oak Hill Road Stapleford Abbots RM4 1JH	Proposed erection of x 42 no. residential units (including 1no.caretakers home) together with associated landscaping; car parking & highway works	17/03/2023

EPF/2713/21	Land at the former Chimes Garden Centre Old Nazeing Road Nazeing Waltham Abbey EN10 6RJ	Erection of 14 dwellings (4 flats and 10 dwellings) (resubmission of EPF/3040/19)	17/03/2023
EPF/0332/22	Rosario High Road Thornwood Epping Essex CM16 6LU	Outline Application for proposed demolition of existing buildings followed by comprehensive development of up to 62 new homes (inclusive of 40% onsite affordable housing), landscaping, community orchard, new access, parking and circa 1.9 ha of public open space	21/03/2023
EPF/0341/20	121 Honey Lane Waltham Abbey EN9 3AX	Proposed x2 no. bedroom new build bungalow with a covered cycle store under a canopy along the side of the property. Proposed off street parking for x2 no. cars with a bin storage area to the front	22/03/2023
EPF/0521/20	63 Cloverly Road Ongar CM5 9BX	Proposed construction of a new attached dwelling with associated parking	22/03/2023
EPF/2649/22	Land at Jemswood Widows Farm, Toot Hill Road, Ongar, CM5 9QR	Demolition of existing stable building and construction of single dwelling and associated external works all in accordance with the Planning Permission	22/03/2023
EPF/2830/21	The Old Coal Yard R/o 32 High Street Roydon CM19 5EA	Demolition of existing structures and the erection of 7 dwellings and associated infrastructure	28/03/2023