

Epping Forest District Council

Authority Monitoring Report

2019 - 2020



Table of Contents

Executive Summary	3
Key findings of the Authority Monitoring Report 2019/20	3
Introduction	6
Epping Forest District	6
Policy Context - Adopted Local Plan	6
Emerging Local Plan	6
Neighbourhood Planning	8
Neighbourhood Plan Areas	9
Duty to Cooperate	11
Strategic Policies	15
Profile of Epping Forest District	15
Delivery of the Spatial Strategy	16
Delivery of Housing	18
Residential Development	18
Five-year land supply	22
Affordable Homes	22
Bungalows	22
Specialist Housing	22
Traveller Accommodation	22
Economic Development	24
Employment	24
District and Town Centres	24
Glasshouses	32
Tourist Accommodation	32
Effectiveness of Green Belt Policy	33
Delivery of Climate Change and Adaptation and Mitigation Measures	34
Green and Blue Infrastructure	34
Air Quality	34
Flood Risk	35

Sustainable Drainage	35
Low carbon and renewable energy	35
Water Efficiency	35
Quality of Development	36
Heritage Protection	37
Infrastructure	38

Executive Summary

- 1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for Local Authorities to prepare Authority Monitoring Reports (AMR). The AMR sets out an assessment of performance of the District in relation to local and national planning policy.
- 1.2 This Epping Forest District AMR covers the period 1 April 2019 – 31 March 2020, and where applicable includes more up to date information to October 2020. The report includes progress on Neighbourhood Plans, the Duty to Co-operate and provides information and data relating to the performance against the policies set out in the emerging District Local Plan including delivery of the Spatial Strategy, delivery of housing, economic development, effectiveness of Green Belt policy, delivery of climate change adaptation and mitigation measures, quality of development, heritage protection and infrastructure.
- 1.3 Information is provided on the indicators monitored this year as well as those that may be reported on in future years in line with Appendix 3 of the Local Plan Submission Version. As part of taking account of the issues raised at the Local Plan examination hearings the Appendix will be subject to review during the coming year and prior to consultation on the proposed Main Modifications to the emerging Local Plan scheduled for 2021. The final suite of indicators will be monitored to assess the effectiveness of the policies set out.
- 1.4 Some of the key findings from the 2019/20 monitoring year are set out below:

Key findings of the Authority Monitoring Report 2019/20

Housing

+	<p>Net new homes completed</p> <p>223 net new homes completed across the District in 2019/20</p>
+	<p>Net new affordable homes completed</p> <p>93 net new affordable homes completed across the District in 2018/19</p>
-	<p>Net new affordable homes permitted</p> <p>There were no affordable homes permitted within the monitoring year</p>
-	<p>Specialist Housing</p> <p>There were no specialist housing units completed in the monitoring year</p>



Design

+	<p>Quality Review Panel</p> <p>19 reviews were undertaken by the Quality Review Panel for schemes within Epping Forest District including those within the Harlow and Gilston Garden Town (QRP)</p>
---	--



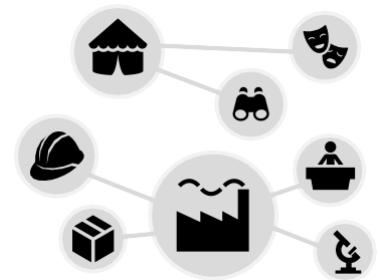
Environment

+/-	<p>Epping Forest SAC</p> <p>An interim strategy for mitigating the recreational pressure arising from growth on Epping Forest Special Area of Conservation has been agreed and work is underway to agree a mitigation strategy for air quality impacts.</p>
-----	--

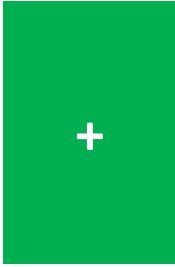


Economic Development

+/-	<p>Town Centres</p> <p>The vacancy rates in the defined town and district centres are below the national average with the exception of Ongar which has a vacancy rate above the national average.</p>
-----	--

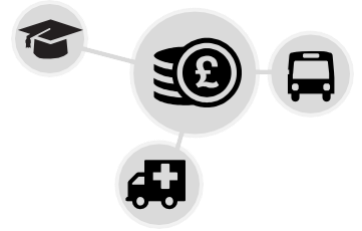


+	<p>Tourist Accommodation</p> <p>There were two applications permitted in the District for visitor accommodation amounting to 28 additional bedspaces.</p>
---	--

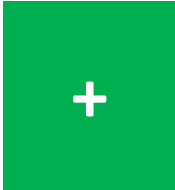


Employment Land

17 applications permitted in the monitoring year which would result in a gain or loss of employment floorspace (B class uses). Overall, a net gain of approximately 2200m2 employment floorspace would occur if all permissions were implemented.

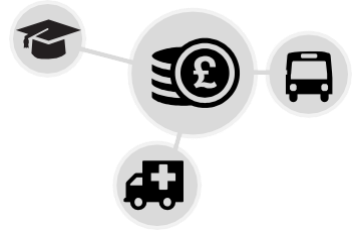


Infrastructure



Fuel filling stations and car repair facilities

There were no new permissions for gain/loss of local fuel filling stations or car repair facilities.



Introduction

- 1.5 Regular monitoring of planning proposals and completed development is essential in order to establish whether the Council is bringing forward development in accordance with the policies in the emerging Local Plan. The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements of Local Authorities with respect to Authority Monitoring Reports (AMR). Local Planning Authorities (LPA's) must publish information at least annually that shows progress with Local Plan preparation, reports activity on the Duty to Co-operate and shows how the implementation of policies is progressing. This report covers the period from 1 April 2019 to 31 March 2020 – the 2019/20 financial year.
- 1.6 The National Planning Policy Framework (2019) and the Planning Practice Guidance reinforce the need for a plan-led system based on robust evidence. This Annual Monitoring Report (AMR) uses a series of key national and local planning indicators to monitor performance against the policies in the Council's Local Plan Submission Version 2017 (LPSV). The Council expects to make some modifications to the indicators set out in Appendix 3 of the LPSV in 2020 taking account of the findings of the Local Plan Inspector. It should also be noted that some indicators are suitable for annual reporting whilst others are more meaningful when reported over longer time intervals. Finally, whilst the plan period runs from 2011-2033 for a range of matters, it will be some time following the adoption of the plan before the Council is able to fully understand the performance of the policies due to the time lag in development coming forward on the ground.

Epping Forest District

- 1.7 Epping Forest District is located on the north eastern edge of London. It covers 33,899 hectares, and comprises 24 parishes. Most

people live in the suburban areas of Loughton/Loughton Broadway, Buckhurst Hill, Chigwell, Epping, Ongar and Waltham Abbey. The rest live in more rural areas including the large villages of Roydon, Nazeing, North Weald Bassett and Theydon Bois.

- 1.8 Some 92.4% of the District currently falls within the Metropolitan Green Belt. It also contains many areas of natural significance such as parts of Epping Forest Special Area of Conservation (SAC) and part of a Special Protection Area (SPA) / Ramsar site within the Lee Valley Regional Park.
- 1.9 A significant proportion of the population commutes out of the District for work, mainly to London. The presence of the Central Line from London to Epping enables a high level of out commuting by public transport. House prices are correspondingly high, and housing affordability is a key issue for the area.

Policy Context - Adopted Local Plan

- 1.10 The Council's Local Plan was adopted in 1998 and updated in 2006. The adopted Local Plan is now out of date and the emerging Local Plan will replace the policies in the Combined Epping Forest District Local Plan (1998) and Alterations (2006).

Emerging Local Plan

- 1.11 The Council is preparing a new Local Plan that sets out the Council's strategy for meeting the economic and housing growth needs of the District from 2011 to 2033. It also sets out a number of detailed policies for development management and infrastructure delivery.
- 1.12 The emerging Local Plan is currently the only Development Plan Document included in the Council's Local Development Scheme (LDS).
- 1.13 The emerging Local Plan was approved for publication under Regulation 19 by Full Council at an Extraordinary Council Meeting on 14 December 2017. The Council also agreed it would form a material planning consideration for use in determining planning applications.

- 1.14 The Local Plan is at an advanced stage of preparation, and the [Local Plan Submission Version](#) (LPSV) was submitted to the Government in September 2018 for examination. An Inspector was appointed and hearings took place between February and June 2019. Initial advice was issued by the Inspector on 2 August 2019 and further work was undertaken during 2019/20 to address the actions identified. It is expected that Main Modifications to the emerging plan will be consulted upon during 2021 and following receipt of the Inspector's final report is likely to be adopted by the end of 2021.

Progress against Local Development Scheme

- 1.15 Progress on the Local Plan is behind the programme based on the timetable in the Council's adopted [Local Development Scheme](#) (LDS) 2018 which stated that the Council was due to receive the Inspector's Report (Regulation 25) in July 2019. This is a result of the extended time for the examination hearings and the need to undertake further work in line with the advice issued in August 2019.

Neighbourhood Planning

1.16 The latest information on the progress of Neighbourhood Plans within the District can be found on the Neighbourhood Planning section of the [Council's website](#). A Neighbourhood Planning Guidance note was published in April 2017 and is also available on the [Council's website](#).

1.17 There are 10 designated Neighbourhood Plan Areas and 1 made Neighbourhood Plan in the

District (the Moreton, Bobbingworth and the Lavers Neighbourhood Plan which was made by the Council on 5 November 2019). There are no Local Development Orders under preparation or made. Table 1 gives an overview of the stage each Parish/Town Council is at in preparing its Neighbourhood Plan.

1.18 Epping Forest District Council has signed a Service Level Agreement with Rural Community Council of Essex to provide advice and assistance to Neighbourhood Plan Groups in producing Neighbourhood Plans over and above the advice and assistance provided by the Council.

Table 1. Progress on Neighbourhood Plans

Parish	Designated	Reg 14 (Consultation)	Reg 15 (Submission)	Reg 16 (Publication)	Examination	Referendum	Made
Moreton, Bobbingworth and the Lavers	X	X	X	X	X	X	X
Chigwell	X	X	X	X	X* (see detail below)		
Theydon Bois	X						
Epping	X	X					
Buckhurst Hill	X						
North Weald Bassett	X						
Loughton	X						
Epping Upland	X						
Waltham Abbey	X						
Ongar	X						

Neighbourhood Plan Areas

Moreton, Bobbingworth and the Lavers

- 1.19 Moreton, Bobbingworth and the Lavers Parish Council started to prepare a Neighbourhood Plan for the Parish in 2013. A draft plan was produced and consulted upon in 2014 and a further draft plan was produced and consulted on in 2015. The plan was submitted for examination and the Examiner's report was published on 18 May 2016. This recommended that the plan should not proceed to referendum as it did not meet the basic conditions. The Examiner's report was considered at the Cabinet meeting on 21 July 2016 where the Council agreed that the Neighbourhood Plan proposal should be refused and therefore should not proceed to the referendum stage.
- 1.20 Since then the plan has been revised by the Parish Council and underwent further consultation in 2017. A revised plan was submitted to the Council on 30 November 2018 and an Independent Examiner was appointed by the Council with the agreement of the Parish Council to examine the draft Plan against the basic conditions set out in the Localism Act 2011 (as amended). The examination took place by way of the written representation procedure. The Examiner's Report was received on 17 June 2019 and recommended that, subject to a number of modifications, the draft MBL Neighbourhood Plan meets the basic conditions and should progress to referendum. On the 11 July 2019 the Council resolved that the Moreton, Bobbingworth and the Lavers Neighbourhood Plan (as modified) should proceed to referendum.
- 1.21 A referendum was held on 26 September 2019 with the question "Do you want Epping Forest District Council to use the Neighbourhood Plan for Moreton, Bobbingworth and the Lavers to help it decide planning applications in the Neighbourhood Area?" 236 (22.5%) of registered electors recorded votes, of which 216 (91.5%) were in favour of 'yes'.

- 1.22 Following this positive referendum outcome, the Council 'made' the Neighbourhood Plan on 5 November 2019 and it now forms part of the development plan for Epping Forest District.

Chigwell

- 1.23 The Chigwell Neighbourhood Plan was submitted for examination on 7 March 2018. and an independent examiner was appointed to carry out the examination.
- 1.24 At the request of the examiner, a non-statutory exploratory meeting was held on 5 September 2018 to examine issues of a procedural and compliance nature and to initially assess whether the Neighbourhood Plan meets the legislative requirements. The Examiner issued his 'Report to Epping Forest District Council of the Examination of the Chigwell Neighbourhood Plan' on 5 November 2018. He concluded that, as a whole, the plan does not meet the basic conditions required of a Neighbourhood Plan and therefore cannot recommend that the plan should proceed to referendum. The Council accepted the examiner's conclusion and issued a Decision Statement in February 2019 confirming that the plan shall not proceed to the referendum stage.

Theydon Bois

- 1.25 The Neighbourhood Area was formally designated at Cabinet on the 21 July 2014. Theydon Bois Parish Council are currently preparing their Neighbourhood Plan.

Epping

- 1.26 The Neighbourhood Area was formally designated at Cabinet on the 6 October 2014.
- 1.27 Epping Town Council published their Regulation 14 Draft Neighbourhood Plan for consultation in June 2018.

Buckhurst Hill

- 1.28 The Neighbourhood Area was formally designated under delegated powers on the 5 December 2014. Buckhurst Hill Parish Council are currently preparing their Neighbourhood Plan.

North Weald Bassett

- 1.29 North Weald Bassett applied to designate a Neighbourhood Area on the 8 September 2014. Following a recommendation to revise the boundary of the proposed designated area, a revised Neighbourhood Area was formally designated at Cabinet on the 11 June 2015 for North Weald Bassett.
- 1.30 The North Weald Bassett Neighbourhood Steering Group undertook a consultation exercise in June 2018 through questionnaires delivered to each household. The group subsequently held events in December 2019 to present Draft Policies.
- 1.31 The Group has also commissioned work to develop Design Guidance and a Heritage and Character Assessment for the area.

Loughton

- 1.32 The Neighbourhood Area was formally designated on the 1 June 2015. Loughton Town Council is currently preparing their draft Neighbourhood Plan.

Epping Upland

- 1.33 Epping Upland applied to designate a Neighbourhood Area on the 17 July 2015. Following a recommendation to revise the boundary of the proposed designated area, a revised Neighbourhood Area was formally designated on the 8 October 2015. Epping Upland Parish Council are currently preparing their Neighbourhood Plan.

Waltham Abbey

- 1.34 Waltham Abbey Parish Council applied to designate a Neighbourhood Area on the 23 November 2015 and a consultation on the proposed designated area took place from the 12 January to the 8 February 2016.
- 1.35 Following the close of the 4 week consultation period, Epping Forest District Council considered all the comments received and prepared a report and recommendation to the Director of Neighbourhoods for a delegated decision, which recommended approval of the Neighbourhood Area Application in March 2016. This was approved.

- 1.36 Waltham Abbey Town Council are currently preparing their Neighbourhood Plan.

Ongar

- 1.37 An application for a Neighbourhood Area designation covering the Parish of Ongar was received in May 2017.
- 1.38 Following the close of the 6 week consultation period, Epping Forest District Council considered all the comments received and prepared a report and recommendation to the Director of Neighbourhoods for a delegated decision, which recommended approval of the Neighbourhood Plan Area Application in June 2017. This was approved.
- 1.39 Ongar Town Council are currently preparing their Neighbourhood Plan and it is anticipated a Draft Regulation 14 Plan will be consulted on in early 2021.

Duty to Cooperate

Introduction

- 1.40 The Localism Act (2011) established a Duty to Cooperate in relation to planning for sustainable development. The Duty requires cooperation between local planning authorities, county councils and relevant bodies as specified in the Local Planning Regulations during the preparation of development plan documents and other local development documents.
- 1.41 To support production of the Local Plan and meet the requirements of the Duty to Cooperate, the Council has engaged throughout the plan-making process with its neighbouring authorities and other relevant bodies.
- 1.42 The key forum for cross-boundary cooperation is The Cooperation for Sustainable Development Board known as The Co-op Board. The Co-op Board was established in October 2014 as a mechanism for members to discuss cross boundary issues with neighbouring authorities in the East Herts/West Essex housing market area and beyond. The core membership of the Board comprises representatives from the following authorities:
- i) The East Herts/West Essex Housing Market Area partners (East Herts, Harlow, Uttlesford and Epping Forest District Councils);
 - ii) Hertfordshire and Essex County Councils;
 - iii) Broxbourne Borough Council;
 - iv) Chelmsford City Council;
 - v) Brentwood Borough Council
 - vi) The London Borough of Redbridge;
 - vii) The London Borough of Enfield; and
 - viii) The London Borough of Waltham Forest.

- 1.43 The Greater London Authority (GLA) has 'observer status'. Other organisations are also engaged through the Co-op Board, including the Corporation of London (Conservators of Epping Forest), the Lee Valley Regional Park Authority and the London Stansted Cambridge Consortium (LSCC) now known as the UK Innovation Corridor (UKIC). Highways England, Natural England, Homes England, Princess Alexandra Hospital and the Environment Agency are invited to meetings and attend as appropriate.
- 1.44 The Board has agreed Memoranda of Understanding (MoU) for:
- i) Managing the impacts of growth within the West Essex/East Herts Housing Market Area on Epping Forest Special Area of Conservation March 2017,
 - ii) Highways and Infrastructure for the West Essex/East Hertfordshire Housing Market Area March 2017,
 - iii) The Distribution of Objectively Assessed Housing Need across the West Essex/East Hertfordshire Housing Market Area March 2017 and;
 - iv) The Distribution of Objectively Assessed Employment Need across the West Essex/East Hertfordshire Functional Economic Market Area June 2018.
- 1.45 Through ongoing joint work and discussions between local authorities in the West Essex /East Herts Housing Market Area, agreement was reached to align Local Plans as far as possible. All four Local Plans have been aligned to the Plan period of 2011 – 2033, which ensures that a consistent and cooperative approach has been taken to the collation of evidence and planning for future needs.

Housing and Economic Need

- 1.46 The MoUs on housing and economic needs commits all four Councils (Epping Forest, Uttlesford, East Herts and Harlow District Councils) to meeting their individual needs within their own administrative boundaries for employment land and housing land including need associated with Gypsies and Travellers and Travelling Showpeople. The MoU provides

for an overall need of 51,100 homes across the Strategic Housing Market Area and 51,000 jobs, 10-24 hectares of employment land for office requirements and 678 hectares of employment land for industrial requirements across the Functional Economic Market Area.

Transport

- 1.47 Transport modelling has formed a key aspect of ongoing joint working through the Board. The modelling has been led by Essex County Council and considers the impacts of planned growth arising from the respective local plans of the four core authorities (East Herts, Harlow, Uttlesford and Epping Forest Districts). To date, the modelling has demonstrated a need to deliver a range of strategic highways measures in order to provide for 14,000 – 17,000 new homes and new jobs in the Harlow area within the Plan period. The Transport MOU signed by East Herts, Harlow, Epping Forest and Uttlesford District Councils, Hertfordshire and Essex County Councils and Highways England in February 2017 identifies the required mitigation measures and commits the signatories to working together to deliver the schemes during the Plan period.
- 1.48 It should be noted that some of the ‘future actions’ identified within the MoU have now been completed, particularly those that relate to M11 Junction 7a. The MoU will therefore need to be updated periodically to reflect further work undertaken.
- 1.49 Other transport matters have included working with the London Boroughs of Redbridge and Waltham Forest together with Transport for London to understand the capacity on the Central Line. Transport for London held a workshop in July 2017 to provide data to the three authorities in relation to proposed growth and capacity on the Central Line and proposed upgrades to improve capacity. This has recently been tested at the London Borough of Redbridge Local Plan examination.
- 1.50 The Harlow and Gilston area was designated as a Garden Town by central Government in January 2017. In July 2017 governance arrangements were agreed with the setting up of a Garden Town Member Board and Garden Town Officer Group meeting monthly. A Projects Officer and Garden Town Director were appointed, and a series of thematic workstream groups have been created, bringing together officers across the five authorities, to deliver the work of the Garden Town Team. Over the last 12 months, there have been a number of additions to the core team of Officers, bringing a variety of expert skills.
- 1.51 Following a refresh of the Board’s Governance arrangements, new Terms of Reference were agreed on 23 July 2018 and in November 2018, Guy Nicholson was appointed as independent Chair of the Member Board.
- 1.52 The Garden Town Vision and Design Guide was formally adopted in 2018 and the Sustainable Transport Corridor Study has been approved by all the partners. The Garden Town agreed the establishment of a Quality Review Panel in April 2018 and terms of reference are available on the [Council’s website](#).
- 1.53 More recently, Housing Infrastructure Investment funding has been secured for the delivery of sustainable infrastructure for the Harlow and Gilston Garden Town project. In addition, Homes England has allocated £580,000 to assist the progress of the Garden Town project and help facilitate the planned housing growth.
- 1.54 Work is being undertaken with the Princess Alexandra Hospital Trust to assess the suitability of potential sites for relocation of the hospital, including potential relocation to the East of Harlow masterplan area located in Epping Forest District. The hospital has prepared a Strategic Outline Case in order to apply for the necessary funding from Government. Joint working on this issue will continue over the coming months. Subject to this being successful the next stage will be to prepare detailed feasibility studies.
- 1.55 In April 2019, the HGGT partners completed and published a Garden Town wide Infrastructure Delivery Plan (IDP). This piece of

work will help to ensure that all the infrastructure needed for the Garden Towns is provided.

- 1.56 Draft Sustainability Guidance has also been produced. Engagement with developers and landowners was undertaken followed by formal public consultation. The Guidance will provide practical and technical guidance on how relevant Sustainability indicators and policies will be applied to new major residential and non-residential developments in the Garden Town and how to meet HGGT's sustainability goals.
- 1.57 All Councils are committed to working with site promoters and stakeholders to produce Strategic masterplans which will guide development of the Garden Town sites.
- 1.58 Further details on the work being undertaken in relation to the Harlow and Gilston Garden Town can be found in the [HGGT Annual Review](#).

London Stansted Cambridge Consortium

- 1.59 The Councils of Broxbourne, East Herts, Epping Forest, Harlow and Uttlesford form the London Stansted Cambridge Consortium (LSCC) Core Area, now known as the UK Innovation Corridor. This corridor has, over the past decade or more, been the engine of UK growth with its world class industries and businesses. In order to support the aims of the LSCC, the four core Members of the Board have all resolved to include the LSCC's Strategic Vision within their respective Local Plans.

Epping Forest SAC

- 1.60 Of particular importance within the housing market area, is the potential impact of growth on Epping Forest Special Area of Conservation (SAC). Following the signing of an MOU with neighbouring authorities, a working group was established to put in place an action plan to monitor, manage and mitigate the impacts of development on the air quality in the Forest and the impact as a result of recreational pressure. An interim mitigation strategy for managing the impact of recreational pressure

was agreed by the Council on 18 October 2018. An update to the Visitor survey was commissioned in 2019 and will inform the final Mitigation Strategy. Further air quality modelling is also underway following the Epping Forest District Local Plan examination hearings in order to update the Habitats Regulations Assessment (HRA) and agree a mitigation strategy to manage the impacts of growth on the air quality and the health of the flora and fauna in the forest.

Essex-Wide Joint Working

- 1.61 The Council continued to work closely with Essex County Council (ECC) in the production of the Local Plan and establishment of implementation processes. The County Council has been engaged extensively with the Council in the preparation of Local Plan policies and production of the Infrastructure Delivery Plan.
- 1.62 Through the Essex Planning Officers Association, the Council also continues to engage positively and constructively with other local planning authorities within the County, including sharing of best practice and evidence base.
- 1.63 The District is a member of the Locality Board set up by ECC and involves senior members from County, District and Local MPs. This meets quarterly and discusses strategic issues.

Working with Developers and Site Promoters

- 1.64 Two Developer Forums – one for the proposed strategic site allocations around Harlow (now the Garden Town Developer Forum) and one for the proposed site allocations in the rest of Epping Forest District, have been established. The Forum for strategic sites includes representatives from the two County Councils, East Herts and Harlow Districts. Where appropriate other infrastructure providers and statutory agencies are invited. These Forums provide a mechanism for ongoing discussions with relevant landowners, site promoters and stakeholders for the long-term planning and implementation of sites identified for allocation. The Developer Forum provides a

basis to produce and agree Statements of Common Ground and/or Memorandum of Understanding and provide an overview of progress and programming of Strategic Masterplans. The terms of reference can be found on [the Council's website](#).

- 1.65 Meetings of the Developer Forums are held when appropriate, to provide updates on the Local Plan, and to help with the development of the Infrastructure Delivery Plan. Regular reports are made to Epping Forest District Cabinet and Select Committees to update on meetings and progress.

Working with the Community

- 1.66 The Council established a Development Management Forum in April 2018 to facilitate the discussion of large-scale or contentious development proposals. The Forum allows the local community to contribute to shaping development proposals and aims to ensure input from local residents. These are usually held at the pre-application stage and are arranged by the developer of the site.
- 1.67 More information on the work the Council has been doing with partners and neighbouring authorities on cross-boundary issues can be found in the Duty to Cooperate Statement prepared to support the Local Plan Submission Version, which can be found [here](#).
- 1.68 More information in respect of the ways in which the Council engages stakeholders, including communities in the planning process, can be found in the updated Statement of Community Involvement adopted in 2019 which can be found [here](#).

Strategic Policies

Profile of Epping Forest District

1a Con

Change in total population

- 1.69 Based on the most recent data¹, the population of the District was estimated to be 131,700 in 2019.

1b Con

Change in total household numbers

- 1.70 The estimated number of households was 54,347 in 2019, rising to 54,566 in 2020. The number of households is projected to rise to 61,724 by 2043.²

2 Con

Change in household composition by type

- 1.71 It is projected that the most common type of household by 2043 will be households which consist of two or more adults. The least common type of household is projected to be households with three or more dependent children. By 2043 it is projected that there will be 19,875 one-person households.³

3 Con

Changes in life expectancy

- 1.72 The District's life expectancy at birth between 2016 and 2018 was 81 years for males and 84 years for females.⁴

¹ NOMIS: Population estimates – local authority by five year age band.

² ONS: 2018-based Household projections for England and local authority districts Table 406 (published 29 June 2020)

³ ONS: 2018-based Household projections for England, Counties and local authorities Table 420.

4 Con

Indices of multiple deprivation scores and change over time

- 1.73 The latest data (2019) shows that no areas of the District are ranked within the 10% most deprived nationally (known as the 1st decile). Parts of Loughton Alderton ward were ranked within the 20% most deprived (2nd decile), with parts of Grange Hill, Waltham Abbey North East, Waltham Abbey High Beach and Waltham Abbey Paternoster wards in the 30% most deprived (3rd decile).⁵

5 Con

Overall employment and unemployment rate

- 1.74 In the period June 2019 to June 2020 79.1% of 16-64 year olds were in employment, which is a slight decrease from 79.7% recorded in the period April 2018 to March 2019. This is slightly higher than the East of England average of 78.3% and the average for Great Britain at 76.2%.
- 1.75 Male employment (80.7.2%) is higher than female employment (77.8%).
- 1.76 At 18.5%, self-employment makes up a significant proportion of overall employment and is higher than the East of England and Great Britain averages.
- 1.77 The unemployment rate (3.1%) is lower than the East of England and Great Britain averages, and has stayed stable for the last few years.⁷

⁴ ONS: Life expectancy at birth and at age 65 years by local areas, UK (11 December 2019)

⁵ Ministry of Housing, Communities and Local Government: The English Indices of Deprivation 2019

Delivery of the Spatial Strategy

6a SS

Annual housing delivery as a percentage of emerging Local Plan Annual Housing Requirement

- 1.78 223 homes were delivered in the monitoring period. The annual housing requirement set out in the emerging local plan and accepted by the Local Plan Inspector in her advice of 2 August 2019 is 518 homes. The annual delivery of housing as a percentage of the Local Plan is therefore 43% for 2019/20.

6b SS

Housing Delivery Test Results

- 1.79 The Housing Delivery Test (HDT) is an annual measurement of housing delivery in the District. It is calculated using the number of homes delivered over the three year period divided by the total number of homes required for the next three year period which is calculated against the standard methodology figure.
- 1.80 The result of the 2019 Housing Delivery Test (HDT), published in February 2020 for Epping Forest District Council was 50%. The number of homes delivered in the 2016/17 – 2018/19 period was 1,139 homes - this was calculated against a requirement of 2,266 homes. The Council did not meet the 95% Housing Delivery Test threshold for housing delivery in the period 1 April 2016 to 31 March 2019. As a result we are required to prepare an Action Plan, which is set out in our Housing Implementation Strategy Update (2019). The primary reasons for not meeting the HDT are that the Council has been unable to grant permission for new development in the District

that would result in a net increase in vehicle movements through the Epping Forest Special Area of Conservation, as a result of advice from Natural England received in June 2018. Additionally, the Local Plan is yet to be adopted which will allow some sites to be released from the Green Belt to provide the land for much needed homes.

- 1.81 Once the Local Plan is adopted and an approach agreed in relation to the Epping Forest Special Area of Conservation (EFSAC), the Council is satisfied that it can meet a five-year supply land as set out in the Council's Housing Implementation Statement Update (2019). Since the publication of the HIS Update the Local Plan Inspector has accepted the Council's housing figure of 11,400 until 2033 as set out in the her Advice Letter ([ED98](#)). Upon adoption of the Local Plan the Council's annual average housing requirement will be 518 and the Council will no longer be tested against the higher standard method figure allowing the Council to score much more positively against the Housing Delivery Test.

7 SS

Number of homes permitted, and number of homes completed in accordance with the strategy of Policy SP 2 on;

- Allocated sites
- Garden Town sites
- Other Masterplan and Concept Framework sites

- 1.82 There were 45 homes completed in accordance with the strategy of Policy SP2 on allocated sites, whilst 2 homes were lost as a result of applications for demolition/replacement development. Therefore, the net number of new homes completed in the monitoring year on allocated sites was 43.
- 1.83 There were no homes completed on Garden Town sites; Other Masterplan and Concept Framework areas; or Other Allocations in this monitoring year.

8 SS**Number of homes permitted and completed on windfall sites;**

- Previously developed land within settlements**
- Previously developed land in the Green Belt**
- Rural Exception sites**

- 1.84 In the monitoring year, 262 net homes were permitted on windfall sites whilst 180 net homes were completed on windfall sites.
- 1.85 Of the 262 homes permitted on windfall sites., 163 were permitted on previously developed land within settlements and 68 homes were permitted on previously developed land within the Green Belt.
- 1.86 Of the 180 homes completed on windfall sites, 102 were on previously developed land within settlements and 66 homes were completed on previously developed land with the Green Belt.
- 1.87 There have been no homes permitted or completed in the monitoring year, on rural exception sites.

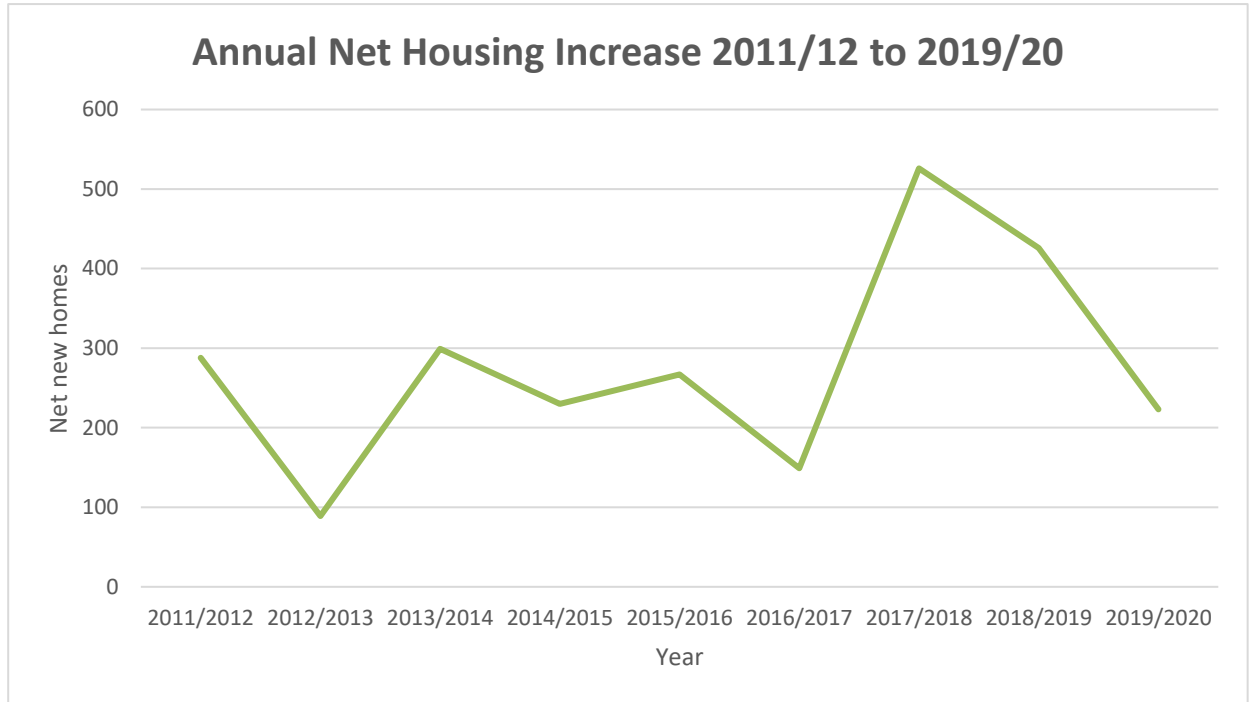


Figure 2. Annual net housing completions

1.92 Figure 3 shows the number of homes completed in the district by bedroom size. 40% of homes completed were 2-bedroom units. 1 and 3 bedroom units both made up 26% of

completed homes whilst larger 4+ bedroom homes made up 7% of net homes completed in the monitoring year.

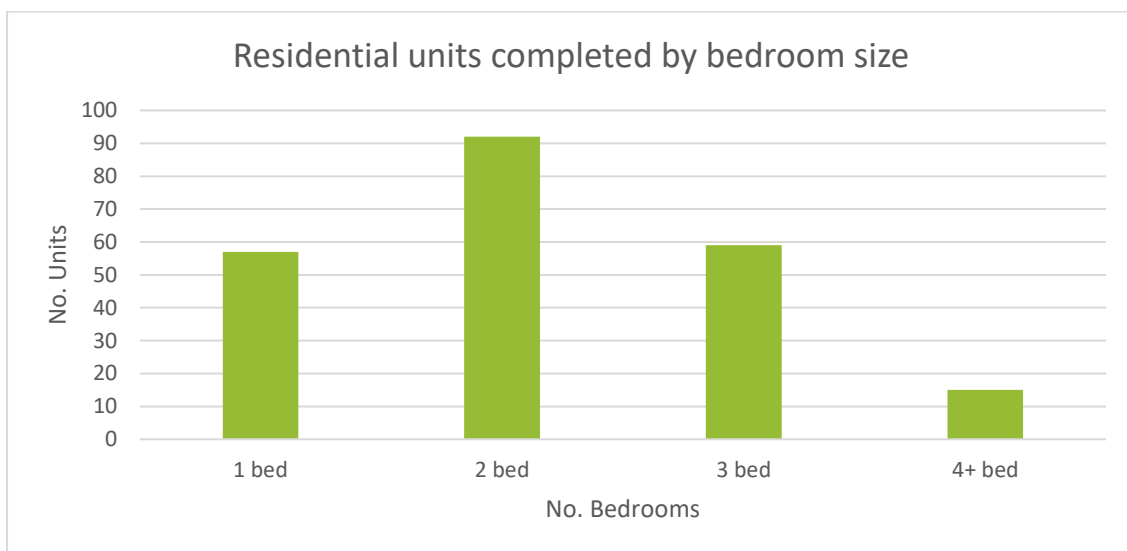


Figure 3. Residential homes completed in the 2019/20 monitoring year by bedroom size.

9b H

Net permissions of residential development by settlement and number of bedrooms

- 1.93 The net number of residential homes permitted in the 2019/20 period was 261.
- 1.94 Figure 4 shows how these permissions are distributed across each Parish within the

District. 58% of permitted dwellings built were located in Waltham Abbey.

- 1.95 Figure 5. shows the number of homes permitted by bedroom size. Of the homes permitted in the monitoring year, 44% are one bed homes and 28% 3 bed homes. 3 and 4+ bed larger homes make up the remaining 28% of homes permitted.

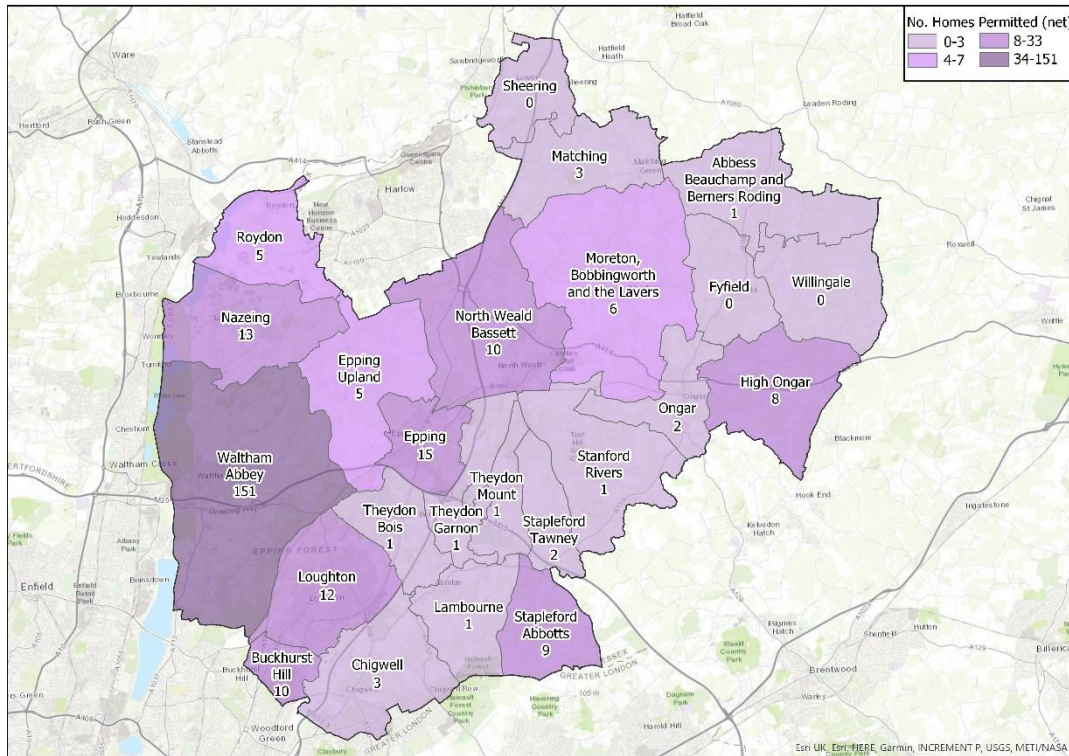


Figure 4. Net number of homes permitted by Parish in the 2019/20 monitoring period

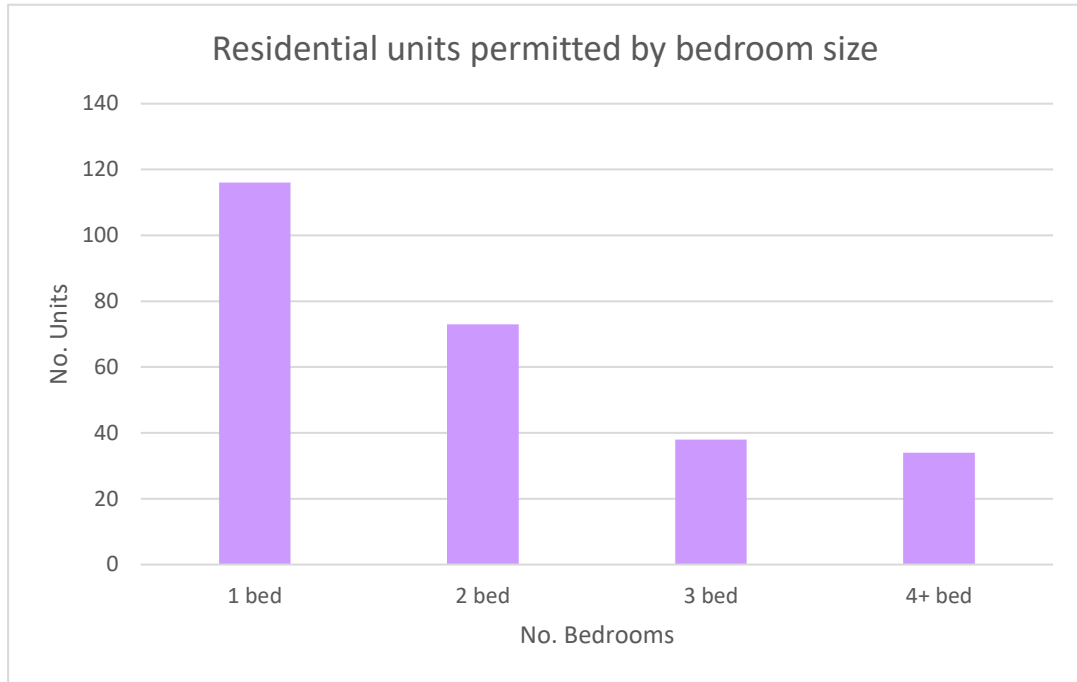


Figure 5. Residential homes permitted in the 2019/20 monitoring year by bedroom size.

Five-year land supply

10a H

Five-year housing land supply position

1.96 The Council's Five Year Land Supply position is set out in the Housing Implementation Strategy Update which was published in January 2019 and can be found on the Council's website.

Affordable Homes

11a AH

Net gain of affordable homes completed by category

1.97 93 new affordable homes were completed across the District in the monitoring year. These include a mixture of homes completed through the Council's house building programme as well as those provided through private development. Of the 93 homes completed, 63 were affordable-rent and 30 were shared ownership units. The number of affordable homes completed has increased compared with previous years.

Monitoring Year	Affordable Housing Units
2013/14	9
2014/15	69
2015/16	38
2016/17	0
2017/18	89
2018/19	45
2019/20	93

Table 2. Affordable housing units completed by monitoring year

11b AH

Net affordable housing units permitted by category

1.98 There have been no affordable homes permitted within this monitoring year.

Bungalows

12 BU

Net gain/loss of bungalows -completions

- 1.99 In the monitoring year there was a loss of 6 bungalows in the District, whilst two new bungalows were constructed. This has resulted in a net loss of four bungalows.
- 1.100 There were also six single storey dwellings completed as a result of the conversion of agricultural buildings.

Specialist Housing

13a HS

Number and type of specialist housing units completed (C2) by Settlement

- 1.101 There have been no specialist housing units completed within this monitoring year.

13b HS

Number and type of specialist housing units permitted (C2) by Settlement

- 1.102 There has been one application permitted in the monitoring year, located in Epping for the change of use from a day care centre (D1 use) to a care home (C2 use). The proposal would provide 8 new bed spaces for specialist accommodation.

Traveller Accommodation

15a HT

Net gain/loss of traveller caravans and pitches completed

- 1.103 There was one application permitted within the monitoring year which resulted in a gain of two pitches.

15b HT

Net gain/loss of traveller caravans and pitches permitted

1.104 There was one application permitted within the monitoring year which resulted in a gain two pitches.

Economic Development

Employment

16b ED Net gain/loss of permitted B Use Class employment by floorspace. Land area and location

- 1.105 There were 17 applications permitted in the monitoring year which resulted in a gain or loss of employment floorspace (B class uses).
- 1.106 Of the 17 applications, 7 if implemented, would result in a loss of employment floorspace. The majority of these applications involved the loss of employment space to residential uses.
- 1.107 The seven applications that, if implemented, would result in a loss of employment floorspace are not designated employment sites identified within the Local Plan Submission Version (2017). The application sites are located within Waltham Abbey, Chigwell, Epping, Nazeing, Stapleford Tawney and Loughton.
- 1.108 10 applications if implemented would result in a gain in employment floorspace.
- 1.109 Overall, a net gain of approximately 2200m² employment floorspace would occur if all permissions were implemented. The greatest loss in employment floorspace would involve use class B8, with a loss of 15700m² whilst the greatest gain in employment floorspace would be of 16925m² B2 uses.

District and Town Centres

17 ED

Net gain/loss of town centre uses by Use Class and location within or outside of a defined Town Centre

- 1.110 There were 22 applications permitted in the monitoring year which resulted in a gain or loss of town centre uses (A Use Class).
- 1.111 Of the 22 applications, 12 if implemented, would result in a loss of an A Class Use.
- 1.112 10 applications, if permitted, would result in a gain in town centre uses.
- 1.113 Overall, a net loss of 140m² would occur if all permissions were implemented. The greatest loss in town centre uses would involve use class A1 with a loss of 1092m². Whilst the greatest gain in town centre uses would involve use class A3 with a gain of 605m².
- 1.114 Of these 22 applications, 15 were within a defined Town Centre, whilst the remaining 7 were outside of a defined Town Centre.
- 1.115 Of the 15 applications identified within a defined Town or District Centre, 3 applications were in Waltham Abbey, 2 applications in Ongar, one application in Loughton Broadway, 5 in Loughton, one in Epping, 2 in Chigwell, and one in Buckhurst Hill.

18 ED

Changes to proportions of units in use classes within defined Town Centre retail frontages

- 1.116 This indicator looks at the current health of the Town Centres and Small District Centres identified in Policy E 2 of the Local Plan Submission Version 2017 (LPSV).
- 1.117 Surveys were carried out in all six of the centres – Epping, Loughton High Road, Waltham Abbey, Loughton Broadway, Ongar and Buckhurst Hill – in October 2020.
- 1.118 The surveys looked at all non-residential uses within the centre boundary as defined in the places policies (P 1-P 12) in the LPSV, checking

and updating the use classes and locations against the data from the 2019 survey.

1.119 In 2020, a total of 762 non-residential units were recorded within the six town or district centre boundaries. All non-residential use classes within the town or district centre boundary were recorded, with the majority of high street uses falling into one of the 'A' class categories (see Table 4 for a breakdown of these).

Table 3: Types of A Use Class

Types of A Use Class	Description
A1	Shops (including hairdressers, dry cleaners and funeral directors)
A2	Financial and Professional Services (including banks and estate agents)
A3	Restaurants and Cafes
A4	Drinking Establishments
A5	Hot food takeaways

1.120 Despite the impact of Covid 19, the 6 centres in Epping Forest District are continuing to provide a dynamic and growing retail offer. The settlement breakdowns below provide an overview of the mix of uses in each Town/District Centre.

1.121 It is important to note the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 introduced significant changes to the system of use classes. The changes which came into force on 1 September 2020 include the removal of Classes A (retail), B1 (office) and D1 (non-residential institutions and leisure uses). These are replaced with Class E (Commercial, business and service), allowing a mix of retail, leisure and business uses. New F classes include Class F.1 (Learning and non-residential institutions), introduced for wider

public use such as school, libraries and art galleries and F.2 (Local community) include community halls and meeting spaces.

1.122 In order for the data to be measurable against the policies in the Local Plan Submission Version (2017), the surveys were undertaken using the old Use Class system.

Centre Breakdown

Buckhurst Hill

Summary of Change

1.123 In Buckhurst Hill, the total number of units surveyed in 2020 was 107 and there was a slight increase in A3 and Sui Generis uses compared to 2019. The proportion of Sui Generis⁶ uses rose from 8% to 11% of non-residential uses within the district centre and the proportion of A3 uses rose from 15% to 17%. The proportion of A1 uses decreased from 47% to 44% within the district centre boundary. There were no A4 units recorded in the Centre in 2019.

Performance against Local Plan Policies

1.124 In the LPSV, Policy P 5 requires that at least 65% of ground floor Primary Retail Frontage and at least 40% of ground floor Secondary Retail Frontage should be maintained within A1 uses. The percentage of ground floor uses is assessed by measuring the total frontage lengths of A1 units. In Buckhurst Hill, 54% of Primary Frontage is within A1 use, which is below the 65% requirement in Policy P 5. Within the Secondary Frontage, 39% is within A1 use, which just below 40% policy requirement

Ongar

Summary of Change

1.125 In Ongar, the total number of units surveyed in 2020 within the identified district centre boundary was 80. The proportion of A1 uses within the district centre boundary overall

⁶ Sui Generis ("of its own kind") are uses that do not fall within any use class and include betting offices, pay day

loan shops, theatres, petrol stations, taxi businesses and beauty salons.

decreased very slightly from 49% in 2019 to 48% in 2020. A2 uses in Ongar decreased from 6% in 2019 to 4% in 2020 whilst A3 slightly increased and A4 and A5 uses remained the same. Sui Generis⁷ decreased slightly from 9% to 8%.

Performance against Local Plan Policies

1.126 In the LPSV, Policy P 4 requires that at least 50% of ground floor Primary Retail Frontage and at least 45% of Secondary Retail Frontage should be maintained within A1 use. The percentage of ground floor uses is assessed by measuring the total frontage lengths of A1 units. In Ongar, 46% of Primary Frontage is within A1 use which is below the 50% policy requirement. Within the identified Secondary Frontage, A1 uses represent 50% of the frontage lengths which is above the 45% requirement.

Epping

Summary of Change

1.127 In Epping, the total number of units surveyed in 2020 within the identified town centre boundary was 168. The proportion of A1 uses in Epping decreased from 52% in 2019 to 48% in 2020. A2, A3, A4 and A5 uses in Epping remained relatively the same when compared with 2019.

Performance against Local Plan Policies

1.128 In the LPSV, Policy P 1 requires that at least 70% of ground floor Primary Retail Frontage and at least 20% of ground floor Secondary Retail Frontage should be maintained within A1 use. The percentage of ground floor uses is assessed by measuring the total frontage lengths of A1 units. In Epping, A1 uses represent 60% of the Primary Retail Frontage length in 2020. In 2019 this figure was 62%. There is therefore a continuing shortfall of A1 uses compared to the policy requirement. Of Secondary Retail Frontage, 35% is within A1

use, which is well above the requirement set out in Policy P 1 of 20%.

Loughton High Road

Summary of Change

1.129 In Loughton High Road, the total number of units surveyed in 2020 within the identified Town Centre was 213. The proportion of A1 uses within the town centre boundary dropped from 51% in 2019 to 46% in 2020 of non-residential units. A2 uses fell from 13% in 2019 to 11% in 2020 and A3 uses increased from 14% to 15% over the same period. The proportion of A4, A5 and Sui Generis uses remained the same as that in 2019.

Performance against Local Plan Policies

1.130 In the LPSV, Policy P 2 requires that at least 70% of ground floor Primary Retail Frontage and at least 35% of ground floor Secondary Retail Frontage should be maintained within A1 use. The percentage of ground floor uses is assessed by measuring the total frontage lengths of A1 units. In Loughton High Road, 54% of the frontage along Primary Frontage is within A1 use, 16% lower than the policy requirement and a continuing decline from 2019. Along the identified Secondary Frontage, 28% of uses are within A1 use, which is also lower than the policy requirement and a slight decline of 1% on the 2019 figure.

Loughton Broadway

Summary of Change

1.131 In Loughton Broadway, the number of units surveyed in 2020 within the District Centre was 66. The proportion of A1 uses fell slightly from 56% in 2019 to 55% in 2020. The proportion of A3 and A5 uses remained the same between 2019 and 2020 with A2 uses decreasing slightly from 7% to 6%. A4 uses represented 2% of uses in the District Centre in 2020 compared to zero in 2019. The proportion of Sui Generis remained the same in 2020 as in 2019 at 8%.

Performance against Local Plan Policies

1.132 In the LPSV, Policy P 2 requires that at least 60% of ground floor Primary Retail Frontage should be maintained within A1 use. The percentage of ground floor uses is assessed by measuring the total frontage lengths of A1 units. Loughton Broadway has very limited Secondary Retail Frontage, so no policy requirement has been set. A1 uses represent 55% of the total Primary Frontage in Loughton Broadway, which is below the policy requirement but the same figure as for 2019.

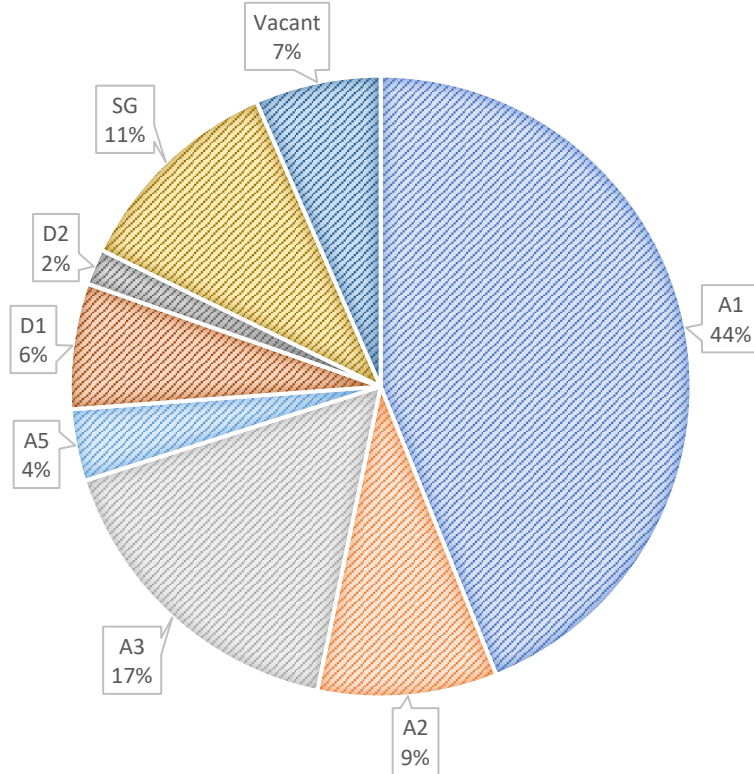
Waltham Abbey*Summary of Change*

1.133 In Waltham Abbey, the number of units surveyed in 2019 within the District Centre was 128. The proportion of A1 uses within the centre boundary increased slightly from 39% in 2019 to 41% in 2020. The proportion of A2 and A4 uses each declined by 1% whilst the proportion of A3, A5 and Sui Generis uses each increased by 1% when compared to 2019.

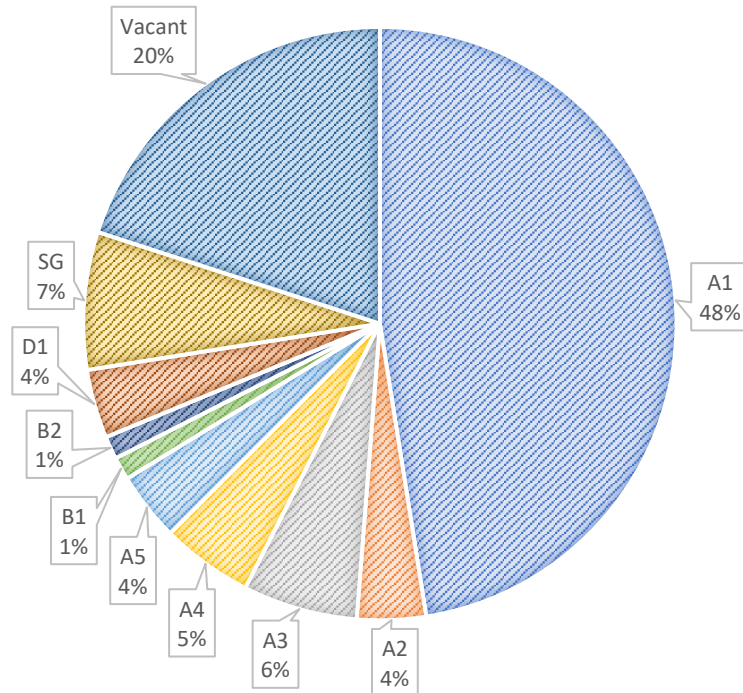
Performance against Local Plan Policies

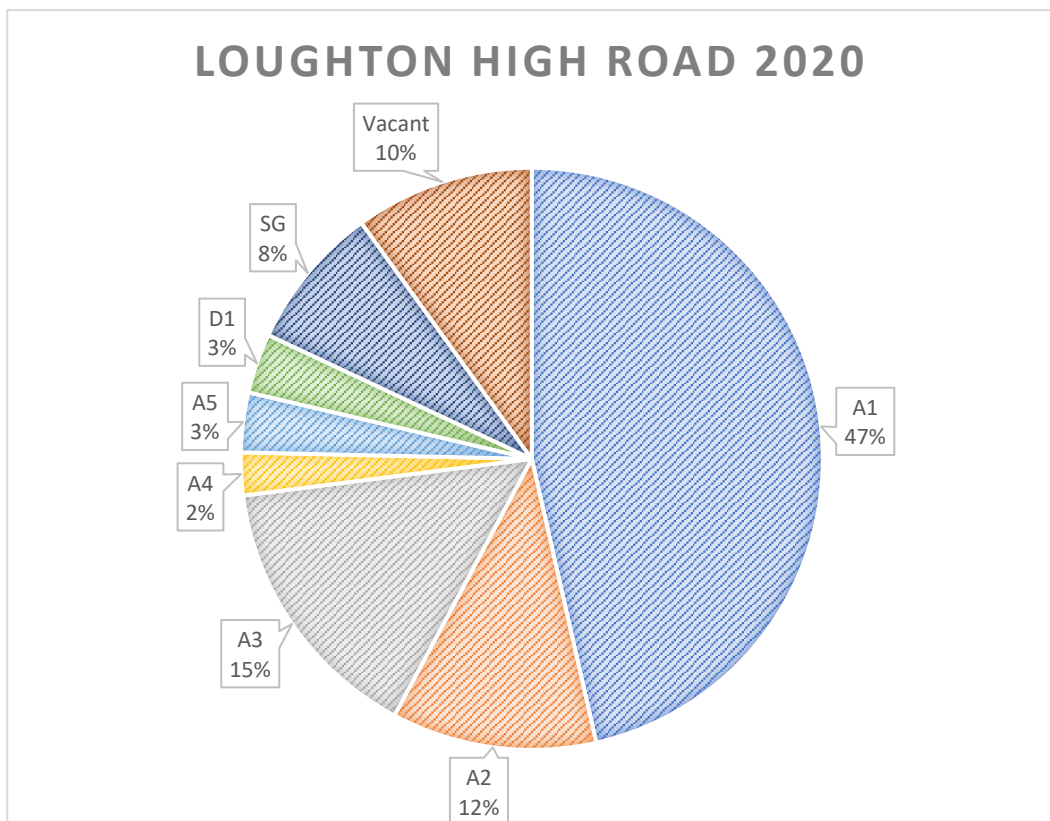
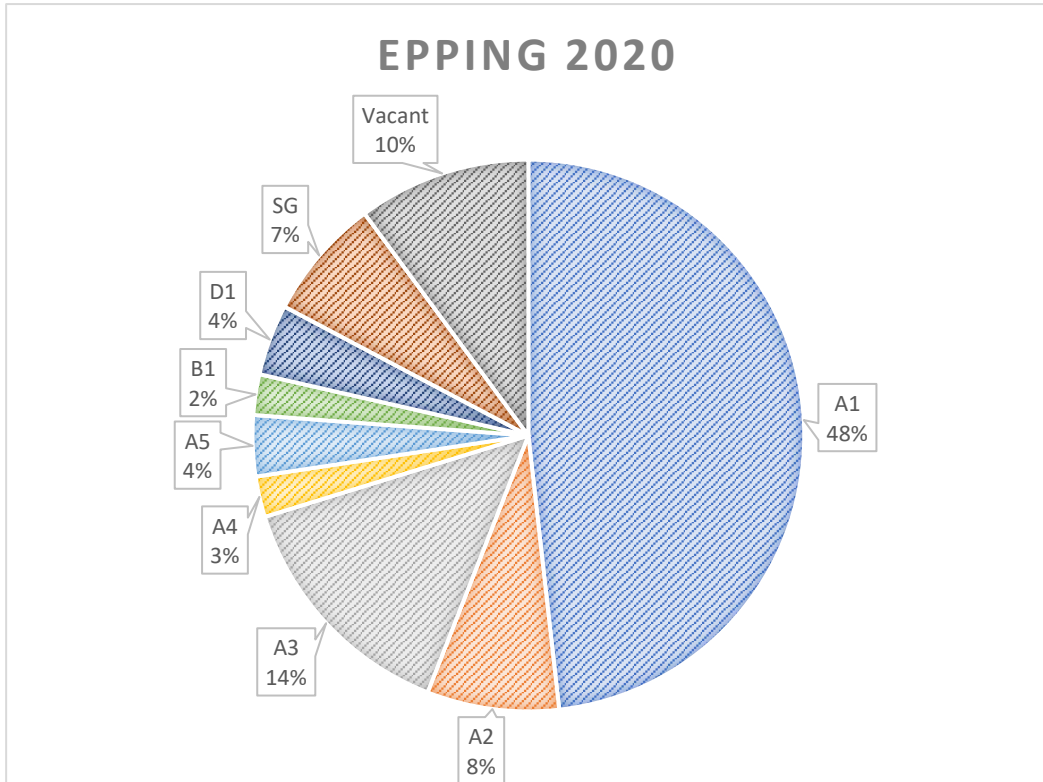
1.134 In the LPSV, Policy P 3 requires that at least 40% of the ground floor Primary Retail Frontage and at least 25% of the ground floor Secondary Retail Frontage should be maintained within A1 use. The percentage of ground floor uses is assessed by measuring the total frontage lengths of A1 units. In Waltham Abbey, 45% of the Primary Frontage is within A1 use, which is higher than the policy requirement. Along Secondary Frontage, 33% is within A1 use which also exceeds the required level set in Policy P 3.

BUCKHURST HILL 2020

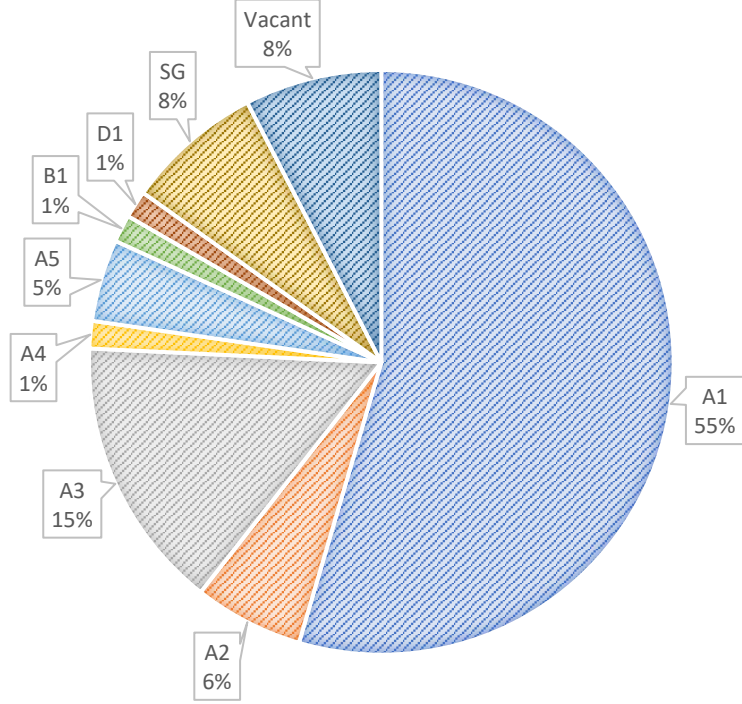


ONGAR 2020

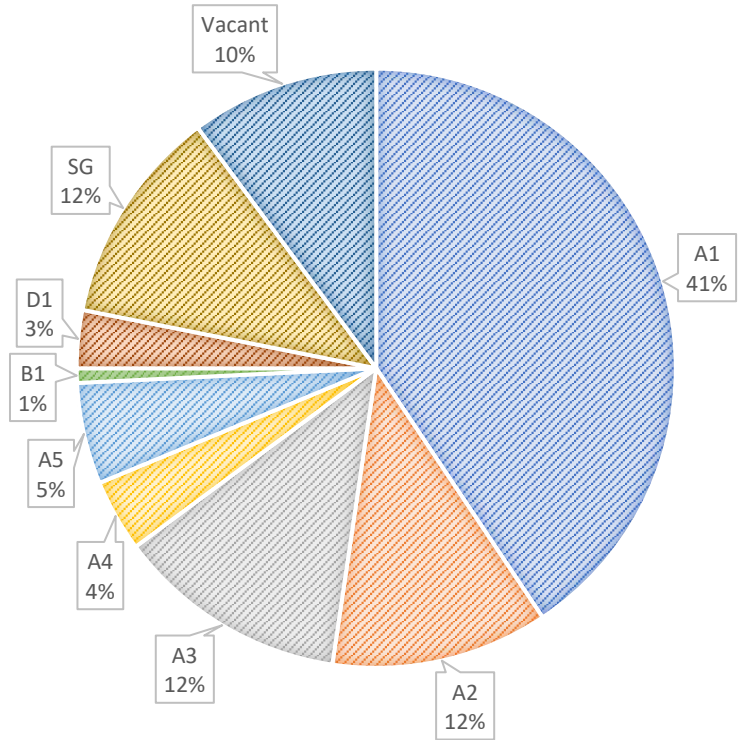




LOUGHTON BROADWAY 2020



WALTHAM ABBEY



19 ED**Vacancy rates in town and district centres**

1.135 Vacancy rates for the District are generally positive when compared against the national average high street vacancy rate. In 2020, the British Retail Consortium reported the average retail vacancy rate to be 12.3%. The vacancy rates exhibited in the town and district centres are below the national average with the exception of Ongar which has a vacancy rate above the national average.

1.136 Compared with the vacancy rates in 2019, rates in Buckhurst Hill, Epping, Loughton Broadway and Waltham Abbey have remained relatively consistent. However, vacancy rates in Ongar and Loughton High Road have increased. Table 4. shows the vacancy rates across the six centres and how the number and proportion of vacant units has changed since 2019.

1.137 The final column in the table shows how many of the vacant units recorded this year, were also recorded in the 2019 survey. It shows that there is a mix of persistent vacant units as well as new vacant units.

Table 4: Vacancy Rates 2019 - 2020

Town/District Centre	Number of Vacant Units 2019	Proportion of overall units	Number of Vacant Units 2020	Proportion of overall units	% Change	Continuous Vacancies (2019-2020)
Buckhurst Hill	6	6%	7	7%	1%	Of the 7 units recorded as vacant in 2020, 2 were recorded as vacant in the 2019 survey
Ongar	12	15%	16	20%	5%	Of the 16 units recorded as vacant in 2020, 9 were recorded as vacant in the 2019 survey
Epping	16	10%	17	10%	0%	Of the 17 units recorded as vacant in 2020, 7 were recorded as vacant in the 2019 survey
Loughton High Road	12	6%	21	10%	4%	Of the 21 units recorded as vacant in 2020, 7 were recorded as vacant in the 2019 survey
Loughton Broadway	5	8%	5	8%	0%	Of the 5 units recorded as vacant in 2020, 2 were recorded as vacant in the 2019 survey
Waltham Abbey	14	11%	13	10%	-1%	Of the 13 units recorded as vacant in 2020, 8 were recorded as vacant in the 2019 survey

Glasshouses

20 ED

Net gain/loss of horticultural glasshouses and ancillary facilities

- 1.138 There were three applications approved which related to glasshouses and ancillary facilities in this monitoring year.
- 1.139 One application was for the replacement of two glasshouses, there was no loss of glasshouses or ancillary facilities. One application was for the replacement of glasshouses with residential dwellings, this would result in a loss of 2796m² of glasshouses.
- 1.140 There was another application for the erection of a packing shed.

Tourist Accommodation

21 ED

New tourist bedspaces completed

- 1.141 There were no tourist bedspaces completed in the monitoring year.
- 1.142 Two applications were approved in the district involving tourist accommodation. One application was for the development of 40 new bedspaces whilst another application was for the loss of 12 tourist bedspaces. Therefore, the net number of new tourist bedspaces approved in the 2019/20 monitoring year is a gain of 28 bedspaces.

Effectiveness of Green Belt Policy

22a GBH

Net number of new dwellings completed in the Green Belt

1.143 The number of new dwellings completed in the Green Belt in the monitoring year was 119 whilst 2 dwellings were lost as a result of applications for demolition/replacement development. Therefore, the net number of new dwellings completed in the Green Belt in the monitoring year was 117.

22a GBH

Net number of new dwellings completed in the Green Belt on Previously Developed Land

1.144 The number of new dwellings completed in the Green Belt on Previously Developed Land in the monitoring year was 113 whilst 2 dwellings were lost as a result of applications for demolition/replacement development. Therefore, the net number of new dwellings completed in the Green Belt on Previously Developed Land in the monitoring year was 111.

Delivery of Climate Change and Adaptation and Mitigation Measures

Green and Blue Infrastructure

24 CC

Change in land used as Green and Blue Infrastructure

- a. Public open space
- b. Woodland
- c. Habitat/biodiversity
- d. Total

1.145 No applications were permitted this monitoring year that could lead to a change in land use of Green and Blue Infrastructure.

Air Quality

25 CC

Progress on the implementation of the Air Pollution Mitigation Strategy and the Interim Mitigation Strategy for recreational pressure

- 1.146 In relation to the Air Pollution Mitigation Strategy, this was not adopted by the Council until February 2021 and is not therefore included in this monitoring period.
- 1.147 The Recreational Mitigation Strategy was adopted by the Council in October 2018. Since then the Council has been collecting contributions towards its implementation. The Council is working with the other competent

authorities and Natural England to put in place governance and financial arrangements to oversee the implementation of the measures in the Strategy.

27 CC

Number of applications permitted with electric vehicle charging points identified and new electric vehicle charging points permitted, by location

- 1.148 30 of the 77 residential permissions granted in in 2019/20 included a condition requiring the provision of one or more Electric Vehicle Charging Points (EVCPs). If implemented this would result in 57 new EVCPs being provided to new residential developments in the District.
- 1.149 29 permissions for new dwellings or change of use to dwellings did not include a condition requiring the provision of any ECPs.
- 1.150 The remaining 18 permissions were Prior Approvals or Certificates of Lawful Development where a condition for ECPs would not be included.
- 1.151 The site location and number of EVCPs conditioned in the 30 permissions were as follows:

Settlement	No. of sites	No. of EVCPs
Buckhurst Hill	2	5
Chigwell	3	5
Epping	2	3
Ongar	4	10
Loughton	5	8
Nazeing	4	6
Rural	1	2
Stapleford Abbots	1	1
Theydon Bois	1	3
Waltham Abbey	7	14
Total	30	57

Table 5. Number of electric car charging points permitted by location

Flood Risk

28a CC

Number of applications permitted in flood risk zones 2, 3a and 3b

- 1.152 Seven applications for residential development were permitted to be in flood risk zones 2, 3a and 3b for this monitoring year, with a net number of seven new dwellings.
- 1.153 Each application has put in place mitigation measures in order to reduce flood risk. Such measures include ensuring that the dwelling at minimum should have a finished floor level above the calculated flood level and ensure that there is suitable drainage area. All applications that are considered minor extensions should refer to Flood Risk Standing Advice (FRSA) and ensure that the existing floor level are at least 300mm above estimated flood levels. If they are not then extra flood resistance and resilience measures may need to be implemented. The applications permitted within flood risk zones also ensure that there is no net loss of flood plain storage on site to reduce the risk of flooding.

28b CC

Number of applications completed in flood zone risk zones 2, 3a and 3b by use class and flood risk compatibility

- 1.154 3 applications for residential development were completed on sites located or partially located within flood zone 2 or 3 within the monitoring year, with a net total of five new dwellings.
- 1.155 These applications were subject to Flood Risk Assessments where necessary.
- 1.156 Government policy states that development in flood zones 2 or 3 requires a Sequential Test to make sure that development in areas that are not constrained by flooding are prioritised. All residential site allocations in the LPSV, as well as a large number of other potential residential sites identified by the Council, have already been subject to a Sequential Test as part of the

Site Selection Process in 2016 and 2017. The documentation can be found here.

Sustainable Drainage

29 CC

Number and location of schemes contributing to sustainable drainage

- 1.157 There were six applications granted in the monitoring year which include sustainable drainage schemes/systems as part of the development. These schemes are located in Roydon, Nazeing, North Weald and Waltham Abbey.
- 1.158 The sustainable drainage elements of the proposals include a pond, damp meadow, a reservoir, permeable paving and cellular storage.

Low carbon and renewable energy

30 CC

Number of:

- a. low carbon
- b. decentralised
- c. renewable energy schemes completed

- 1.159 This will be recorded as part of the sustainability checklist. Following the adoption of the sustainability guidance and checklist, data will be collected and reported.

Water Efficiency

31 CC

Number of new homes completed meeting water efficiency standards

- 1.160 This will be recorded as part of the sustainability checklist. Following the adoption of the sustainability guidance and checklist, data will be collected and reported.

Quality of Development

32 QUA

Number of proposals presented at the Quality Review Panel resulting in amendments to schemes

1.161 Within Epping Forest District 19 reviews were undertaken between 1 April 2019 and 31 March 2020:

- 3 reviews of Strategic Masterplans
- 2 reviews of Strategy Documents
- 2 reviews of Commercial Sites
- 2 reviews of Mixed-use Masterplans
- 1 review of Specialist Housing
- 2 reviews of Housing (under 50 units)
- 2 reviews of Housing (50+ units)
- 1 review of related Garden Town Neighbourhood Plan
- 4 reviews of related Garden Town Framework, Policy, Strategy and Guidance Documents

1.162 The impact this has had on proposals includes:

- Improvement in design quality which have been the subject of clear thematic meetings through Planning Performance Agreements, and returned to the QRP for a second or third review. Specific points from meetings and QRP reviews are being noted and addressed clearly by applicants, to show how advice has been taken on board.
- Applicants are preparing for meetings and reviews with more rigour and higher quality in the work they are producing, and are willing to work more collaboratively in respect of design to ensure that a positive approach is adopted.
- Landscape expertise is being sought earlier by applicants, both in terms of inclusion in

their design teams and in the advice they seek, which is crucial to ensuring that the Council are achieving landscape-led masterplanning.

- Improved information in respect of sustainability, daylight and sunlight, constraints and opportunities diagrams, and key vision statements, are now being prepared on the majority of large sites, to ensure that baseline context and design quality aspirations are set out and agreed from the start of the planning process.

Heritage Protection

backlog as the HER has moved to an online system to facilitate home working.

34 HER

Net gain/loss of designated heritage assets

1.163 1.146 There has been no change in the number of Conservation Areas, Scheduled Monuments or Registered Parks and Gardens designated in the District during the monitoring year. Two buildings have been added to the National Heritage List for England (NHLE); these are the Chapel of the Sacred Hearts of Jesus and Mary, Chigwell Convent, statutory listed at grade II and Ripley Grange, outbuildings and glasshouses to the south-west and garden buildings, statutory listed at grade II*.

35 HER

Net gain/loss of non-designation heritage assets

1.164 No buildings on the Local List of Buildings of Local Historic or Architectural Interest have been lost within the monitoring year, and no additions have been made to the list. We are currently taking part of an Essex wide submission to access government funding to support the development of our Local List.

1.165 In order to judge the net gain/loss of undesignated archaeological remains the Historic Environment Record (HER) has been consulted. During 2019/20, 20 new sites were added to the HER indicating the discovery of 20 new undesignated archaeological sites. 34 already known sites have been updated with additional information. 2 sites have either been evaluated, excavated or recorded so, although not necessarily resulting in their total loss, this indicates the number of sites that have been disturbed or damaged but preserved by record. A number of sites are in the process of being assessed but due to Covid there is a slight

Infrastructure

36 INF

Progress against key measures in the Infrastructure Delivery Plan (IDP)

- 1.166 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.
- 1.167 The IDP produced in 2017 (EB1101) formed a key evidence base document for the Independent Examination of the emerging Local Plan, and was formed of two parts: Part A report, (EB1101A) which reported the existing infrastructure across Epping Forest District and identified any shortfalls in provision and Part B report (EB1101B) that pulled together the infrastructure requirements identified into an Infrastructure Delivery Schedule. The Schedule sets out the identified infrastructure required at different spatial scales for Epping Forest District for the period up 2016-2033.
- 1.168 The IDP is a “live” document that will be updated to take account of the evolving plan making development and required changes in infrastructure provision. Since Part A and Part B were produced a 2020 Update of the Part B report has been produced. The purpose of the update is to reflect changes made to the infrastructure requirements as a result of proposed modifications to the emerging local plan arising from the Inspector’s advice of 2 August 2019 (ED98), as well as additional work that has been undertaken since the IDP was first published.
- 1.169 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.

- 1.170 Further detail can be found in the Council’s [Infrastructure Funding Statement 2019/20](#).

37 INF

Provision of essential facilities measured against the Infrastructure Delivery Plan (IDP)

- 1.171 There has been no provision of essential facilities measured against the IDP.

38 INF

Net gain/loss of local fuel filling station and car repairs facilities

- 1.172 There were no new permissions for gain/loss of local fuel filling stations or car repair facilities during 2019/20. One scheme was completed which resulted in the loss of a service station to provide 6 new dwellings.

Planning Policy

Epping Forest District Council

01992 564517

ldfconsult@eppingforestdc.gov.uk

