

# Epping Forest District Council

## Authority Monitoring Report

2021 - 2022



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# 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 AMR covers the monitoring period 1 April 2021 – 31 March 2022. Reflecting that the AMR was not published until June 2023 the 2021/22 monitoring data is supplemented by more recent commentary where this is pertinent. Most significantly, the document refers to the Epping Forest District Local Plan 2011-2033 as the 'emerging Local Plan' as it was during the monitoring period, although also acknowledges the final adoption of the Local Plan 2011-2033 subsequent to the concerned monitoring period in March 2023.
- 1.3 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.
- 1.4 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 Epping Forest District Local Plan Submission Version 2017. As part of taking account of the issues raised at the Local Plan examination hearings the Appendix has been subject to review prior to the consultation on the Main Modifications to the emerging Local Plan which took place between July and September 2021. The final suite of indicators will be monitored to assess the effectiveness of the policies set out.
- 1.5 Some of the key findings from the 2021/22 monitoring year are set out below:

## Key findings of the Authority Monitoring Report 2021/22

### Housing

<b>+</b>	<b>Net new homes completed</b> 328 net new homes completed across the District in 2021/22
<b>+</b>	<b>Net new homes permitted</b> 1235 net new homes permitted the District in 2021/22



**+** **Net new affordable homes completed**  
19 new affordable homes completed across the District in 2021/22

**+** **Net new affordable homes permitted**  
55 affordable homes permitted within the monitoring year

**+** **Specialist Housing**  
63 specialist housing units completed in the monitoring year



**Design**

**+** **Quality Review Panel**  
10 reviews were undertaken by the Quality Review Panel for schemes within Epping Forest District including those within the Harlow and Gilston Garden Town



**Environment**

**+** **Epping Forest Special Area of Conservation (SAC)**  
The strategic framework to ensure that development will have no adverse effect on the integrity of the Epping Forest SAC is in place and the Council is securing planning obligations to deliver the identified measures.



## Economic Development

+	<b>Town Centres</b> Vacancy rates in the defined Town and District Centres are all below the national average.
-	<b>Tourist Accommodation</b> There were no applications permitted or completed in the District for visitor accommodation
-	<b>Employment Land</b> 36 applications permitted in the monitoring year would result in a gain or loss of employment floorspace (B class uses). A significant proportion of the 19 applications involving loss of employment space to residential uses were secured via the Prior Approval process. Overall, a net loss of approximately 15137m <sup>2</sup> B Class employment



## Infrastructure

+	<b>Essential Facilities</b> Significant planning permissions in the monitoring period for the delivery of a new health and wellbeing centre in Loughton and a new leisure centre in Epping.
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# Introduction

- 1.6 Regular monitoring of planning proposals and completed development is essential in order to establish whether development in the District is coming forward 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 (LPAs) 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 2021 to 31 March 2022 – the 2021/22 financial year.
- 1.7 The National Planning Policy Framework (2021) and the Planning Practice Guidance reinforce the need for a plan-led system based on robust evidence. This Authority 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 has made some modifications to the indicators set out in Appendix 3 of the LPSV as part of the Main Modifications Consultation, 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

- 1.8 Epping Forest District is located in Essex abutting 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.

- 1.9 More than 90% of the District falls within the Metropolitan Green Belt. It also contains many areas of natural significance such as parts of the Epping Forest Special Area of Conservation (SAC) and part of a Special Protection Area (SPA) / Ramsar site within the Lee Valley Regional Park.
- 1.10 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 - Local Plan

- 1.11 In the monitoring period 2021/22 the Council's adopted Plan was the 1998 Epping Forest District Local Plan and Local Plan Alterations 2006. The adopted Local Plan was out of date and set to be replaced by the emerging Epping Forest District Local Plan 2011-2033 approved for publication under Regulation 19 by Council at an Extraordinary Council Meeting on 14 December 2017. The Council also agreed at this time that the Plan would form a material planning consideration for use in determining planning applications.
- 1.12 In the monitoring period 2021/22 the Epping Forest District Local Plan 2011-2033 was at an advanced stage of preparation following Examination hearings in 2019, extensive additional work to address the Inspector's Actions and consultation on Main Modifications in July to September 2021.
- 1.13 Subsequent to the 2021/22 monitoring period the Council coordinated consultation on further Main Modifications (October to December 2022) and adopted the Epping Forest District Local Plan 2011-2033 on 6 March 2023 (within the monitoring period 2022/23).

# Neighbourhood Planning

- 1.14 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](#).
- 1.15 There are 11 designated Neighbourhood Plan Areas and as at the end of the monitoring period 2021/22 one made Neighbourhood Plan

in the District (the Moreton, Bobbingworth and the Lavers Neighbourhood Plan which was made by the Council on 5 November 2019). In the monitoring period 2022/23 the Ongar Neighbourhood Plan was made by the Council on 11 October 2022. 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.

- 1.16 Epping Forest District Council has an arrangement 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 Plan

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	X	X	X	X	X* (see detail below)	X* (see detail below)
Lambourne	X						



## Neighbourhood Plan Areas

### Moreton, Bobbingworth and the Lavers

- 1.17 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.
- 1.18 The plan was subsequently 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.
- 1.19 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'.

- 1.20 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

- 1.21 The Chigwell Neighbourhood Plan was submitted for examination on 7 March 2018. and an independent examiner was appointed to carry out the examination.
- 1.22 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

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

### Epping

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

### Buckhurst Hill

- 1.26 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

- 1.27 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.
- 1.28 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.
- 1.29 The Group commissioned work to develop Design Guidance and a Heritage and Character Assessment for the area.

## Loughton

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

## Epping Upland

- 1.31 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

- 1.32 Waltham Abbey Town 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.
- 1.33 Following the close of the four week consultation period, the Town Council considered all comments and prepared a report which recommended approval of the Neighbourhood Area Application in March 2016. This was approved.
- 1.34 The Town Council is currently preparing its Neighbourhood Plan.

## Ongar

- 1.35 An application for a Neighbourhood Area designation covering the Parish of Ongar was received in May 2017 and approved in June 2017.
- 1.36 In July 2017, the Ongar Neighbourhood Plan Community Group was set up to lead preparation of the Neighbourhood Plan. In 2018 and 2019 exhibitions and consultations on the Neighbourhood Plan were held with interested parties in the Neighbourhood Plan area including with residents, local businesses, clubs, organisations and schools. Pre submission (Regulation 14) consultation took place on a draft Neighbourhood Plan between 21 January – 18<sup>th</sup> March 2021.
- 1.37 Following this consultation, a revised draft Neighbourhood Plan was produced and submitted to Epping Forest District Council. This submitted Plan was publicised for six weeks (under Regulation 16) between 11 November and 23 December 2021.
- 1.38 An Independent Examiner was then appointed by the Council with the agreement of the Town Council and Ongar Neighbourhood Plan Community Group 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 13 May 2022 (in the monitoring period 2022/23) and recommended that, subject to a number of modifications, the draft Ongar Neighbourhood Plan met the basic conditions and should progress to referendum. After considering the recommendations made in the Examiner's Report at a Cabinet meeting of 18 July 2022, Cabinet resolved to accept all the Examiner's recommendations and agreed that the draft Ongar Neighbourhood Plan should progress to a local referendum.
- 1.39 A referendum was then held on 8 September 2022 in the Ongar Neighbourhood Plan Area with the question "*Do you want Epping Forest District Council to use the Neighbourhood Plan for Ongar to help it decide planning applications in the Neighbourhood Area?*" 1,139 (21.72%) of registered electors recorded

votes, of which 1,102 (96.75%) were in favour of 'yes'.

- 1.40 Following this positive referendum outcome, the full Council 'made' the Ongar Neighbourhood Plan on the 11 October 2022. The Plan now forms part of the development plan for Epping Forest District for the consideration of proposals in the Neighbourhood Plan Area.

## Lambourne

- 1.41 Lambourne Parish Council applied to designate a Neighbourhood Area on 24 May 2021 which was formally designated on 9 June 2021.

# Duty to Cooperate

## Introduction

1.42 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.

1.43 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.

1.44 A 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) London Borough of Redbridge;
- vii) London Borough of Enfield; and
- viii) London Borough of Waltham Forest.

1.45 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). National Highways, Natural England, Homes England, Princess Alexandra Hospital and the Environment Agency are invited to meetings and attend as appropriate.

1.46 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.

1.47 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

1.48 The MoUs on housing and economic needs commit 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 MoUs provide

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

- 1.49 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.
- 1.50 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.
- 1.51 Essex County Council is developing a West Essex Transport model. The Council is committed to working closely with ECC to ensure that the model will be capable of supporting the future air quality modelling needed.

## Harlow and Gilston Garden Town

- 1.52 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 created, bringing together officers across the five authorities, to deliver the work of the Garden Town Team.

- 1.53 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 and Naisha Polaine appointed as Director in June 2021.
- 1.54 The Garden Town Vision and Design Guide were formally adopted in 2018, with the HGGT Sustainability Guidance and Checklist and HGGT Communications and Engagement Strategy adopted in 2021. The HGGT Transport Strategy was adopted in January 2022. A Quality Review Panel for the Garden Town has been operating since 2018.
- 1.55 Notable achievements in 2021/22 include the approval of planning applications for the enhanced Central and new Eastern River Stort crossings, the adoption of strategies and guidance on Sustainability, Transport and Communication and Engagement, the development of a Local Cycling and Walking Plan for the Garden Town, £171m Housing Infrastructure Grant for sustainable travel infrastructure and the completion of the new M11 Junction 7a just beyond the monitoring period of this AMR in June 2022. In March 2022 HGGT was awarded funding of £228,800 from Government’s PropTech Innovation Fund Round 2, to focus on large scale digital engagement on quality of life across the Garden Town in 2022/23. Also in March 2022 Epping Forest District Council was awarded £120,000 from Government to produce a design code for Latton Priory Garden Community in 2022/23 and HGGT Partner Councils started work in-house to produce principles and masterplanning guidance for the East of Harlow Garden Community. [The HGGT Annual Review 2021/22](#) provides more information on this and outlines further investment programmes and bids to deliver the critical HGGT infrastructure.
- 1.56 Princess Alexandra Hospital is progressing its Business Case for the delivery of a new and modern state of the art acute hospital, in the

form of a Health and Well-Being Campus on approximately 18.6 hectares of land, located north of the adjacent planned M11 Motorway Junction 7a and South of Pincey Brook on the East of Harlow site. The Hospital development will involve a substantial investment in local health care facilities. It is a vital and significant component of local health and community infrastructure required to serve the existing and new Garden Town communities.

- 1.57 The HGGT Infrastructure Delivery Plan (IDP) is vitally important in ensuring that the necessary infrastructure is identified and planned so that the Garden Town is a healthy and sustainable place to live, work and be.

### The UK Innovation Corridor

- 1.58 The Councils of Broxbourne, East Herts, Epping Forest, Harlow and Uttlesford form the Innovation Core of The UK Innovation Corridor (formerly the London Stansted Cambridge Consortium (LSCC) Core Area). 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, as it was then known, the four authorities resolved to include the LSCC's Strategic Vision within their respective Local Plans.

### Epping Forest SAC

- 1.59 The Council has a duty as the 'competent authority' under the Habitats Regulations to protect the Epping Forest SAC from the effects of development. In respect of the Duty to Cooperate there is a MOU in place between the Council and neighbouring authorities in the Housing Market Area, County Councils, the Conservators of Epping Forest and Natural England to manage the impacts of growth on the Epping Forest SAC.
- 1.60 The Council continues to work positively and constructively with Natural England and the Conservators of Epping Forest. In relation to the Recreational Pressures Pathway of Impact on the SAC joint working is being undertaken by a Technical Oversight Group which includes neighbouring London Boroughs and the

Conservators of Epping Forest with support from Natural England. See Indicator 25 for more detail on work relating to Epping Forest SAC within the monitoring period.

### Essex-Wide Joint Working

- 1.61 The Council has 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 work.
- 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 Garden Town Developer 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. This includes a meeting on 28 July 2021 to outline the Main Modifications stage of the Local Plan Examination. Regular reports are made to Epping Forest District Cabinet and Select Committees to update on meetings and progress.

Change Action Plan went for public consultation. Feedback received from this consultation and our wider engagement was reviewed and changes made to the Climate Change Action Plan before seeking approval for its adoption by Cabinet. It has since been approved at Cabinet meeting on 11 April 2022.

- 1.69 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](#).

## Working with the Community

- 1.66 Within the monitoring period 2021/22 the Council has undertaken consultation on the Main Modifications to the Local Plan as part of the ongoing Plan Examination. Following agreement by Cabinet, public and stakeholder consultation was also undertaken in respect of the Draft North Weald Airfield Masterplan between December 2021 and February 2022.

- 1.67 Following the Council's Climate Emergency declaration in 2019, a number of key documents were drafted to support the District's commitment to sustainable development. As part of this work, the EFDC Sustainability Guidance Volumes 1 and 2, and the EFDC Green Infrastructure Strategy were taken to public consultation. The Sustainability Guidance documents were consulted on for a six-week period from 2 November 2020 to 14 December 2020. The Green Infrastructure Strategy consultation ran from 4 June 2020 to 16 July 2020. Both formal consultations, undertaken in accordance with the Council's adopted Statement of Community Involvement (SCI), involved both digital and non-digital means including consultation notice via email to EFDC databases, dedicated email address for enquiries and responses, hard copy consultation packs, dedicated consultation website and staffed online webinars and Q&As.

- 1.68 To further act on the commitment to be a carbon neutral District by 2030, a [Climate Change Action Plan](#) has been drafted. In October and November 2021, the Climate

# Strategic Policies

## Profile of Epping Forest District

### Ref: 1a Con

#### Change in total population

- 1.70 There has been no new data published since the last AMR. Based on the most recent data<sup>1</sup>, the population of the District was estimated to be 132,200 in 2020.

### Ref: 1b Con

#### Change in total household numbers

- 1.71 The estimated number of households was 54,782 in 2021, rising to 55,112 in 2022. The number of households is projected to rise to 58,544 by 2033.<sup>2</sup>

### Ref: 2 Con

#### Change in household composition by type

- 1.72 There has been no new data published since the last AMR. 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.<sup>3</sup>

<sup>1</sup> NOMIS: Population estimates – local authority by five year age band.

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

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

### Ref: 3 Con

#### Changes in life expectancy

- 1.73 There has been no new data published since the last AMR. The District's life expectancy at birth between 2016 and 2018 was 81 years for males and 84 years for females.<sup>4</sup>

### Ref: 4 Con

#### Indices of multiple deprivation scores and change over time

- 1.74 There has been no new data published on indices of multiple deprivation since that set out in the last AMR. 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 Northeast, Waltham Abbey High Beach and Waltham Abbey Paternoster wards in the 30% most deprived (3rd decile).<sup>5</sup>

### Ref: 5 Con

#### Overall employment and unemployment rate

- 1.75 In the period April 2021 to March 2022 83.3% of 16–64-year-olds were in employment, which is an increase from 79% recorded in the period July 2020 to June 2021. This is higher than the East of England average of 78% and the average for Great Britain at 75.2%.
- 1.76 Male employment (87.2%) is higher than female employment (80.1%).

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

<sup>5</sup> Ministry of Housing, Communities and Local Government: The English Indices of Deprivation 2019

<sup>6</sup> NOMIS: Labour Market Profile for Epping Forest District for the period April 2021 to March 2022.



- 1.77 Self-employment makes up a 12.9% of overall employment and is higher than the East of England and Great Britain averages.
- 1.78 The unemployment rate (3.3%) is the same as the East of England and lower than the Great Britain averages and has stayed stable for the last few years.<sup>6</sup>

# Delivery of the Spatial Strategy

## Ref: 6a SS

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

- 1.79 328 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's annual requirement is therefore 63% for 2021/2022.

## Ref: 6b SS

### Housing Delivery Test Results

- 1.80 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.
- 1.81 The result of the 2021 Housing Delivery Test (HDT), published in January 2022 for Epping Forest District was 35%. The number of homes delivered in the 2018/19 – 2020/21 period was 847 homes - this was calculated against a requirement of 2,436 homes. The Council did not meet the 95% HDT threshold for housing delivery in the period 1 April 2018 to 31 March 2021. Whilst national policy and guidance sets out that an Action Plan should be prepared there is no statutory requirement to do so. Guidance indicates that to ensure that an Action Plan is as useful as possible it should be published within 6 months of the publication of

the Housing Delivery Test measurement. The Council considered that it would not have been expedient to publish on this occasion within this timeframe reflecting that one of the primary actions within the [Housing Delivery Test Action Plan 2021](#) was the need to adopt the Local Plan. This has not changed and consequently, the Council has been focusing on the delivery of this action as being the primary means of facilitating housing delivery in the future. This included progressing the Actions identified in the 16 June 2022 Note provided by the newly appointed Inspector, undertaking consultation on the further Main Modifications (October to December 2022) and, ultimately, the adoption of the Epping Forest District Local Plan 2011-2033 on 06 March 2023 (within the 2022/23 monitoring period).

- 1.82 Barriers to housing delivery within the District focus on two key issues: the delay in the adoption of the Local Plan and acknowledging the repercussions on housing delivery rates in relation to issues associated with the Epping Forest SAC.
- 1.83 Subsequent to the 2021/22 monitoring period to which this AMR relates the Council has adopted the Local Plan. Adoption of the Plan in March 2023 has facilitated the release of housing allocations from the Green Belt and will accelerate housing development. It also means that the Council's housing delivery going forward will be tested against the stepped housing trajectory set out Policy SP1 in the Local Plan adopted in March 2023 and no longer against the higher standard methodology figure.
- 1.84 The Council has been proactive in resolving the issues associated with the Epping Forest SAC. Planning applications need to be supported by sufficient information to enable the Council to conclude that the proposals would not result in an adverse effect on the integrity of the Epping Forest SAC. Such information may include the identification of specific avoidance or mitigation measures and how they would be secured and delivered. To help applicants, the Council has developed and adopted the Interim Air Pollution Mitigation Strategy, the Epping Forest Strategic Access Management

and Monitoring (SAMM) Strategy and the Epping Forest District Green Infrastructure Strategy. Prior to, in particular, the adoption of the above strategies there was a significant period, between June 2018 and Spring 2021, during which the Council was not able to lawfully grant planning permission for new development that would have an adverse effect on the integrity of the EFSAC arising from an atmospheric pollution 'Pathway of Impact.'. The Council has been making good progress in determining applications where it has been satisfied that no adverse effect on integrity has been demonstrated. This is evident from section 7 below which shows a substantial increase in the number of new homes approved in 2021/22 compared with 2020/21 and 2019/20. However, there will inevitably be a 'time lag' between the granting of planning permissions and the completion of developments such that the ongoing repercussions of this shock to the supply pipeline of new homes within the District will continue for several years. Unfortunately, despite the Council having raised this matter with Government no temporary adjustment (i.e. similar to that made in respect of the impact of Covid on delivery rates) has been made to Housing Delivery Test calculation for the District to take account of this issue.

**Ref: 7 SS**

**Number of homes permitted, and number of homes completed in accordance with Policy SP1 Spatial Development Strategy on:**

- Allocated sites
- Garden Community sites
- Other Masterplan and Concept Framework Plan sites
- Other Allocations

1.85 There were 737 homes permitted on residential allocation sites (CHIG.R8, EPP.R4, EPP.R5, EPP.R8, LOU.R4, LOU.R9, LOU.R18, NAZE.R2, RUR.R1 and SHR.R1) in accordance with Policy SP1 Spatial Development Strategy. There were two homes permitted on Garden

Community site SP4.2. There were no homes permitted on Other Masterplan and Concept Framework Plan areas or on Other Allocations.

- 1.86 There were 79 homes completed in accordance with the strategy of Policy SP1 on allocated sites (STAP.R2, WAL.R7 and CHIG.R2) in the monitoring year.
- 1.87 There were no homes completed on Garden Community sites; Other Masterplan and Concept Framework Plan areas; there were no dwellings permitted on Other Allocations.

**Ref: 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

- 1.88 In the monitoring year, 496 net homes were permitted on windfall sites whilst 254 net homes were completed on windfall sites.
- 1.89 Of the 496 homes permitted on windfall sites, 284 were permitted on previously developed land within settlements and 98 homes were permitted on previously developed land within the Green Belt in the monitoring year.
- 1.90 Of the homes completed on windfall sites, 139 were on previously developed land within settlements and 44 homes were completed on previously developed land within the Green Belt in the monitoring year.
- 1.91 There have been no homes permitted or completed in the monitoring year on rural exception sites.

# Delivery of Housing

## Residential Development

**Ref: 9a H**  
**Net gain of residential development by settlement and number of bedrooms - completions**

1.92 In the 2021/22 monitoring year, 373 homes were completed. 45 homes were lost as a result of applications for demolition/

replacement development, therefore the net total of new homes in the District is 328.

1.93 Figure 1 shows how completions from the monitoring year are distributed across each Parish within the District. 70% of all net dwellings built are located in Loughton, Waltham Abbey, Nazeing and Chigwell. There were fewer completions in the more rural parishes and in the Green Belt.

1.94 The 328 homes completed in 2021/22 brings the total number of homes completed since the start of the Local Plan Period (2011) to 3,023.

1.95 Figure 2 shows the net number of new homes completed in the District from 2011/12 to 2021/22.

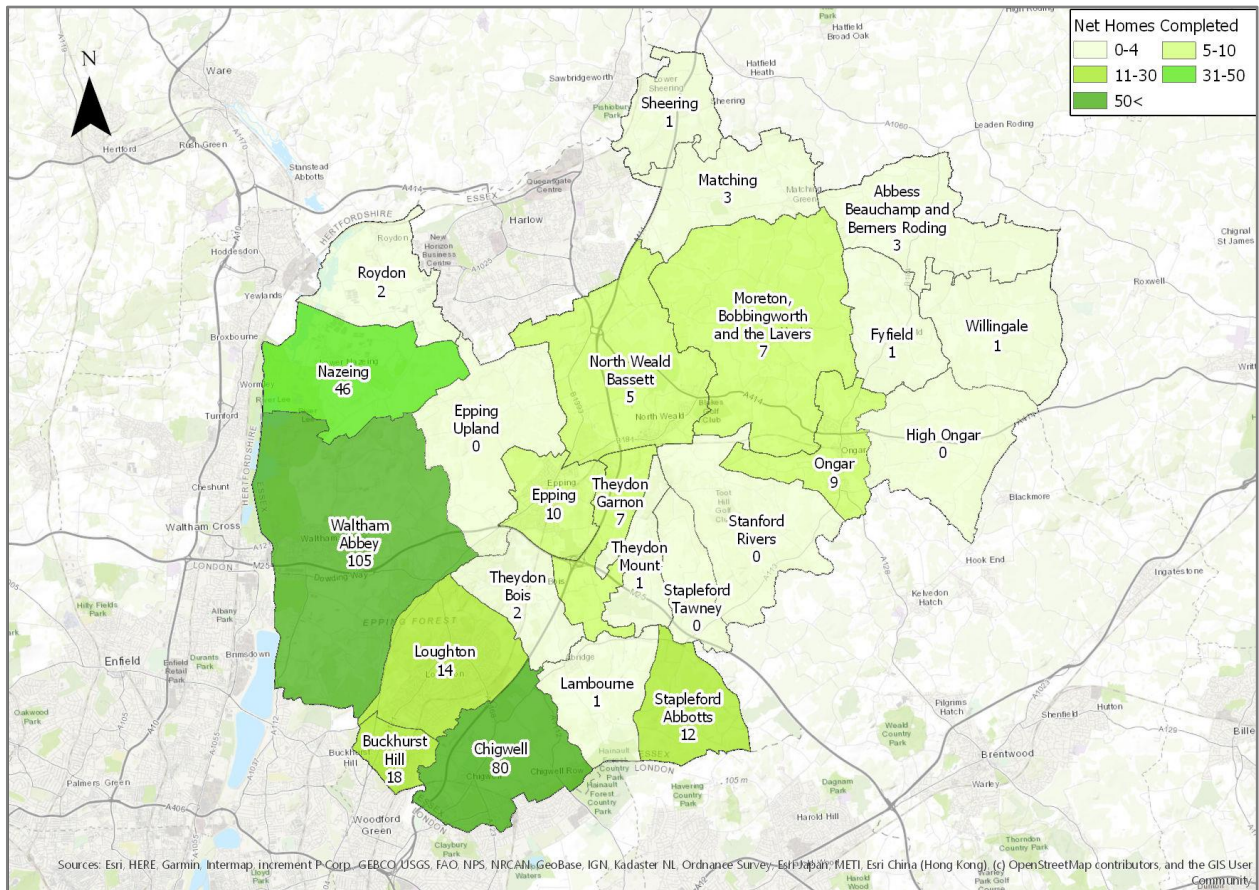


Figure 1. Net number of homes completed by Parish in the 2021/22 monitoring period



Figure 2. Annual net housing completions

1.96 Figure 3 shows the number of homes completed in the District by number of bedrooms 33% of homes completed were one-bedroom units. Two and three- bedroom units

comprised 30% and 21% of completed homes respectively, whilst four+ bedroom homes comprised 16% of net homes completed in the monitoring year.

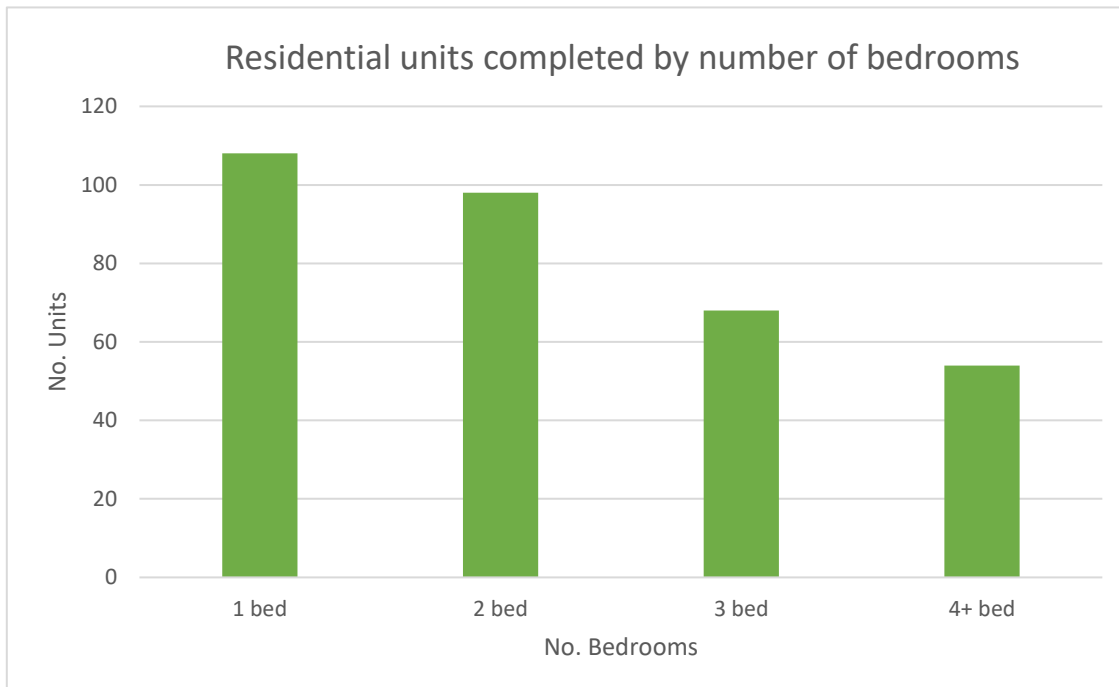


Figure 3. Residential homes completed in the 2021/22 monitoring year by number of bedrooms

**Ref: 9b H**  
**Net permissions of residential development by settlement and number of bedrooms**

- 1.97 The net number of homes permitted in the 2021/22 period was 1235.
- 1.98 Figure 4 shows how these permissions are distributed across each Parish within the District. 72% of permitted dwellings were located in Epping and Loughton.
- 1.99 Figure 5 shows the number of homes permitted by number of bedrooms. Of the homes permitted in the monitoring year, 35% are one-bedroom homes and 10% are four+ bedroom homes. Two and three-bed homes comprise the remaining 38% and 17% of homes permitted respectively.

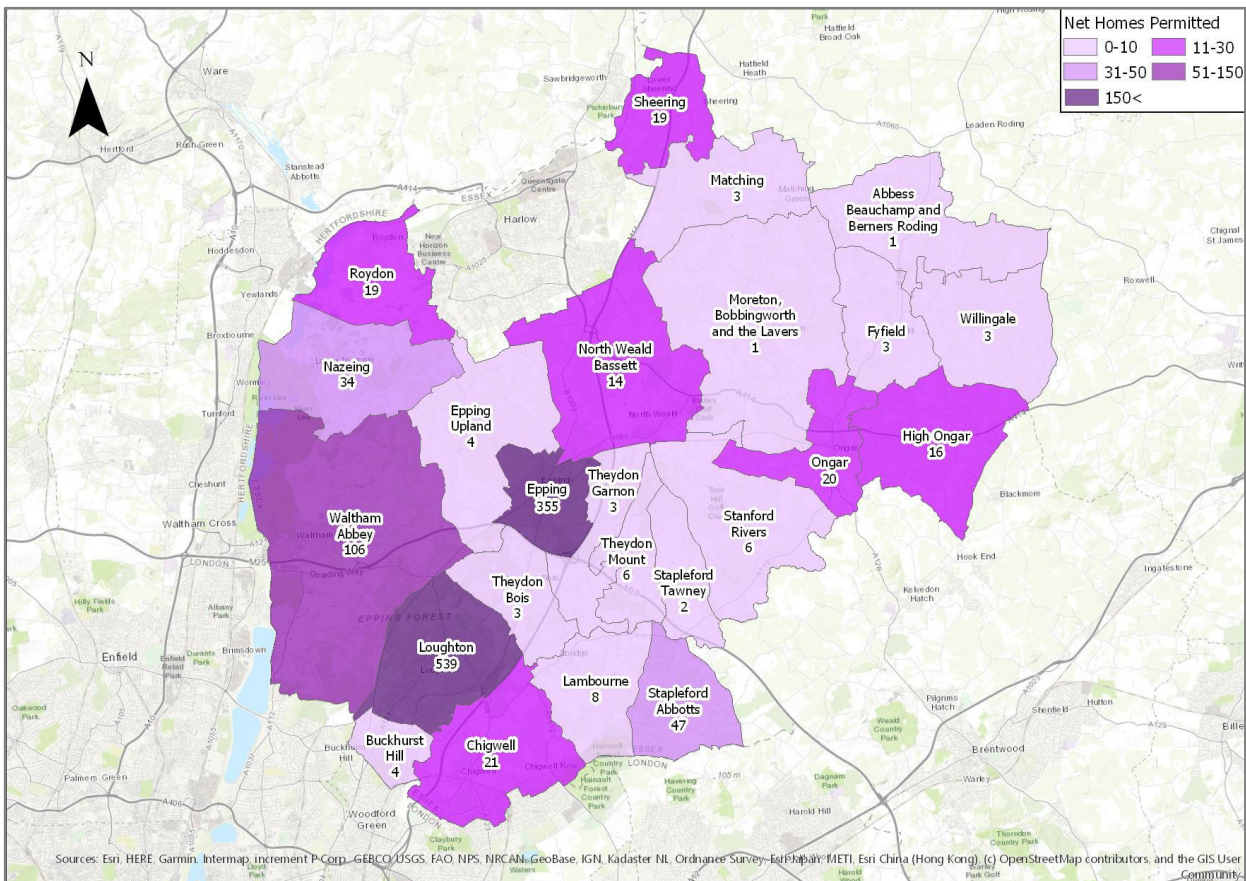


Figure 4. Net number of homes permitted by Parish in the 2021/22 monitoring period



Figure 5. Residential units permitted in the 2021/22 monitoring year by number of bedrooms.

## Five-year housing land supply

### Ref: 10a H

#### Five-year housing land supply position

- 1.100 The Council's five-year housing land supply position in the monitoring period 2021/22 is set out in the Housing Implementation Strategy Update, January 2019. This can be found on the Council's website.
- 1.101 This AMR relates to the monitoring period 1 April 2021 to 31 March 2022. Reflecting that this AMR was not published until June 2023 however, it is helpful to note the current position as follows: the Epping Forest District Local Plan 2011–2033 was adopted on the 6 March 2023. As agreed by the Local Plan Inspector, when considered against the stepped trajectory, the latest five-year housing land supply, including a 20% buffer, stands at 5.4 years. Therefore, the Plan makes sufficient provision for housing over the Plan period, and takes a practical and sound approach towards housing delivery and the housing trajectory.

## Affordable Homes

### Ref: 11a AH

#### Net gain of affordable homes completed by category

- 1.102 19 new affordable homes were completed across the District in the monitoring year. These were all completed through the Council's house building programme. Of the 19 homes completed, all were affordable rent.

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

2020/21	47
2021/22	19

Table 2. Affordable housing units completed by monitoring year

### Ref: 11b AH

#### Net affordable housing units permitted

- 1.103 55 affordable homes were permitted within the monitoring year.

## Bungalows

### Ref: 12 BU

#### Net gain/loss of bungalows - completions

- 1.104 In the monitoring year there was a loss of ten bungalows in the District, whilst 20 new bungalows were constructed. This has resulted in a net gain of ten bungalows.
- 1.105 There were six single storey dwellings completed as a result of the conversion of agricultural buildings.

## Specialist Housing

### Ref: 13a HS

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

- 1.106 There have been 63 specialist housing units completed in Chigwell within the monitoring year.

### Ref: 13b HS

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

- 1.107 There have been no specialist housing units permitted within the monitoring year.



**Ref: 14a SB****Number of new homes permitted through self-build, community housing or custom house building, compared to the register**

1.108 Planning permission was granted for the replacement of single dwellings on 27 sites in 2021/22. It is assumed that a high proportion of these replacement dwelling applications are developments which are being led by individuals or groups of individuals for their own occupation, and therefore come under the definition of self-build homes as set out in the glossary to the emerging Local Plan. Planning Policy is undertaking a review of how this indicator is reported upon, including whether any changes are required to the monitoring framework to improve future reporting.

**Ref: 14b SB****Number of new homes completed through self-build, community housing or custom house building, compared to the register**

1.109 The replacement of single dwellings was completed on 29 sites in 2021/22. It is assumed that a high proportion of these replacement dwelling applications are developments which are being led by individuals or groups of individuals for their own occupation, and therefore come under the definition of self-build homes as set out in the glossary to the emerging Local Plan. Planning Policy is undertaking a review of how this indicator is reported upon, including whether any changes are required to the monitoring framework to improve future reporting.

**Traveller Accommodation****Ref: 15a HT****Net gain/loss of traveller caravans and pitches completed**

1.110 This will be reported in future AMRs.

**Ref: 15b HT****Net gain/loss of traveller caravans and pitches permitted**

1.111 14 pitches were permitted on three sites within the monitoring year.

# Economic Development

1.113 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), B1a, B1b and B1c (office, research and development and light industrial uses) and D1 and D2 uses (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 F1 (Learning and non-residential institutions), introduced for wider public use such as school, libraries and art galleries and F2 (Local community) include community halls and meeting spaces. The monitoring data for 2021/22 continues to use the A, B and D Use Classes to reflect the indicators in the emerging Local Plan.

## Employment

**Ref: 16a ED**  
**Net gain/loss of completed B Use Class employment by floorspace. Land area and location**

- 1.114 There were 14 applications completed in the monitoring year which resulted in a gain or loss of employment floorspace (B Use Class uses).
- 1.115 Of the 14 applications completed, eight resulted in the loss of B Use Class employment floorspace. The majority of these applications involved the loss of employment space to residential. Three of these completions are located within designated employment sites in Waltham Abbey identified within the Local Plan.

- 1.116 Of the 14 applications completed, six resulted in the gain of B Use Class employment floorspace. Three of these applications are within designated employment sites identified within the Local Plan. The sites identified are located in Waltham Abbey and Loughton.
- 1.117 Overall, a net gain of 247m<sup>2</sup> B Use Class employment space has occurred from these completions. The greatest gain in employment space involved change of use to Use Class B1.

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

- 1.118 There were 36 applications permitted in the monitoring year which resulted in a gain or loss of employment floorspace (B Use Class uses).
- 1.119 Of the 36 applications, 19 if implemented, would result in a loss of B Use Class employment floorspace. These permissions involve the loss of employment space to residential uses with a significant proportion secured via the Prior Approval process.
- 1.120 Of the 19 applications that, if implemented, would result in a loss of B Use Class employment floorspace, 14 do not concern designated employment sites identified within the emerging Local Plan. Six of the applications permitted are within designated employment sites identified within the emerging Local Plan. The application sites are located within, Epping, Nazeing, Lower Sheering and Loughton.
- 1.121 14 applications if implemented would result in a gain in B Use Class employment floorspace and three if implemented would not result in loss or gain in B Use Class employment floorspace.
- 1.122 Overall, a net loss of approximately 15137m<sup>2</sup> B Use Class employment floorspace would occur if all permissions were implemented. The greatest loss in B Use Class employment floorspace would involve Use Class B1, with a loss of 7753m<sup>2</sup> whilst the greatest gain in

employment floorspace would be of 9205m<sup>2</sup> in B2 Class uses.

## District and Town Centres

### Ref: 17 ED

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

- 1.123 There were nine applications permitted in the monitoring year which if implemented would result in a gain or loss of Town Centre uses (A Use Class).
- 1.124 Of the nine applications, three if implemented, would result in a loss of an A Class Use.
- 1.125 Three applications, if implemented, would result in a gain in Town Centre uses.
- 1.126 Of the nine applications, three if implemented, would result in changes within A Class Use.
- 1.127 Overall, a net gain of 150m<sup>2</sup> of Town Centre floorspace would occur if all permissions were implemented. The single permission resulting in the greatest loss in Town Centre uses if implemented would involve a loss of 747m<sup>2</sup> of Use Class A1. Whilst the single permission that would deliver the greatest gain in Town Centre uses if implemented would result in a gain of 863m of Use Class A1 floorspace.
- 1.128 Of these nine applications, seven were within a defined Town or District Centre, whilst the remaining two were outside of a defined Town or District Centre.
- 1.129 Of the seven applications identified within a defined Town or District Centre, three applications were in Epping, one in Loughton, one in Loughton Broadway, one in Chigwell and one in Waltham Abbey.

### Ref: 18 ED

#### Changes to proportions of units in Use Classes within defined Town Centre retail frontages

- 1.130 This indicator looks at the current health of the Town Centres and District Centres identified in Policy E2 of the emerging Local Plan.

- 1.131 Surveys were carried out in all six of the centres – Epping, Loughton High Road, Waltham Abbey, Loughton Broadway, Ongar and Buckhurst Hill – in September 2022.
- 1.132 The surveys looked at all non-residential uses within the Centre boundary as defined in the Places policies (P1-P 12) of the emerging Local Plan checking and updating the Use Classes and locations against the data from the 2021 survey.
- 1.133 In 2022, a total of 761 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 3 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

- 1.134 Despite the impact of Covid 19, the six Centres in Epping Forest District are continuing to provide a stable retail offer although continued monitoring is required to understand the impact of changes to the Town Centre Use Classes. The settlement breakdowns below provide an overview of the mix of uses in each Town/District Centre.
- 1.135 In order for the data to be measurable against the policies in the emerging Local Plan, the surveys were undertaken using the old Use Class system.

## Centre Breakdown

### Buckhurst Hill

#### Summary of Change

1.136 In Buckhurst Hill, the total number of units surveyed in 2022 was 107 and there was a slight increase in A3 uses compared to 2021. The proportion of A3 uses rose from 14% to 15%. Sui Generis<sup>6</sup> uses remained at 10% of non-residential uses within the District Centre and the proportion of A2 and A5 uses remained at 10% and 5% respectively. The proportion of A1 uses decreased from 44% to 43% within the District Centre boundary. There were no A4 units recorded in the Centre in 2022.

#### Performance against Local Plan Policies

1.137 In the emerging Local Plan, Policy P5 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, 59% of Primary Frontage is within A1 use, which is below the 65% requirement in Policy P5. Within the Secondary Frontage, 36% is within A1 use, which is just below 40% policy requirement.

### Ongar

#### Summary of Change

1.138 In Ongar, the total number of units surveyed in 2022 within the identified District Centre boundary was 80. The proportion of A1 uses within the District Centre boundary overall decreased very slightly from 46% in 2021 to 45% in 2022. A3 uses in Ongar increased from 13% in 2021 to 14% in 2022. A5 uses increased from 4% to 5% whilst A2 and A4 uses remained the same at 6% and 4% respectively. Sui Generis<sup>7</sup> decreased slightly from 10% to 8%.

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<sup>6</sup> Sui Generis (“of its own kind”) are uses that do not fall within any use class and include betting offices, pay day

#### Performance against Local Plan Policies

1.139 In the emerging Local Plan, Policy P4 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 47% of the frontage lengths which is above the 45% requirement.

### Epping

#### Summary of Change

1.140 In Epping, the total number of units surveyed in 2022 within the identified Town Centre boundary was 169. The proportion of A1 uses in Epping remained at 49% in 2022. A2 uses decreased from 9% to 8%, whilst A3 uses increased from 14% to 16%. A4 and A5 uses in Epping remained at 2% and 4% respectively.

#### Performance against Local Plan Policies

1.141 In the emerging Local Plan, Policy P1 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 58% of the Primary Retail Frontage length in 2021, which is below the 70% requirement. Of Secondary Retail Frontage, 36% is within A1 use, which is well above the requirement set out in Policy P1 of 20%.

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

## Loughton High Road

### Summary of Change

1.142 In Loughton High Road, the total number of units surveyed in 2022 within the identified Town Centre was 213. The proportion of A1 uses within the Town Centre increased from 53% in 2021 to 54% of non-residential units in 2022. A2 and A3 uses remained at 7% and 18% respectively. A4 uses increased from 3% in 2021 to 4% in 2022, whilst Sui Generis uses decreased from 6% to 5% in the same period. A5 uses remained at 5%.

### Performance against Local Plan Policies

1.143 In the emerging Local Plan, Policy P2 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, 55% of the Primary Frontage is within A1 use, 15% lower than the policy requirement. Along the identified Secondary Frontage, 28% of uses are within A1 use, which is also lower than the policy requirement.

## Loughton Broadway

### Summary of Change

1.144 In Loughton Broadway, the number of units surveyed in 2022 within the District Centre was 66. The proportion of A1 uses increased from 51% in 2021 to 54% in 2022. The proportion of A2, A3, A4, A5 and Sui Generis uses remained the same between 2021 and 2022.

### Performance against Local Plan Policies

1.145 In the emerging Local Plan, Policy P2 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 54% of the total Primary Frontage in

Loughton Broadway, which is below the policy requirement.

## Waltham Abbey

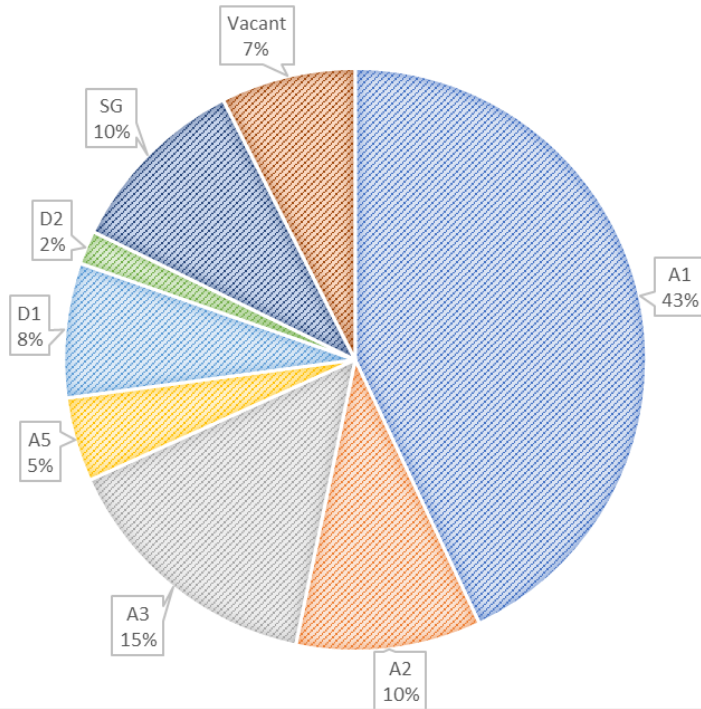
### Summary of Change

1.146 In Waltham Abbey, the number of units surveyed in 2022 within the District Centre was 126. The proportion of A1 and A2 uses within the centre boundary remained at 41% and 10% respectively in 2022. The proportion of A4 uses remained at 4% in the same period. The proportion of A3 increased from 12% to 13% in 2022 and A5 uses increased by 1%. Sui Generis uses remained at 13%.

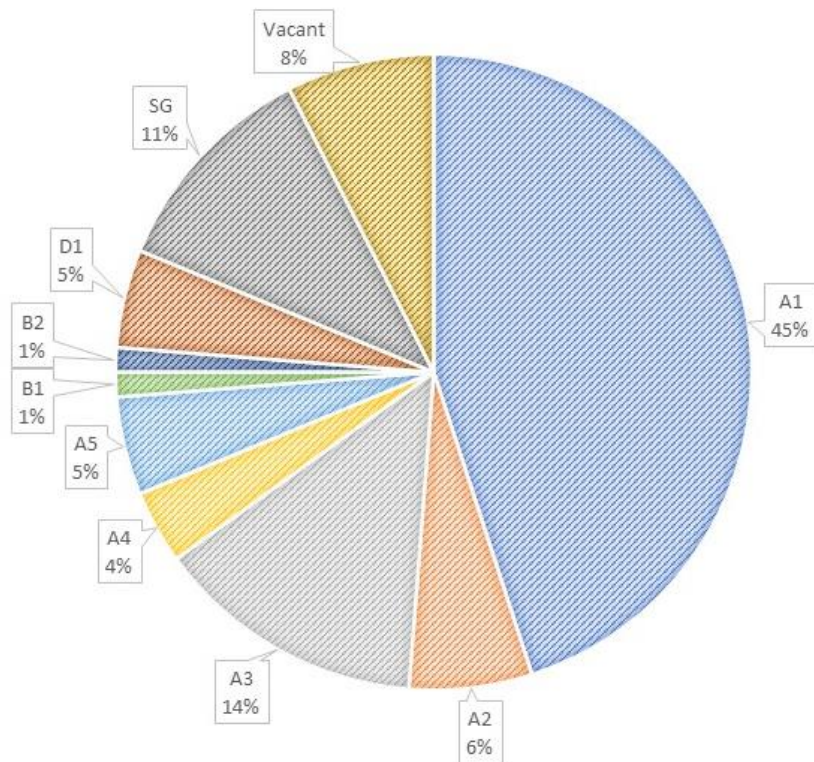
### Performance against Local Plan Policies

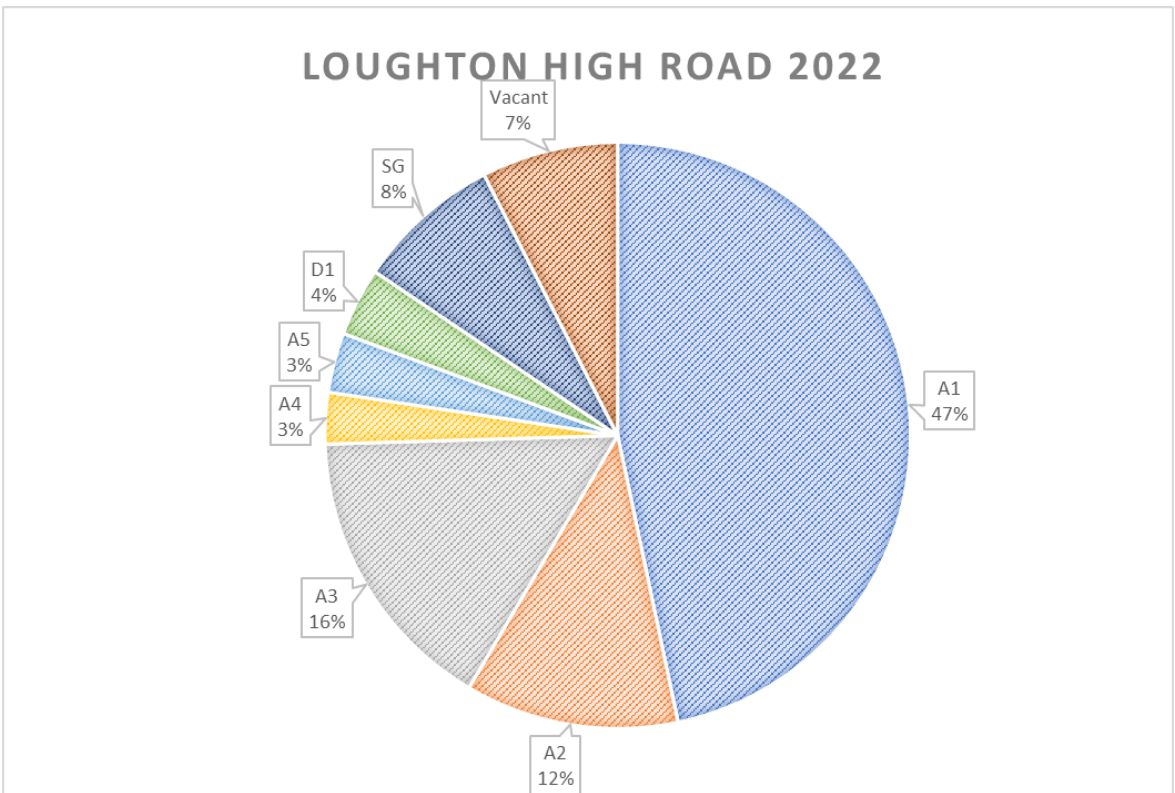
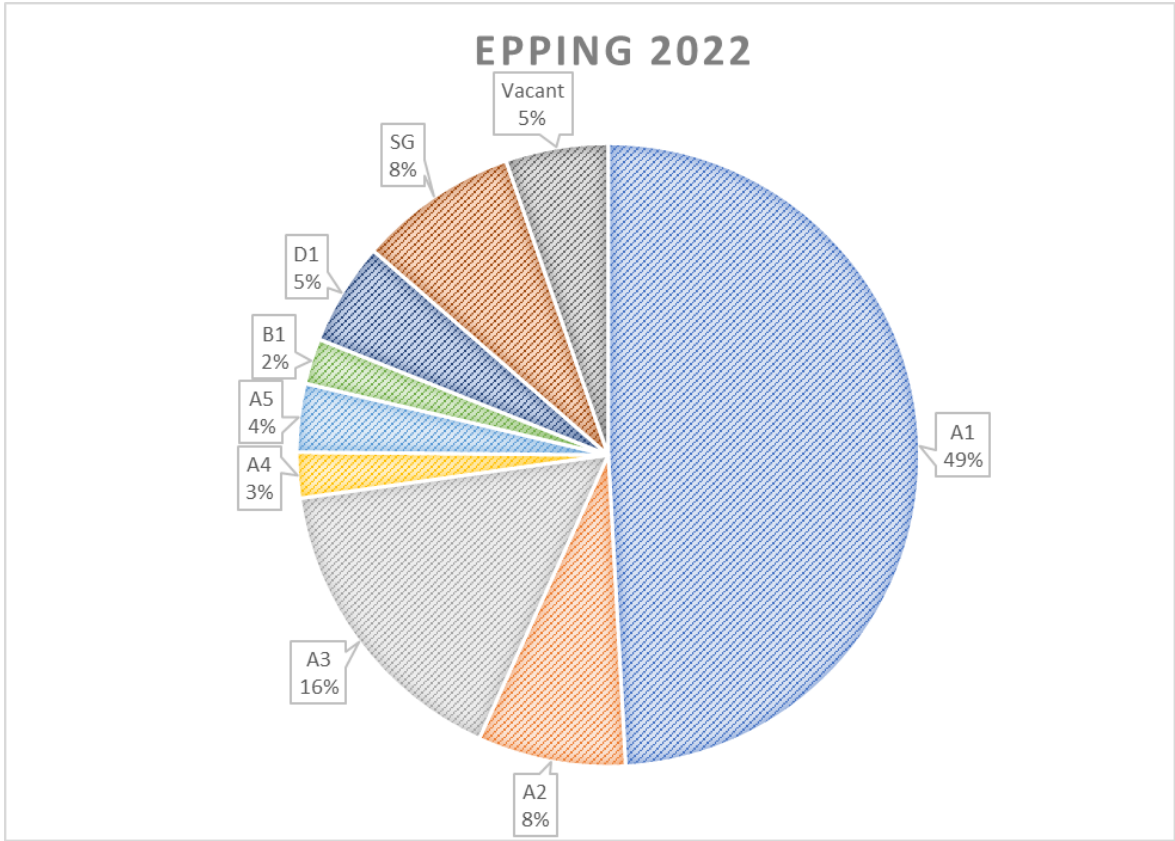
1.147 In the emerging Local Plan, Policy P3 requires that at least 40% of the ground floor Primary Retail Frontage and at least 25% of the ground floor Secondary Retail Frontage should be maintained within A1 use. The percentage of ground floor uses is assessed by measuring the total frontage lengths of A1 units. In Waltham Abbey, 47% 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 P3.

## BUCKHURST HILL 2022

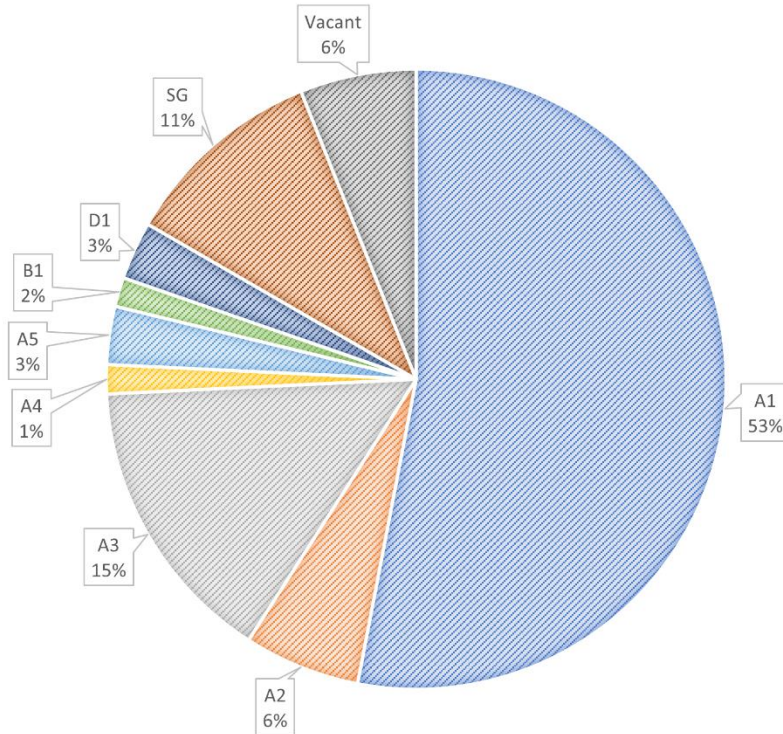


## ONGAR 2022

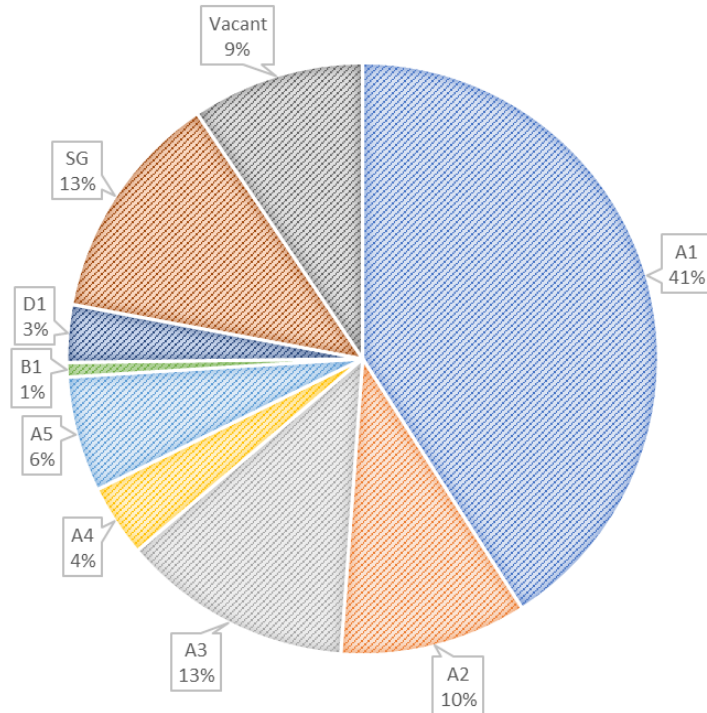




## LOUGHTON BROADWAY 2022



## WALTHAM ABBEY 2022





**Ref: 19 ED****Vacancy rates in Town and District Centres**

1.148 Vacancy rates for the District are generally positive when compared against the national average high street vacancy rate. In October 2022, the British Retail Consortium reported the average retail vacancy rate to be 14.5%. The vacancy rates exhibited in all of the Town and District Centres are below the national average.

1.149 Compared with the vacancy rates in 2021, the number of empty units has improved in Buckhurst Hill, Ongar, Epping and Loughton Broadway. Loughton Broadway and Epping have had the most significant change of 3%. Most of the units which were vacant in 2021 are now occupied by new outlets.

1.150 The final column in the table below shows how many of the vacant units recorded this year, were also recorded in the 2021 survey. It shows that there is a mix of persistent vacant units as well as new vacant units.

Table 4: Vacancy Rates –2021-2022

Town/District Centre	Number of Vacant Units 2021	Proportion of overall units	Number of Vacant Units 2022	Proportion of overall units	% Change	Continuous Vacancies (2021-2022)
Buckhurst Hill	9	8%	8	7%	1%	Of the eight units recorded as vacant in 2022, five were recorded as vacant in the 2021 survey.
Ongar	7	9%	6	8%	1%	Of the six units recorded as vacant in 2022, none were recorded as vacant in the 2021 survey.
Epping	14	8%	9	5%	3%	Of the nine units recorded as vacant in 2022, none were recorded as vacant in the 2021 survey.
Loughton High Road	15	7%	16	8%	1%	Of the 16 units recorded as vacant in 2022, two were recorded as vacant in the 2021 survey.
Loughton Broadway	6	9%	4	6%	3%	Of the four units recorded as vacant in 2022, none were recorded as vacant in the 2021 survey.
Waltham Abbey	12	9%	12	9%	0%	Of the 12 units recorded as vacant in 2022, seven were recorded as vacant in the 2021 survey.

## Glasshouses

**Ref: 20 ED**

### **Net gain/loss of horticultural glasshouses and ancillary facilities**

1.151 Five applications which related to glasshouses and ancillary facilities were approved in the monitoring year. The application sites were located in Nazeing and Roydon.

1.152 One application was for a new glasshouse and if implemented, the total gain would be 18,200m<sup>2</sup>. On another, the application was for two new glasshouses. If implemented, the total gain from this application would be 32,900m<sup>2</sup>. Three of the planning applications resulted in a loss of glasshouse and ancillary facilities. The total loss from these applications if implemented is 15,500 m<sup>2</sup>.

## Tourist Accommodation

**Ref: 21 ED**

### **New tourist bedspaces completed**

1.153 There were no tourist bedspaces completed in the monitoring year and there were no new permissions granted involving tourist bedspaces.

# Effectiveness of Green Belt Policy

## Ref: 22a GBH

### Net number of new dwellings completed in the Green Belt

1.154 Within the monitoring year 203 dwellings were completed in the Green Belt. The applications resulted in a loss of 18 dwellings, therefore the net number of new dwellings completed in the Green Belt in the monitoring year was 185.

## Ref: 22b GBH

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

1.155 Within the monitoring year 132 dwellings were completed in the Green Belt on Previously Developed Land. The applications resulted in a loss of 17 dwellings, therefore the net number of new dwellings completed in the Green Belt on Previously Developed Land in the monitoring year was 115.

## Ref: 23a GED

### Net new employment floorspace completed in the Green Belt

- 1.156 The number of applications completed in the Green Belt in the monitoring year was three, two applications resulted in a gain in employment floorspace (B Use Class).
- 1.157 The new floorspace completed in the Green Belt in the monitoring year was 1164m<sup>2</sup>, with a loss of 720m<sup>2</sup>, resulting in a net loss of 276m<sup>2</sup>.

## Ref: 23b GED

### Proportion of new employment floorspace completed in the Green Belt on Previously Developed Land

- 1.158 The number of applications completed in the Green Belt on Previously Developed Land within the monitoring year was three, two of these applications resulted in a gain in employment floorspace (B Use Class).
- 1.159 The new floorspace completed in the Green Belt on Previously Developed Land within the monitoring year was 1164m<sup>2</sup>, with a loss of 720m<sup>2</sup>, resulting in a net loss of 276m<sup>2</sup> of B Use Class floorspace.

# Delivery of Climate Change and Adaptation and Mitigation Measures

## Green and Blue Infrastructure

Ref: 24 CC

Change in land used as Green and Blue Infrastructure

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

1.160 The Council adopted the Epping Forest District Green Infrastructure Strategy as a material planning consideration in April 2021.

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

## Epping Forest SAC Pathways of Impact

Ref: 25 CC

Progress on the implementation of the Air Pollution Mitigation Strategy and Epping Forest Strategic Access Management and Monitoring (SAMM) Strategy

1.162 The Extraordinary Meeting of Council on 8 February 2021 confirmed the Council's decision to adopt the 'Interim Air Pollution

Mitigation Strategy' (IAPMS December 2020). This together with the Epping Forest Strategic Access Management and Monitoring (SAMM) Strategy (which replaces the interim strategy for managing recreational pressures 2018 (agreed April 2022) and the Green Infrastructure Strategy (adopted April 2021) form the strategic framework to ensure that development will have no adverse effect on the integrity of the Epping Forest SAC. These strategies are material planning considerations in the determination of planning applications and the Council is securing developer contributions towards their implementation.

1.163 Prior to the adoption of the IAPMS there was a significant period, between June 2018 and Spring 2021, during which the Council was not able to lawfully grant planning permission for new development that would have an adverse effect on the integrity of the EFSAC arising from an atmospheric pollution 'Pathway of Impact'.

1.164 In respect of the recreational 'Pathway of Impact', the Council is working with a number of other competent authorities, Natural England and the Corporation of London to put in place governance and financial arrangements to oversee the implementation of the measures in the SAMM Strategy. As outlined in the Council's Infrastructure Funding Statement, in the monitoring period £275,688 was secured through signed s106 planning obligations to support the delivery of SAMM measures and £178,051 of developer contributions was received by the Council in this respect in the monitoring period.

1.165 The Epping Forest District Green Infrastructure Strategy was adopted by the Council's Cabinet in April 2021 as a material planning consideration for the preparation of Strategic Masterplans, Concept Frameworks, pre-application advice, assessing planning applications and any other development management and implementation related purposes within the District; for submission to the Local Plan Inspector; and used to inform the Council's update to the Habitats Regulations Assessment to support the emerging Local Plan. In respect of the Epping

Forest SAC specifically, the emerging policies and the Strategy include a requirement for the provision of Suitable Alternative Natural Green Space (SANG) to support a number of strategic sites, together with the identification of Infrastructure Enhancement Projects, focused within the Debden/Loughton/Buckhurst Hill and Theydon Bois parts of the District in order to encourage residents to use alternative places for recreation rather than the Epping Forest SAC. In the monitoring period £1,242,672 was secured through signed s106 planning obligations to support the delivery of Green Infrastructure including for the delivery of Infrastructure Enhancement Projects and £426,472 was received by the Council from planning obligations in the monitoring period.

- 1.166 A Portfolio Holder Advisory Group for Air Quality has been established, which includes elected representatives from the Council, Essex County Council and the Conservators of Epping Forest. The Group met on a number of occasions in 2021/22 and supports the achievement of a collaborative approach to progressing actions and initiatives linked to the Interim Air Pollution Mitigation Strategy. As referenced in earlier commentary on the Duty to Cooperate, the Council is working closely with Essex County Council on the development of the West Essex Transport model to ensure that the model is capable of supporting the future air quality modelling needed. The Council has also initiated the updating of the Transport Strategy for the Epping Forest in partnership with the Conservators of Epping Forest and Essex County Council and undertaken awareness-raising of air quality issues and how residents and other stakeholders can support improvements as part of its consultation on a draft Climate Change Action Plan. In the monitoring period £184,634 was secured through signed s106 planning obligations to support the delivery of measures in the Interim Air Pollution Mitigation Strategy and £204,702 of developer contributions were received by the Council in the monitoring period.
- 1.167 The Council's Air Pollution Mitigation Strategy (APMS) was adopted in 2021 on an interim

basis. For clarity, this was because the modelling undertaken to support it was based on the level and location of development proposed through the Main Modifications to the emerging Local Plan. As such the Council could not pre-judge the outcome of the Main Modifications consultation by adopting the APMS as anything other than Interim. The Strategy will be updated where necessary and appropriate following the adoption of the District's Local Plan in March 2023.

**Ref: 27 CC**  
**Number of applications permitted with electric vehicle charging points identified and new electric vehicle charging points permitted, by location**

- 1.168 Of the 136 permissions granted in the monitoring year for new residential development that included parking, 128 permissions included a condition that required either a specific number of Electric Vehicle Charging Points (EVCPs) to be provided by the development or that details of which parking spaces would have EVCPs would need to be provided to and approved by the Local Planning Authority (LPA) prior to groundworks commencing on the development.
- 1.169 38 permissions for new development which included parking specified the exact number of EVCPs that the development should provide. This would provide 87 new EVCPs if all these permissions were implemented.
- 1.170 90 permissions for new residential development which included parking conditioned that details and location of the parking spaces with EVCPs had to be submitted to and approved in writing by the LPA prior to groundworks commencing, unless otherwise agreed in writing with the LPA. And that the installation of EVCPs must be completed in accordance with the approved details and made operational prior to first occupation.
- 1.171 The site location and where identifiable number of EVCPs conditioned in the 128 permissions are outlined in Table 5.

1.172 Planning Policy is undertaking a review of how this indicator is reported upon in future AMRs reflecting changes to Building Regulations in respect of EVCPs from June 2022.

Settlement	No. of residential sites with parking permitted	No. of sites where a specific number of EVCP's conditioned	No. of EVCP's to be provided on those sites if implemented	No. of sites conditioned to provide details on EVCP's prior to groundworks
Buckhurst Hill	3	1	1	2
Chigwell	15	8	8	7
Epping	17	5	9	12
Fyfield	2	0	0	2
High Ongar	5	1	9	4
Ongar	8	1	5	7
Loughton	17	5	5	12
Matching	3	0	0	3
Nazeing	4	0	0	4
North Weald Bassett	3	0	0	3
Roydon	4	2	2	2
Rural	19	7	8	12
Sheering	3	1	26	2
Stapleford Abbots	8	0	0	8
Theydon Bois	4	3	5	1
Waltham Abbey	13	4	11	9
<b>Total</b>	<b>128</b>	<b>38</b>	<b>87</b>	<b>90</b>

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

## Flood Risk

**Ref: 28a CC**

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

1.173 Within the monitoring year there were three applications for residential development permitted that are located or partially located in Flood Zones 2, 3a and 3b. If all implemented these permissions would result in seven (net) new homes.

1.174 These applications were subject to Flood Risk Assessments where necessary.

**Ref: 28b CC**

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

1.175 Within the monitoring year there were no applications for residential development completed on sites located within Flood Zones 2 or 3a and 3b.

1.176 Government policy states that development in Flood Zones 2 or 3 requires a Sequential Test to ensure development in areas that are not constrained by flooding are prioritised. All residential site allocations in the emerging Local Plan, 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 for the Local Plan.

## Sustainable Drainage

**Ref: 29 CC**

### Number and location of schemes contributing to sustainable drainage

1.177 There were 11 applications granted in the monitoring year which include sustainable drainage schemes/systems as part of the development. These schemes are located in Loughton, Epping, Chigwell, Sheering, Stapleford Abbots and Nazeing.

1.178 The sustainable drainage elements of the proposals include permeable paving, restricted run-off, pumped outfall, basins, blue and green roofs, ponds/ lagoons, swales, downstream defenders and underground cellular storage.

## Low carbon and renewable energy

**Ref: 30 CC**

### Number of:

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

1.179 This will be recorded as part of the sustainability checklist. The Sustainability Guidance and Checklist Volume 1 for major development (+ten dwellings) was adopted in October 2020. The Sustainability Guidance and Checklist Volume 2 for large scale development (+one to +nine dwellings) was adopted by the Council in March 2021. The requirement for submission of a Sustainability Checklist is also included within the Council's planning application Validation requirements. Data for the next monitoring period will be collected and reported.

## Water Efficiency

**Ref: 31 CC**

### Number of new homes completed meeting water efficiency standards

1.180 This will be recorded as part of the Sustainability Checklist. Data will be collected and reported for the next monitoring period.

# Quality of Development

## Ref: 32 QUA

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

1.181 Within Epping Forest District ten reviews were undertaken between 1 April 2021 and 31 March 2022:

- Two reviews of Strategic Masterplans
- Three reviews of a Hospital Site
- One review of an Extra Care Housing scheme
- One review of a mixed-use scheme
- One review of Housing (1-50 units)
- Two reviews of Housing (50+ units)

1.182 The impact this has had on development proposals includes:

- Improvement in design quality which has 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 with officers 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 is achieving landscape-led Masterplanning that relates positively to the landscape context.
- 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.

- Reviews are ensuring broader design issues are considered including stewardship, socio-economic impact and passive sustainability, including referencing the HGGT and EFDC Sustainability Guidance.
- A training session on Sustainable Design was organised for officers and panellists to improve understanding of what to look out for in proposals.
- Applicants are encouraged by the panel to demonstrate how community engagement has shaped the proposals in order to achieve development that relates positively to the physical and social context.
- Where required the panel encourages applicants to make more efficient use of land through, e.g., innovative housing design or more considered use of open space. This is helping to meet the objectives of the NPPF and the Local Plan housing delivery targets.
- The Panel is prompting strategic and wider discussions where required e.g., where wider transport connections should be improved.

Further details on the review process and monitoring and evaluation can be found in the [HGGT/ EFDC Quality Review Panel Annual Review 2021/22](#).



# Heritage Protection

## Ref: 34 HER

### Net gain/loss of designated heritage assets

1.183 There has been no change in the number of Conservation Areas, Scheduled Monuments or Registered Parks and Gardens within the monitoring year. One building has been added to the National Heritage List for England (NHLE); Sheering War Memorial, statutory listed at Grade II.

## Ref: 35 HER

### Net gain/loss of non-designation heritage assets

1.184 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.

# Infrastructure

## Ref: 36 INF

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

- 1.185 Policy SP1 (Spatial Development Strategy) in the emerging Epping Forest District Local Plan sets out the housing requirement of 11,400 new homes and a requirement for 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.
- 1.186 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.
- 1.187 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. An update of the Part B report was produced in 2020: IDP: Part B Infrastructure Delivery Schedule 2020 Update (ED117/ EB1118).
- 1.188 The purpose of the update was 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.
- 1.189 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.

Details of developer contributions received by the Council in the monitoring period can be found in the Council’s [Infrastructure Funding Statement 2021/2022](#).

## Ref: 37 INF

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

- 1.190 With reference to the Council’s Infrastructure Funding Statement 2021/2022, in the monitoring period £250,877 has been agreed through signed s106 agreements for healthcare and GP contributions. In respect of non-monetary contributions through s106 agreements in the monitoring period, these include the agreement to deliver, monitor and run a health and wellbeing centre as part of development on site allocation LOU.R4 Borders Lane Playing Fields, Loughton (EPF/0379/20). Permission was granted (EPF/2924/20) for a new leisure centre in Epping on the Bakers Lane Car Park site (EPP.R4) to replace the existing facility in Hemnall Street, Epping as required by Policy P1 of the Emerging Local Plan. This included a non-monetary contribution through s106 agreement in the monitoring period in respect of community use of the premises for indoor and outdoor sports.

Planning Policy

Epping Forest District Council

01992 564517

ldfconsult@eppingforestdc.gov.uk

