

Report to the Cabinet**Report reference: C-034-2019/20****Date of Meeting: 26 March 2020****Epping Forest
District Council****Portfolio: Planning Services – Cllr Philip****Subject: Implementation of the Local Plan: Update on progress****Responsible Officer: Alison Blom-Cooper (01992 564066)****Democratic Services: Adrian Hendry (01992 564246)**

Recommendations/Decisions Required:

That the progress of Masterplans and Concept Frameworks, including the use of Planning Performance Agreements and the progress of other proposals at pre-application and application stage be noted (see Appendices A- D);

Executive Summary

Following the October 2018 Cabinet meeting which agreed the governance arrangements for the implementation of the Local Plan, the Implementation Team made a commitment to provide members with regular updates on the progress of Masterplans and Concept Frameworks within Epping Forest District to ensure that members are kept fully up to date.

This report therefore provides members with an update on the progress of Strategic Masterplans, Concept Frameworks and Planning Performance Agreements within the District.

Although there has been a delay in the securing the adoption of the Local Plan, the strategic sites are progressing well and are currently on track to meet the delivery of housing noted within the Housing Implementation Strategy Update 2019 (see [EB410A](#) and [EB410B](#)).

The Council is continuing to work proactively to identify an interim approach to address the backlog of planning applications held in abeyance following the advice from Natural England pending completion of the additional Habitats Regulations Assessment. Leading Counsel's advice is awaited on the lawfulness of any proposed interim approach.

Reasons for Proposed Decision

- To ensure that members are kept fully up to date on the progress of Masterplans and Concept Frameworks and other major proposals being promoted within the District.

Other Options for Action:

Not to update members on the progress on the above issues would be contrary to the commitment made by the Implementation Team as noted in the 18 October 2018 Cabinet Report.

Report:

Strategic Masterplans, Concept Frameworks and other allocated sites

1. [The Local Plan Submission Version 2017](#) (LPSV) promotes a joined up, collaborative and proactive approach to the planning and implementation of key strategic sites across Epping Forest District. The production of Masterplans and Concept Frameworks will ensure that development proposals are brought forward in accordance with the Council's priorities and policies and facilitate the delivery of necessary infrastructure. Such an approach is an important step towards boosting the timely delivery of high quality development and infrastructure within the District.
2. Strategic Masterplans and Concept Frameworks provide an overarching framework to ensure that development is brought forward in a coordinated and coherent way in accordance with high quality place making principles. The planning applications which follow must demonstrate general conformity with an endorsed Masterplan or Concept Framework. As set out in the [18 October 2018 Cabinet Report](#), the Council's Local Plan Cabinet Committee (LPCC) has the authority to approve Draft Strategic Masterplans and Concept Frameworks for consultation. Following the six-week consultation period, Strategic Masterplans will then be taken to Cabinet for formal endorsement as a material planning consideration. The process for Concept Frameworks is broadly similar, however owing to their smaller scale, these will only be taken to LPCC once for formal endorsement.
3. As set out in paragraph 15 of the report to Cabinet on 18 October 2018 a commitment was made to provide members with regular updates on the progress of masterplans and concept frameworks within Epping Forest District to ensure that members are kept fully informed of the progression of each plan.
4. The LPSV has identified site allocations which should be subject to the Strategic Masterplanning approach (see LPSV para 2.90 and 2.91). These include the following masterplans:
 - Latton Priory
 - Water Lane
 - East of Harlow
 - North Weald Bassett
 - North Weald Airfield
 - South Epping
 - Waltham Abbey North

And Concept Frameworks (see LPSV paras 2.99 and 2.100) for sites in:

- West Ongar
- South Nazeing.

Inspector's advice following examination hearings

5. Work continues to progress the Actions identified by the Inspector following the hearing sessions for the Independent Examination the Local Plan held between February and June 2019. The Inspector's Advice to the Council on 2 August 2019 ([ED98](#)) and her subsequent reply dated 25 November 2019 ([ED102](#)) sets out a number of changes to the Plan which are required to remedy issues of soundness in the form of Main Modifications.
6. The Actions identified within the advice are being progressed and the Council's latest response to the Inspector, dated 21 January 2020, sets out the high level programme of work that is being undertaken to establish the precise form of MMs that are required and agree these with the Inspector ([ED104](#) and [ED104A](#)). This recaps the way in which the Council is approaching matters relating to the Habitats Regulations Assessment (HRA) and updating and consolidating the Infrastructure Delivery Plan and viability documents supporting the Local Plan. Following discussions with the Council's consultants and dialogue with Natural England including the incorporation of their comments the Council will be submitting the agreed methodology to the Inspector for the updated HRA. In accordance with the high level programme agreed with the Inspector the Council submitted the second tranche of Main Modifications (MMs) during the week commencing 27 January 2020. Comments have now been received on this and work is progressing on the third tranche of MMs.
7. As previously reported the Council is continuing to work actively to resolve the current situation that has restricted housing and economic development coming forward in the District since 2018 and is working with Natural England to identify potential opportunities to address the backlog of underdetermined applications. The report to Cabinet on [6 January 2020](#) confirmed that the Council has undertaken a comprehensive review of all the applications held in abeyance and of those, identified 15 applications that could be determined. Release of these permissions will allow the construction of 34 dwellings across a number of schemes, development of a hangar at the North Weald Airfield, and provision of accommodation for 31 nursery workers in two schemes. The list remains under review. In the meantime, the Council continues to undertake work to identify whether an interim approach to managing atmospheric pollution impacts on the EFSAC can be identified to address the backlog of applications. The Council continues to work with Natural England and to consider the options as set out in the January Cabinet report. Leading Counsel's advice is currently awaited on the lawfulness of the options for granting planning permission for new development prior to the completion of the additional HRA. The Council is also in regular dialogue with MHCLG and other authorities that find themselves in a similar position in order to identify potential solutions.

Current progress on the masterplans

8. Work on the masterplans for the Garden Town sites has continued with EFDC officers liaising with key stakeholders across the 5 Garden Town authorities and relevant site promoters. EFDC and Harlow District Council (HDC) met in early February to discuss the masterplanning options for the land at East of Harlow. HDC

is arranging a subsequent meeting with EFDC and the main site promoter Miller Homes to discuss and agree how to progress the masterplan.

9. With respect to Latton Priory, the Garden Town Partners are commissioning a piece of work to evaluate the provision of the access road and sustainable transport corridor to Latton Priory. This is needed to address Action 15 identified by the Inspector in her advice note of 2 August 2019 (EB98) and her comments set out in paragraph 33 of that note to review the access proposed to service the site and either modify it or provide further justification for its route. Until this work is completed it is difficult to progress the masterplan work further.
10. A series of meetings have been held between EFDC and the main site promoters at Water Lane to discuss key technical matters, including site access and the Sustainable Transport Corridor (STC). ECC has been involved in these meetings and EFDC continues to liaise closely with them on key matters.
11. The Implementation Team has been proactively engaging with relevant site promoters to progress the other Strategic Masterplan and Concept Frameworks in the District. Some strategic sites are more advanced than others, but good progress has been made. Meetings have been held with the site promoters/developers for the North Weald Bassett, South Epping and Waltham Abbey North Masterplan areas. For the North Weald Bassett Masterplan area there have been meetings with the site promoters and Neighbourhood Plan Steering Group to discuss the green infrastructure/SANGS proposals on 7 February 2020. The North Weald Bassett Neighbourhood Plan Steering Group held community consultation events in December 2019 and has since met with EFDC officers.
12. Initial internal meetings on North Weald Airfield have been undertaken and the contract for masterplanning has now been let based on the project brief agreed at April's Cabinet meeting. Officers are preparing a Planning Performance Agreement in relation to the masterplanning programme.
13. EFDC officers met with the site promoters for the South Epping masterplan area in December to discuss the Inspector's concerns regarding the proposed level of housing on the site and sought to agree a way forward in order to demonstrate certainty over delivery. Since then, site promoters met with EFDC Officers in February to update them on the technical evidence being prepared to address the Inspector's concerns.
14. The site promoters for the Waltham Abbey North Masterplan area are preparing a community engagement strategy and have been working with EFDC officers to agree the details of a Planning Performance Agreement. Meetings have been held in January and February 2020 to agree the masterplanning programme and timescales for preparing a masterplan for the site as a whole. Discussions on the two Concept Frameworks are still at an early stage in the masterplan process.

Other allocated sites

15. Alongside the Strategic Masterplan and Concept Framework sites, the Implementation and Development Management Teams have been progressing some of the smaller sites proposed for allocation within the LPSV. As with the strategic sites, some of these proposed allocations are further advanced than others, but officers are encouraged by the progress which has been made to date and work continues to progress their delivery in accordance with the Housing Trajectory.
16. The development proposals at St John's site for a mixture of commercial and residential uses, including a leisure centre, are at an advanced stage and were reviewed by the Council's Quality Review Panel in October. A separate report on the Epping Town Centre sites, in particular St John's, Cottis Lane and Bakers Lane has been prepared for March's Cabinet. The Roundhill residential development proposals were reviewed by the Quality Review Panel in July and officers continue to discuss refinements to the proposals.
17. A revised planning application was submitted in October 2019 for the Next development proposals at land at Dowding Way. Although the new application represents an amendment to the previous scheme, it has been subject to detailed design discussion with EFDC officers and sent for review to the Quality Design Panel. The application was due to be considered at the District Development Management Committee (DDMC) on 22 January 2020 but was withdrawn from the agenda at the request of the applicant, Next PLC, in light of a holding objection from Highways England. The Council continue to work with the applicant and Highways England to resolve these issues and those matters concerning the Epping Forest Special Area of Conservation (SAC).
18. Appendix A provides an update on the progress of the Masterplans and Concept Frameworks; Appendix B provides an update on the progress of each of the strategic and other allocated sites and Appendix C provides information on other proposals on non allocated sites over 0.2 hectares in size or more than 6 dwellings. Appendix D provides information on the schemes reviewed by the Quality Review Panel.

Resource Implications:

As set out in the 18 October 2018 Cabinet Report, the successful delivery of the Garden Town and the other strategic sites within Epping Forest District will require considerable commitment of officer time from EFDC. The noting of the contents of this report do not give rise to additional resource implications.

Legal and Governance Implications:

The work on the Strategic Masterplans and Concept Frameworks has been developed in accordance with Government policy (NPPF) and Planning Law.

Safer, Cleaner, and Greener Implications:

The Local Plan contains a policy designed to promote the notion of making good places to live, work and visit. This will include safer by design principles, sustainable development, the provision of alternatives to the car, energy efficiency and environmental considerations as well as sustainable drainage systems and quality green infrastructure. Strategic

EB147

Masterplans and Concept Frameworks will be the mechanism for these place-making measures to be delivered in identified Masterplan Areas.

Consultation Undertaken:

Some of the Strategic sites have been the subject of informal public consultation and engagement. However as set out in the Councils Masterplan and Concept Framework Plan Briefing note, these sites will be subject to public consultation in accordance with an endorsed Statement of Community Involvement.

Background Papers:

C-015-2018/19: Governance arrangements for Local Plan Implementation, 18 October 2018

C-027-2019/20: Implementation of the Local Plan: update on progress 6 January 2020

Inspector's advice after hearings (ED98) 2 August 2019

Housing Implementation Strategy EB401A and B January 2019

Habitat Regulations Assessment (EB209) January 2019

Risk Management:

If the Council was not to take a pro-active stance on the delivery of Masterplans and major applications arising from the Local Plan, there is a real risk of or development occurring of a type that does not extract maximum value for the provision of social infrastructure and poor quality development may occur.

Appendix 1 - Masterplan and Concept Frameworks

Masterplan Area / Concept Framework Area	Local Plan policy and site reference	Description of proposed allocation	PPA status	Delivery due to commence (Housing Implementation Strategy 2019)	QRP	Timescales / progress update	Proposal stage	Section 106	Case officer
Latton Priory	Policy SP 4 & SP 5: SP 5.1	New Garden Town Community consisting of approximately 1,050 homes, 2 hectares of employment land, up to 5 traveller pitches, a new primary and secondary school and a local centre.	Signed - August 2018	2022/23	11/10/2018 and 05/04/2019	Series of masterplanning meetings have been held and are ongoing between key stakeholders including EFDC, the main site promoters (Commercial Estates Projects Ltd and Hallam Land), ECC (Highway and Education), and HDC. Stakeholder Workshops have taken place. First round of public consultation and engagement took place in October 2019.	Masterplan	Not commenced	Simone Williams
Water Lane	Policy SP 4 & SP 5: SP 5.2	New Garden Town Community consisting of approximately 2,100 homes, up to 5 traveller pitches, a new primary school and a local centre.	West Sumners signed - July 2018 West Katherines signed - May 2019	2022/23	28/03/2019 - joint 06/09/2019 - West Sumners	Series of masterplanning meetings have been held and are ongoing between key stakeholders including EFDC, the main site promoters (a consortium of housebuilders including Persimmon, Taylor Wimpey and Martin Grant Homes - West Katherines, and Manor Oak Homes - West Sumners), ECC (Highway), and HDC. Representatives of the smaller sites contained within Tylers Cross have recently begun to engage in the Masterplanning process and engagement has begun with representatives of Redwings. West Sumners seeking to go out to informal public engagement early 2020.	Masterplan	Not commenced	Simone Williams
East of Harlow	Policy SP 4 & SP 5: SP 5.3	New Garden Town Community consisting of approximately 750 homes, up to 5 traveller pitches, a new primary school, a local centre, and a potential new secondary school and potential relocation of PAH.	Seeking to secure PPA	2024/25	N/A	Meetings have been held between key stakeholders including EFDC, the main site promoters (Miller Homes), ECC, HDC and PAH NHS Trust. Draft PPA with site promoters. Awaiting response from Miller Homes as to whether they will commence Masterplanning. HDC and EFDC to meet with Miller Homes to seek progress on PPA/Masterplanning. Communication has taken place with three smaller land promoters within the masterplan area about bringing their sites forward as part of the new development.	Masterplan	Not commenced	TBC
North Weald Bassett	Policy P 6: NWB.R1, NWB.T1, NWB.R2, NWB.R3, NWB.R4 and NWB.R5	Provision of approximately 1,050 homes and 5 traveller pitches, a new local centre including retail, community and health facilities and the erection of a new primary school.	Advanced stage of discussion	2022/23	14/07/2019	The draft PPA is now at an advanced stage of negotiation between the parties and meetings have been progressing in the meantime. To date, meetings have taken place on transport issues, green infrastructure, SANGS provision, urban design and land drainage. In addition, workshops have been held with the North Weald Bassett Neighbourhood Plan Steering Group.	Masterplan	Not commenced	James Rogers
North Weald Airfield	Policy P 6: NWB.E4	Provision of new B1/B2/B8 employment uses on NWB.E4 and retention and expansion of aviation uses to the west of the main runway.	Not commenced	2022/23	N/A	The draft PPA is currently under negotiation between the parties and seeks to set a commitment that the residential led Masterplan and the Airfield Masterplan will be coordinated in their approach. It is envisaged that the PPA will be agreed and signed by the end of March 2020 and it will include a Masterplanning project plan.	Masterplan	Not commenced	James Rogers
South Epping	Policy P 1: EPP.R1 and EPP.R2	Provision of approximately 950 homes, a new neighbourhood centre to include community facilities, employment, health facilities and retail uses as well as a new primary school and early years childcare provision.	Advanced stage of discussion	2023/24	N/A	The Local Plan Inspector's advice from August 2019 raised concerns regarding the potential impact of development on landscape character and the Green Belt. EFDC and the site promoters/developers have held meetings to discuss technical matters including noise, landscape/SANGS, access and education. The site promoters are in the process of preparing technical evidence in support of the proposed masterplan site. EFDC are expecting to receive this evidence mid-March.	Masterplan	Not commenced	James Rogers
Waltham Abbey North	Policy P 3: WAL.R1, WAL.T1, WAL.R2 and WAL.R3	Provision of approximately 740 homes and 5 traveller pitches as well as a new local and community centre.	Advanced stage of discussion	2022/23	N/A	The draft PPA is now at an advanced stage of negotiation and has been agreed in principle by the site promoters and EFDC. A meeting has been held on community engagement in February 2020 and further topic meetings are being arranged. Site promoters have been undertaking technical studies in order to progress the Masterplan process. Upon signing of the PPA, the topic meetings will begin to support the masterplanning process.	Masterplan	Not commenced	James Rogers
Jessel Green	Policy P 2: LOU.R5	Provision of approximately 154 homes.	Not commenced	2028/29	N/A	Following the advice received from the Local Plan Inspector, the proposed allocation is to be deleted from the plan via Main Modification.	Not commenced	Not commenced	N/A
Limes Farm	Policy P 7: CHIG.R6	Regeneration led development to provide an additional 100 homes on the site as well as new community and local service facilities.	Not commenced	2028/29	N/A	Following the advice received from the Local Plan Inspector, the proposed allocation is to be deleted from the plan via Main Modification.	Not commenced	Not commenced	N/A
West Ongar Concept Framework Area	Policy P 4: ONG.R1 and ONG.R2	Provision of approximately 234 homes	Initial discussions	2022/23	N/A	Discussions regarding a PPA and a project plan are at an early stage	Concept Framework	Not commenced	James Rogers
South Nazeing Concept Framework Area	Policy P 10: NAZE.R1, NAZE.R3 and NAZE.R4	Provision of approximately 93 homes.	Initial discussions	2021/22	N/A	Discussions regarding a PPA and a project plan are at an early stage	Concept Framework	Not commenced	TBC

Masterplan Area / Concept Framework Area	Local Plan policy and site reference	Description of proposed allocation	PPA status	Delivery due to commence (Housing Implementation Strategy 2019)	QRP	Timescales / progress update	Proposal stage	Section 106	Case officer
St John's Road	EPP.R4	Comprehensive redevelopment of the site.	Advanced stage of discussion - not yet signed	2028/29	04/10/2019	Meetings have been held and are ongoing between key stakeholders. Member workshop has taken place. Draft proposals presented to the Council's QRP in October 2019. Draft PPA prepared.	Masterplan	Not commenced	Nick Finney

Appendix 2 - Allocated Sites

Site	Local Plan site Reference	Description of proposal	PPA status	Delivery due to commence (Housing Implementation Strategy 2019)	Application Stage	Local Plan Officer Working Group	Development Management Forum	Quality Review Panel	Timescales / progress update	Section 106 status	Case officer	Team responsible
Pre application proposals												
Land to the North of Chelmsford Road	ONG.R4	Erection of 163 homes comprising of 1, 2, 3 and 4 bedroom houses and apartments.	N/A	2022/23	EIA Screening Opinion	Jun-19	N/A	N/A	Site promoters have requested an Environmental Impact Assessment Screening Opinion.	Not commenced	Alex Taylor	Development Management
Epping Forest College, Borders Lane Playing fields, Borders Lane	LOU.R4	290 Dwellings in a mix of 2, 3, 4 and 5 storey blocks together with sports and recreation space, and Wellness Centre.	Pre-app PPA signed, Planning application PPA under negotiation	2022/23	Pre application ref - EF\2019\ENQ\06881	Jan-20	TBC	09- Aug-19 (whole site) and 14-Jan-2020 (Wellness Centre)	Discussions ongoing regarding revisions following QRP. Public consultation carried out by the Site Promoters. Design meeting held February 2020. Planning application submitted.	Under preparation	Marie Claire Tovey	Development Management
Former Waltham Abbey Swimming Pool, Roundhills, Waltham Abbey	WAL.R6	Redevelopment of the site to provide residential development.	N/A	2028/29	Pre application ref: EF\2018\ENQ\01422	Sep-19	TBC	12-Jul-19	Discussions ongoing regarding revisions following QRP. Public consultation carried out by the Site Promoters in September 2019.	Under preparation	Michael Johnson	Development Management
Land at Forest Drive, Theydon Bois	THYB.R1	Mixed development up 39 dwellings.	N/A	2021/22	Pre application ref: EF\2018\ENQ\00400	Jun-19	N/A	N/A	Under consideration.	Not commenced	Marie Claire Tovey	Development Management
Grange Court, 72 High Road, Chigwell	CHIG.R9	Conversion of Listed building into 8 dwellings and extensions to create a further six dwellings.	N/A	Planning Permission granted - EPF/3264/17	Pre application ref: EF\2019\ENQ\00330	No	N/A	N/A	Ongoing discussion.	Not commenced	Ian Ansell	Development Management
Greensted Croft, Greensted Road, Ongar	ONG.R5	Erection of up to 115 residential units.	Agreed and signed	2022/23	Pre application ref: EF\2018\ENQ\01132	Nov-18	TBC	28-Mar-19	Ongoing pre-application discussions for site-wide masterplan. Further meetings held in July 2019, November 2019 and January 2020.	Not commenced	Ian Ansell	Development Management
Chigwell Convent	CHIG.R7	Redevelopment of site for various residential uses , 3.4 hectares 136 -194 dwellings.	N/A		Pre application ref: EF\2019\ENQ\00562	Jul-19	TBC	TBC	Heritage assessment submitted in February 2020 in support of proposed site allocation in Local Plan following concerns raised by Inspector.	Not commenced	James Rogers	Development Management
57a - 57b Fyfield Road, Ongar	ONG.R3	Erection of 20 houses with garages; and construction of an additional car parking area for Ongar medical centre.	N/A		Pre application ref: EF\2017\ENQ\01613	No	TBC	TBC	Pre App.	Not commenced	Sukhi Dhadwar	Development Management
Wain and Green Hedges, Coppice Row, Theydon Bois	THYB.R3	Demolition of existing properties and construction of 9 new apartments with car parking.	N/A		Pre application ref: EF\2019\ENQ\00630	Aug-19	N/A	N/A	Pre application meeting was held on 16th August. Suggested amendments following discussions with the Urban Design Team. Awaiting amendments to be received from applicant.	Not commenced	Honey Koujouri	Development Management
Stanford Rivers Road, Ongar	ONG.R6	Erection of 39 residential units.	Discussions ongoing		Pre application ref: EF\2019\ENQ\00630	No	N/A	TBC	Pre-application meeting held February 2020 with planning and design officers.	Not commenced	Ian Ansell	Development Management
Planning applications submitted awaiting decision												
Land North of Dowding Way	WAL.E8	Hybrid Planning Application: Phase 1 - Erection of large scale distribution warehouse and phase 2 - Outline application for other employment uses.	Agreed but not yet signed	2026/27	EPF/2503/19	Oct-18		15/05/2018	Highways England currently have a holding direction on the application since there is concern regarding the potential impact of the development on junction 26 of the M25. The Council is also considering whether it has been demonstrated beyond a reasonable scientific doubt that there would not be harm caused to the Epping Forest SAC. Officers are working with the site promoters on all matters in an effort to overcome the issues which have been raised.	Agreed	James Rogers	Implementation
Land west of Froghall Lane, Chigwell	CHIG.R4	Proposed assisted living development to provide apartments and communal and support facilities.	N/A	Site allocated for C2 use	Planning application - EPF/1182/18	Nov-18	?	?	Under consideration.	Not commenced	Jerry Godden	Development Management
Land Corner of Mill Lane / Millfield, High Ongar	HONG.R1	Erection of 8 three bedroom houses including new access from Millfield, provision of parking spaces, amenity space and landscaping.	N/A	2020/21	Planning application - EPF/1718/18	Jul-17	N/A	N/A	Application withdrawn from Area Planning Committee as a result of a potential legal challenge by a neighbour objecting to the site allocation in the LPSV.	Not commenced	Ian Ansell	Development Management
Lake View, Moreton	MORE.T1	Application for variation of condition 10 on planning application EPF/1356/98 (allowed on appeal) (Use of land for Showmen's permanent quarters (relocation of existing established overcrowded site) to enable up to 62 caravans to be located within the site).	N/A	Regularisation of existing use	Planning application EPF/0499/18	Jun-18	N/A	N/A	Awaiting further information from applicants.	Existing use	Ian Ansell	Development Management
Gypsy Mead, Ongar Road, Fyfield	FYF.R1	Proposed development of x 24 no. new homes with associated parking facilities, cycle stores and rubbish disposal.	N/A	2022/23	Planning application - EPF/0016/19	Apr-19	Awaiting further information on wider issues	22-Nov-18	Applicant engaging in affordable housing viability discussions with EFDC officers.	Not commenced	Alex Taylor	Development Management
St Thomas More Church, Willingale Road, Loughton	LOU.R16	Demolition of redundant church and associated buildings and erection of 16 house, 10 flats and a new community hall.	N/A	2021/22	Planning application - EPF/0304/19	Nov-18	N/A	N/A	Area Plan South considered application July 2019. Issues relating to SAC still to be resolved.	Not Commenced	Marie Claire Tovey	Development Management
Unit 20, Oakwood Hill Industrial Estate	LOU.E1	Proposed new 5 storey office building with associated parking.	N/A		Planning application - EPF/1908/19	No	N/A	N/A	Planning Application.	Not Commenced	Marie Claire Tovey	Development Management
Epping Forest College, Borders Lane, Loughton	LOU.R9	Redevelopment of the site to provide x139 no. residential units in 3 buildings ranging from 3-5 storeys, car parking spaces, communal landscaped amenity areas, secure cycling parking & other associated development.	Pre-app PPA signed, Planning application PPA under negotiation	2023/24	Planning application - EPF/2905/19	Jun-19	TBC	09-Aug-19	Planning Application design meeting held with applicants Febraury 2020.	Not commenced	Marie Claire Tovey	Development Management
Land rear of 287-291 High Street, Epping	EPP.R10	1 no. 3 storey and 1 no. 2 storey buildings for five residential units with creation of a communal open space, landscaping and associated works.	N/A		Planning application - EPF/1080/19	No	N/A	28-Mar-19	Initially applied for 5 homes, following Officer disuccsions now reduced to 3. Application held up by EF SAC issue.	Not commenced	Caroline Brown	Development Management
Nazeing Glassworks	NAZE.E3	Redevelopment of the site to provide approximately 5,000sqm of employment space and 230 residential dwellings.	Payment received	Not an allocated site for housing	Planning application: EPF/2712/19 (Pre application ref: EF\2018\ENQ\00219)	May-18	TBC	16-Aug-18	Further post-QRP pre-application meeting held in August 2019 with planning and design officers. Planning application submitted.	Not commenced	Sukhi Dhadwar	Development Management
Oak Hill Green, Oak Hill Road, Stapleford Abbotts	STAP.R1	Residential development around 40 units and community facilities.	N/A	2021/22	Planning application: EPF/0216/20 (Pre-app ref EF\2018\ENQ\00275)	May-18	N/A	Second review 17-May-19	Further pre-appclcation meeting held in October 2019. Planning application submitted.	Not commenced	Ian Ansell	Development Management
Applications awaiting S106 to be signed (excluding S106 only relating to the SAC)												

Site	Local Plan site Reference	Description of proposal	PPA status	Delivery due to commence (Housing Implementation Strategy 2019)	Application Stage	Local Plan Officer Working Group	Development Management Forum	Quality Review Panel	Timescales / progress update	Section 106 status	Case officer	Team responsible
JW Fencing, Pecks Hill, Nazeing	NAZE.R2	Outline planning application for the demolition of all existing buildings on the site and erection of 25 dwellings.	N/A	2022/23	Outline Planning application	Jul-18	No	No	Area Plans West Committee resolved to grant planning permission on 10/04/2019. Issues around SAC still to be resolved. Subject to conditions and a Section 106 legal agreement, may require additional infrastructure contributions.	Awaiting signature	Sukhi Dhadwar	Development Management
Planning applications determined and issued												
256 High Road, Loughton	LOU.R8	Demolition of existing buildings and construction of 29 apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping and parking.	N/A	2022/23	Planning permission granted	Jan-18	No	No	Development complete.	Complete	James Rogers	Implementation
126 Manor Road, Chigwell	CHIG.R3	To retain the existing dwelling at No. 126 Manor Road and add a new extension to the front and rear; creating 12 x no. residential units in total; with associated parking, cycle storage, refuse store and amenity space.			Planning Application - EPF/3281/16	No			Development complete.		Ian Ansell	Development Management
Proposals at appeal												
Old Epping Laundry Site, Bower Hill, Epping	EPP.R9	Demolition of existing buildings and erection of 58 new residential dwellings.	N/A	2021/22	Planning application - EPF/3174/18 refused	Yes	?	?	Refused 30/04/2019 under delegated authority on grounds of design, quality of accommodation, impact on neighbours, lack of affordable housing, parking provision and impact on the SAC.	Not commenced	Sukhi Dhadwar	Development Management
13 - 15a Alderton Hill, Loughton	LOU.R14	Demolition of three dwellings and erection of residential development to provide 89 apartments.	N/A	2028/29	Public inquiry appeal: ref APP/J1535/W/18/3203410	Oct-18	No	No	Planning permission refused and appeal dismissed following a public enquiry on grounds of design and impact on Epping Forest SAC.	Not commenced	Sukhi Dhadwar	Development Management

Appendix 3 - Non allocated Sites

Site	Description of proposal	PPA status	Application Stage	Local Plan Officer Working Group	Development Management Forum	Quality Review Panel	Timescales / progress update	Section 106 status	Case officer	Team responsible
Pre application submissions										
Crown House, 151 High Road, Loughton	Demolish Crown House and the car park and create a new landmark building consisting of Offices, Retail and Residential accommodation.	N/A	Pre application ref - EF\2019\ENQ\00417	Jun-19	TBX	TBC	Pre application meeting held. Issues raised over scale of development, number of units and impact on Epping Forest SAC. Revised proposal to be submitted.	Not commenced	Graham Courtney	Development Management
Upper Clapton RFC	New all weather pitch, alterations to function hall, improved drainage to pitches, alterations to car park and relocation of floodlights, together with enabling development comprising 9 residential dwellings.	N/A	Pre application ref - EF\2019\ENQ\000352	No	N/A	N/A	Pre application meeting held. Issues raised over impact on green belt, inappropriate development with no very special circumstances demonstrated. Applicant reconsidering position.	Not commenced	Graham Courtney	Development Management
Land North of Pick Hill Waltham Abbey EN9 3LF	123 Dwellings and open space.	TBD	EF\2019\ENQ\00338	May-19	TBC	TBC	Pre application meeting carried out. Concerns raised over impact on green belt, flooding, Epping Forest SAC and sustainability.	Not commenced	Sukhi Dhadwar	Development Management
Howards Nursery, Epping Road, Nazeing	Erection of 8 new dwellings.	N/A	EF\2019\ENQ\00511	No	N/A	N/A	Pre application submitted - 7/6/2019.	Not commenced	Caroline Brown	Development Management
Kingsfield Nursery, Sewardstone Road, Waltham Abbey	9 Residential properties, associated access, ancillary development, landscaping and public open space.	N/A	Pre application ref - EF\2019\ENQ\00474	Sep-19	N/A	N/A	Pre application submitted - 29/5/19.	Not commenced	Sukhi Dhadwar	Development Management
11 The Shrubberies, Chigwell	Demolition of existing single dwelling house and erection of new structure housing 9 flats across 3 floors, including dedicated off-street parking.	N/A	Pre-app ref EF\2019\ENQ\00406	Sep-19	N/A	N/A	PRE - APP FILE CLOSED	Not commenced	Ian Ansell	Development Management
Conquest House, Church Street, Waltham Abbey	Change of use of office (B1a) to residential (C3) to provide 49 self-contained 1 bed units.	N/A	Pre application ref EF\2019\ENQ\00609	No	TBC	TBC	Pre application submitted - 28/06/2018	Not commenced	Graham Courtney	Development Management
Eastbrook Hall, Broomstick Hall Road, Waltham Abbey	Erection of 3 storey building containing 12 units and the re-development of residential building for more units.	N/A	Pre-application ref EF\2019\ENQ\00605	No	N/A	N/A	Pre application submitted - 27/06/2019.	Not commenced	Sukhi Dhadwar	Development Management
233 - 235 Fencepiece Road, Chigwell	Demolition of two existing semi-detached dwellings and replacement with single structure containing 10 new apartments.	N/A	EF\2019\ENQ\00647	Sep-19	N/A	N/A	Pre application submitted August 2019. Pre app response has been given.	Not commenced	Marie-Claire Tovey	Development Management
Land on the southern side of Honey Lane, Waltham Abbey	Proposed construction of a new 75 bed care home, 5 key worker houses, 8 supported living apartments, 4 affordable houses and 6 market houses. Site area 1.06 hectares, Care Home (GIA) - 4030 sq.	N/A	Pre application ref EF\2019\ENQ\00585	No	TBC	TBC	Pre application submitted - 24/06/2019.	Not commenced	Francis Saayeng	Development Management
Loughton Health Centre, the Drive, Loughton	Erection of 14 residential units and rebuild health centre.	N/A	Pre application re EF\2019\ENQ\00600	Aug-19	N/A	N/A	Pre application submitted - August 2019. Pre app response has been given.	Not commenced	Sukhdeep Jhooti	Development Management
Springfield Nursery, Pick Hill, Waltham Abbey	Erection of 50 new dwellings and associated infrastructure.	N/A	Pre application ref EF\2018\ENQ\01076	Aug-19	N/A	N/A	Pre application submitted - 27/09/2018.	Not commenced	Sukhi Dhadwar	Development Management
25 Theydon Park Road, Theydon Bois	Demolition of existing dwellings and replacement with 7 no. new dwellings.	N/A	Pre application ref EF\2019\ENQ\00737	No	N/A	N/A	Pre-app response sent - case closed.	Not commenced	Muhammad Rahman	Development Management
Land adjacent to Epping Road and School Road, Toot Hill, Essex	Erection of five new homes and the provision of public open space.	N/A	Pre application ref EF\2019\ENQ\00616	No	N/A	N/A	Under consideration.	Not commenced	Sukhdeep Jhooti	Development Management
Hornes Farm, Mount Road, Epping, CM16 7PH	Proposed redevelopment to provide six agricultural buildings and nine new dwellings.	N/A	Pre application ref EF\2019\ENQ\00715	Sep-19	N/A	N/A	Pre application meeting held on 27th September 2019. Response to be issued.	Not commenced	Honey Kojouri	Development Management
Land rear of 176 Honey Lane Waltham Abbey EN9 3BA	Proposed construction of x4 no. dwellings.	N/A	Pre application ref EF\2019\ENQ\00648	No	N/A	N/A	Pre application submitted - 09/07/2019.	Not commenced	Caroline Brown	Development Management
Land east of Forest Glade North Weald Essex CM16	Proposed redevelopment to provide 1,548sqm of employment floor space.	N/A	Pre application ref EF\2019\ENQ\00645	Sep-19	N/A	N/A	Pre application meeting held on 27th September 2019. Response to be issued.	Not commenced	Honey Kojouri	Development Management
Paternoster House 69A Paternoster Hill Waltham Abbey EN9 3JY	Two storey block to provide 40 no. additional bedrooms.	N/A	Pre application ref EF\2019\ENQ\00563	Sep-19	N/A	N/A	Pre application submitted - 19/06/2019.	Not commenced	Sukhi Dhadwar	Development Management
Hill House, Waltham Abbey	New build independent living scheme comprising 48 no. 1 bed flats and 12 no. 2 bed flats, communal facilities and dining cafe area. Landscaped ground and parking for 30 no. cars including 3no. disabled spaces.	N/A	Pre-application ref EF\2018\ENQ\00665	Oct-19	04/03/2019	24-Jan-19	Now an application.	Not commenced	Sukhi Dhadwar	Development Management
Warlies Nuseries, Horseshoe Hill, Waltham Abbey	18 retirement dwellings within walled garden	N/ A	Pre-application ref EF\2019\ENQ\00958	Dec-20	N / A	N / A	Awaiting further details on historic buildings, applicants awaiting SAC outcome.	Not commenced	Ian Ansell	Development Management

Site	Description of proposal	PPA status	Application Stage	Local Plan Officer Working Group	Development Management Forum	Quality Review Panel	Timescales / progress update	Section 106 status	Case officer	Team responsible
Taw Lodge, Epping Lane, Stapleford Tawney	Demolition of existing buildings & erection of x7 no. residential dwellings.	N / A	Pre-application ref EF\2019\ENQ\00999	Dec-20	N / A	N/A	Response in progress - not sustainable location, impact on Green Belt	Not commenced	Ian Ansell	Development Management
Land at Chimes Garden Centre, Old Nazeing Road, Nazeing	Residential redevelopment on 'brownfield land'	N / A	Pre application re EF\2019\ENQ\00807	Dec-20	n / A	N / A	Response in progress - dispute brownfield land claims, impact on Green Belt	Not commenced	Ian Ansell	Development Management
Old Farm, Green Lane Chigwell	residential development - 100 dwellings	N / A	Pre application ref - EF\2019\ENQ\01078	No	N / A	N / A	Meeting with agent Feb 20. This appears a non -starter and intend resolving swiftly	Not commenced	Ian Ansell	Development Management
Planning applications awaiting decision										
North Weald Park (Quinn)	Erection of up to 690 dwellings, including new access route, vehicle parking, landscaping and associated infrastructure.	Signed 18/05/18	Planning application - EPF/1413/18	Jul-18	08/09/2018	27-Sep-18 and 05-Apr-2019	Application under consideration. Highways England issued holding direction October 2019.	Not commenced	Sukhi Dhadwar	Development Management
Land to the north of the Nags Head Public House, Moreton	Application for Outline Planning Permission for the erection of x 7 no. new homes and provision of associated parking, landscaping and access improvements.	N/A	Planning application - EPF/0496/19	No	N/A	N/A	Under consideration. Need to take into account policies of Moreton, Bobbingworth and the Lavers Neighbourhood Plan. Application Withdrawn	Not commenced	Sukhi Dhadwar	Development Management
Pickerells Farm, Dunmow Road, Fyfield	Change of use of existing building to form 6 no. dwellings with associated amenity space, parking space bin store, bike store, passing bays and skip enclosure.	N/A	Planning application - EPF/0537/19	No	N/A	N/A	Application registered - 12/04/2019.	Not commenced	Alastair Prince	Development Management
Land at Gainsborough House, Sheering Lower Road, Sheering	Change of use of Gainsborough House from offices to residential and erection of a two and a half storey extension to create 10 no. flats and revised parking layout.	N/A	Planning application - EPF/0438/19	No	N/A	N/A	Scheme reduced to 10 units. Traffic study submitted on SAC issues, awaiting further information on IDP contribution and marketing (Policy E1).	Not commenced	Ian Ansell	Development Management
Middlebrook Industrial Estate, Hoe Lane, Nazeing	Demolition of existing commercial buildings and erection of 20no. detached/semi-detached dwellings and 13no. 'affordable' houses with associated off-street parking, private gardens and landscaping.	N/A	Planning application - EPF/1201/19	Jul-19	N/A	N/A	Revised plans under consideration.	Not commenced	Sukhi Dhadwar	Development Management
Netherhouse Farm, Sewardstone Road, Waltham Abbey	Change of use of land to a woodland cemetery and crematorium with the erection of a meeting hall and associated buildings. (Variation to previously approved application ref. EPF/0526/17).	N/A	Planning application - EPF/0599/19	No	N/A	N/A	Application registered - 05/04/2019. Negotiation taking place between EFDC and applicant regarding SAC and air quality.	Not commenced	Alex Taylor	Development Management
Low Hill Nursery, Sedge Green, Nazeing	Replacement of existing caravans with permanent building containing accommodation for 10 nursery workers.	N/A	Planning application - EPF/3339/18	No	N/A	N/A	Application registered - 12/02/2019.	Not commenced	Alex Taylor	Development Management
Woodredon House, Woodredon Farm Lane, Waltham Abbey	Conversion and change of use of former care home including the removal of side extensions and replacement with one storey side extension to provide x 10 no. apartments (C3) with cart-lodge style garaging.	N/A	Planning application - EPF/0729/19	No	N/A	N/A	Application registered - 23/05/2019.	Not commenced	Alex Taylor	Development Management
New Barns Farm, Epping Road, Roydon	Conversion of redundant farm buildings to seven residential (C3) units, demolition of sections of buildings and associated works.	N/A	Planning application - EPF/3120/18	No	N/A	N/A	Application registered - 20/03/2019.	Not commenced	Alex Taylor	Development Management
Garages to the rear of nos.13-43, Charles Street, Epping	Demolition of the existing garage buildings and the erection of 9 x 2 bedroom mews houses, with associated landscaping, parking, bike and refuse stores.	N/A	Planning application - EPF/3426/18	No	N/A	N/A	Committee considered. Transport Assessment now submitted relating to Epping Forest SAC.	Not commenced	Sukhi Dhadwar	Development Management
Langley and Mile Nurseries, Crooked Mile, Waltham Abbey	Outline planning application for a residential development comprising up to x 52 no. dwellings (including 40% affordable housing) with vehicular access from Crooked Mile, associated open space, children's play area and ancillary works.	N/A	Planning application - EPF/0695/19	Apr-19	TBC	TBC	Application registered - 03/04/2019 - Applicant is commissioning further work on transport and air quality.	Not commenced	Alex Taylor	Development Management
Land at Nine Ashes Road, High Ongar	Erection of 8 affordable dwellings and 3 open market dwellings.	N/A	Planning application - EPF/1137/18	Jun-19	N/A	N/A	Application registered 03/05/2018. Proposals include under provision of affordable housing (contrary to policy). EFDC to proceed to decision unless withdrawn by applicant.	Not commenced	Alex Taylor	Development Management
High House Farm, Stapleford Road, Stapleford Abbots	Construction of 27 new dwellings, including 7 affordable dwellings, with associated infrastructure, parking, public open space and landscaping.	N/A	Planning application EPF/2708/18	Nov-18	N/A	N/A	Application refused by Area Plans East Committee on 12/06/19. Appeal lodged (in time), awaiting Planning Inspectorate start letter	Not commenced	Ian Ansell	Development Management
Chigwell Garden Centre, High Road, Chigwell	Demolition and removal of existing dwelling, storage buildings, associated commercial structures and car park, and the erection of a 100 bedroom high-quality care home with associated access, vehicle parking, hard and soft landscaping, structural landscaping and site infrastructure.	N/A	Planning application EPF/3195/18	Apr-19	N/A	17-May-19	Applicants reviewing options from Local Plan Inspector's report. Policy Team input required on need for specialist housing and viability issues. Discussion with officers February 2020.	Not commenced	Ian Ansell	Development Management
Mossford Green Nursery, Abridge Road, Theydon Bois	Demolition of existing buildings, clearance of open storage and dwelling and erection of 19 dwellings (8 x 3 bed, 11 x 4 bed).	N/A	Planning application EPF/3379/18	No	N/A	N/A	Applicant awaiting outcome of SAC issues	Not commenced	Ian Ansell	Development Management

Site	Description of proposal	PPA status	Application Stage	Local Plan Officer Working Group	Development Management Forum	Quality Review Panel	Timescales / progress update	Section 106 status	Case officer	Team responsible
Site 2, Chigwell Grange, High Road, Chigwell	Redevelopment to provide a new residential building comprising a total of 57 homes with associated amenity space, landscaping, car and cycle parking.	N/A	Planning application EPF/2155/18	Nov-18	TBC	Intended, current delay at applicants request	Applicants reviewing options following Local Plan Inspector's report.	Not commenced	Ian Ansell	Development Management
36 Highbridge Street, Waltham Abbey	site redevelopment, comprising retention of the commercial use at ground floor level and conversion of the existing building at partial ground floor and upper levels to provide 6 dwellings, incorporating the removal extensions; the provision of two new build blocks to provide 4 dwellings.	N/A	Planning application - EPF/2841/18	Sep-19	N/A	N/A	Recommended for refusal.	Not commenced	Sukhi Dhadwar	Development Management
113 Church Hill, Loughton	Residential development of x10no. apartments with associated parking and external amenity space. (Revised application to EPF/0610/18).	N/A	Planning application - EPF/1471/19	Sep-19	N/A	N/A	Awaiting committee on Epping Forest SAC issues.	Not commenced	Ian Ansell	Development Management
The Orchard, Fingirth Hall Lane, High Ongar	Demolition of existing house and outbuildings and erection of 9 dwellings.	N/A	Planning application - EPF/1402/19	Aug-19	N/A	N/A	Revised scheme under consideration for 5 units, held by SAC issues.	Not commenced	Ian Ansell	Development Management
Station House, 114 High Road, Chigwell, IG7 6NT	Demolition of existing buildings & erection of x6 no. residential units alongside associated access, open space, landscaping and parking.	N/A	Planning application - EPF/1621/19	No	N/A	N/A	Application registered - 11/07/2019.	Not commenced	Marie-Claire Tovey	Development Management
Piggotts Farm, Abridge Road, Theydon Bois, Epping, RM4 1TX	Proposed total of x6 no. residential houses, of x2 no. two-bedroom houses, x2 no. three bedroom houses & x2no. four-bedroom houses to replace the 8 existing barns on site.	N/A	Planning application - EPF/1656/19	Aug-19	N/A	N/A	Revised scheme for three units being prepared, held by SAC issues	Not commenced	Ian Ansell	Development Management
Cock and Magpie Public House, Epping Road, Epping Green, Essex, CM16 6PU	Application for Outline Planning Permission for the demolition of an obsolete former Public House, change of use of land and re-development to provide x 10 no. new dwelling houses, including ancillary works.	N/A	Planning application - EPF/0952/19	Sep-19	N/A	N/A	Recommended for refusal.	Not commenced	Sukhvinder Dhadwar	Development Management
51 High Road, Loughton	Demolition of existing dwelling and erection of 9 new apartments.	N/A	Planning application EPF/1860/19	Dec-19	N/A	N/A	Reported to South Planning Committee 23/10/2019.	Not commenced	Muhammad Rahman	Development Management
Chigwell Primary School, High Road, Chigwell	Construction of new Chigwell Primary Academy school, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping & associated development.	N/A	Planning application - EPF/1681/19	No	No	TBC	Held by SAC issues	Not commenced	Ian Ansell	Development Management
Playing Fields Waltham Abbey Leisure Centre & Community Centre Hillhouse Ninefields Waltham Abbey Essex EN9 3EH	Reserved matters application to EPF/2207/16 following outline consent for Health Centre building; 60 Independent Living Older Persons Apartments Building (Use Class C2 - with a minimum of 6 hours care to be provided per week for each apartment) minimum 40% affordable; Leisure Centre and Swimming Pool Building (to include Fitness Suite and Community Hall) ; Open Space including a mini soccer grass pitch for use by under 7/8 year olds and footpaths; Ancillary development including three vehicular accesses off Hillhouse, car parking, and SUDs Infrastructure and demolition of Ninefields Community Centre Building.	N/A	Planning application- EPF/1876/19	Oct-19	N/A	N/A	Application registered 14/08/2019.	Not commenced	Sukhi Dhadwar	Development Management
101 Manor Road, Chigwell	Demolition of existing pair of semi-detached dwellings and erection of seven self-contained units part three and part two with roof space storeys (3x three bed and 4x two bed) creating low level 14 car park spaces and 9 cycle park spaces within the low level building.	N/A	Re-submission EPF/2174/19	Oct-19	N/A	N/A	Under consideration.	Not commenced	Sukhdeep Jhooti	Development Management
C W S Nursery Hoe Lane Nazeing Essex EN9 2RJ	Application for Variation of Condition (additional proposed condition) for the erection of glasshouses (6.9ha) together with associated access roads, parking areas and balancing ponds.(Ref: EPF/2555/17).	N/A	Planning application - EPF/2000/19	No	N/A	N/A	Application registered 22/08/2019.	Not commenced	Sophie Ward Bennett	Development Management
Chime Garden Centre Old Nazeing Road Nazeing Essex EN10 6RJ	Application for Variation of Condition 2 -"completed strictly in accordance with the approved drawings" for EPF/1351/18. (Demolition of site buildings and redevelopment to provide x 33 no. new homes).	N/A	Planning application - EPF/1954/19	No	N/A	N/A	Application registered 20/08/2019.	Not commenced	Francis Saayeng	Development Management
Threeways Nursery Sedge Green Roydon Essex CM19 5JS	Demolition of a part of existing glasshouses; change of use, conversion and extension of remainder to form x 12 no. units of mixed light industrial and storage use. (Amendment to EPF/2278/17).	N/A	Planning application - EPF/2041/19	No	N/A	N/A	Application registered 28/08/2019.	Not commenced	Caroline Brown	Development Management
Moor Hall Stables Moor Hall Road North Matching Essex CM17 0LP	Proposed replacement of stable buildings with new dwellings along with new dwellings to provide 6 new units with associated parking and landscaping.	N/A	Planning application - EPF/1305/19	Sep-19	N/A	N/A	Application under consideration.	Not commenced	Sukhi Dhadwar	Development Management

Site	Description of proposal	PPA status	Application Stage	Local Plan Officer Working Group	Development Management Forum	Quality Review Panel	Timescales / progress update	Section 106 status	Case officer	Team responsible
18 Russell Road Buckhurst Hill Essex IG9 5QJ	Proposed erection of x 5 no. dwellings with associated infrastructure and landscaping.	N/A	Planning application - EPF/1909/19	Sep-19	N/A	N/A	Application under consideration.	Not commenced	Muhammad Rahman	Development Management
4 Kendal Avenue Epping CM16 4PN	Demolition of the existing detached house and replacement with a highly detailed new mansion building containing six apartments.	N/A	Planning application - EPF/2206/19	No	N/A	N/A	Application registered 19/09/2019.	Not commenced	Francis Saayeng	Development Management
Middlebrook Industrial Estate Hoe Lane Nazeing Essex EN9 2RJ	Demolition of existing commercial buildings and erection of 20 no. detached/semi-detached dwellings and 13 no. 'affordable' houses with associated off-street parking, private gardens and landscaping. Amendment: reduce the number of units to 29 dwellings and provision of open space.	N/A	Planning application - EPF/1201/19	No	N/A	N/A	Application registered 13/06/2019 revised information submitted.	Not commenced	Sukhi Dhadwar	Development Management
1 Buttercross Lane, Epping	Demolish existing house and replace with x6 no. apartments.	N/A	Planning Application ref EPF/2447/19	No	N/A	N/A	Application registered 28/10/2019	Not commenced	Sukhi Dhadwar	Development Management
2 Princes Road, Buckhurst Hill	Development of an underused piece of land with a single house, replaced with a new building consisting of 2 commercial units and 6 fully accessible apartments.	N/A	Planning Application ref EPF/2378/19	No	N/A	N/A	Application registered 18/10/2019	Not commenced	Marie-Claire Tovey	Development Management
Police Station, 230 High Street, Epping	Change of use from former police station to x6 no residential units & provision of A3 use at ground floor and basement level.	N/A	Planning Application EPF/2300/19	No	N/A	N/A	Application registered 04/11/2019	Not commenced	Francis Saayeng	Development Management
1-6 Shernbroke Road Hostel, Shernbroke Road, Waltham Abbey	Erection of 26 flats with associated parking and landscaping following demolition of the former Shernbroke Hostel.	N/A	Planning Application EPF/2609/19	No	N/A	N/A	Negotiations ongoing, decision delayed by SAC issues	Not commenced	Ian Ansell	Development Management
168 Uphire Road, Waltham Abbey	Erection of x2 no. new buildings, one containing flats for 7 supported living residential units, staff office for carers and social and healthcare professionals, day room and gardens to front and rear. The second building is for Housing Association accommodation and contains 8 flats. There are 7 new parking spaces & a new access off Uphire Road.	N/A	Planning Application EPF/1678/19	No	N/A	N/A	Application registered 10/12/2019	Not commenced	Sukhvinder Dhadwar	Development Management
Land at the former Chimes Garden Centre, Old Nazeing Road	Proposed erection of x 14 no. dwellings (4 flats and 10 dwellings). (Phase 2).	N/A	Planning Application EPF/3040/19	No	N/A	N/A	Application registered 10/01/2020	Not commenced	Francis Saayeng	Development Management
75, 75a-c, 77 Queens Road, Buckhurst Hill	Demolition of No. 75, 75a-c, 77 Queens Road and the construction of fifteen new dwellings with a ground floor retail units.	N/A	Planning Application EPF/2514/19	No	N/A	N/A	Application registered 13/01/2020	Not commenced	Natalie Price	Development Management
Applications awaiting S106 to be signed										
69 Farm Hill Road, Waltham Abbey	Demolition of bungalow and erection of two, two storey linked blocks to provide 4 x 1 bedroomed flats and 2 x 2 bedroomed flats with associated car parking, bin and bike stores, amenity and landscaping.	N/A	Planning application - EPF/3381/18	No	N/A	N/A	Awaiting Section 106 (SAC recreation and air quality).	In progress	Alex Taylor	Development Management
1 Tomswood Road, Chigwell	Demolition of existing and proposed apartment block (seven flats).	N/A	Planning application EPF/0840/18	No	N/A	N/A	Awaiting Section 106 (SAC recreation and air quality).	In progress	Ian Ansell	Development Management
Tylers Cross Nursery, Epping Road, Nazeing	Demolition of part of existing glasshouses; change of use and conversion of remainder to form 20 units in mixed light industrial and storage use (Class B1/B8).	N/A	Planning application - EPF/1619/18	No	N/A	N/A	Awaiting Section 106 (SAC recreation and air quality).	In progress	Alex Taylor	Development Management
Stapleford Farm, Oak Hill Road, Stapleford Abbots	Cease existing use of land as a breakers yard, car repairs and storage with removal of all associated buildings and replacement with x 8 no. single storey dwellings.	N/A	Planning application EPF/0238/19	No	N/A	N/A	Awaiting Section 106 (SAC air quality).	In progress	Ian Ansell	Development Management
Planning applications with decision issued										
6 Church Street, Waltham Abbey	Proposed conversion of office building B1 to 12 residential apartments C3 and installation of 8 x Velux windows in the roof slopes.	N/A	Planning application - EPF/0741/18	No	N/A	N/A	Decision issued, planning permission granted.	Complete	Alex Taylor	Development Management
Broadbanks, 23 Ivy Chimneys Rad, Epping	Demolition of all on site stables and hardstanding; the excavation of part of the site to reduce the levels (with the excavated material to be removed); the provision of access road and turning head along with the erection of x 9 no. detached and semi-detached dwellings including ancillary works and landscaping.	N/A	Planning application ref: EPF/0289/19	No	N/A	N/A	Application refused 14/08/2019.	Not commenced	Sukhi Dhadwar	Development Management
1, 3 and 5 Stonards Hill, Epping	Redevelopment to form 28 no. apartments for older people, guest apartment, communal facilities, access, car parking and landscaping (Amended application to EPF/0947/17).	N/A	EPF/0887/19	Sep-19	N/A	N/A	Application refused.	Not commenced	Sukhi Dhadwar	Development Management
38 Honey Lane, Waltham Abbey	Demolition of existing dwelling and erection of residential apartment block to contain 14 dwellings.	N/A	Planning application - EPF/0140/19	No	N/A	N/A	Application refused.	Not commenced	Alastair Prince	Development Management
Former Haulage Yard Sewardstone Road	Outline permission for the demolition of existing buildings and erection of up to 40 homes	n/a	EPF/2828/19	20-Feb	n/a	n/a	In progress	Not commenced	Sukhi Dhadwar	Development Management

Site	Description of proposal	PPA status	Application Stage	Local Plan Officer Working Group	Development Management Forum	Quality Review Panel	Timescales / progress update	Section 106 status	Case officer	Team responsible
land adjacent 168 Upshire Road	Erection of two buildings 1 containing 7 C2 units and 1 containing 8 residential units provided by an housing association	n/a	EPF/1678/19	20-Feb	n/a	n/a	in progress	Not commenced	sukhi dhadwar	Development Management
Cock and Magpie PH Epping Road Epping Upland	demolition of existing PH and replacement with 10 dwellings	n/a	EPF/0952/19	No	n/a	n/a	iiin progress	Not commenced	sukhi dhadwar	development Management
Duke of Wellington PH, 36 High Street, Epping	Demolition of existing public house & ancillary outbuildings & erection of three storey building addressing High Street comprising 189 square metres of ground floor flexible retail/financial and professional services/food and drink/drinking establishments/hot food and takeaway (Use Classes A1/A2/A3/A4/A5) with six x two bedroom flats and two x one bedroom flats at first and second floors, one pair of two storey, three bedroom, semi-detached houses addressing Hemnall Street and formation of one altered vehicle accesses onto High Street and one new access onto Half Moon Lane to serve parking and manoeuvring areas.	N/A	Planning application - EPF/1047/19	Jul-19	N/A	N/A	Application refused.	Not commenced	Sukhi Dhadwar	Development Management
42 Stradbroke Drive, Chigwell	Demolition of existing house including garage and pool annex and construction of x 10 no. residential units.	N/A	Planning application EPF/0531/19	No	N/A	N/A	Application refused, no further developments. Appeal period expired 30/01/20	Not commenced	Ian Ansell	Development Management
160 Manor Road Chigwell Essex IG7 5PX	Application for Variation of Condition 2 'plan numbers' for EPF/3438/17. (Building slightly extended and internal layout changed to allow for x 9 no. flats. Rear extension at basement level. Compliant parking and updated landscape).	N/A	Planning application - EPF/1990/19	No	N/A	N/A	Application approved 20 December 2019	Not applicable	Ian Ansell	Development Management
404 Fencepiece Road, Chigwell	Demolition of existing dwelling and erection of a building comprising of x8 no apartments with associated car parking and emnities (Revised application to EPF/1051/19).	N/A	Planning Application EPF/2351/19	No	N/A	N/A	Application refused	Not commenced	Sukhdeep Jhooti	Development Management
Proposals at appeal										
69 Church Hill, Loughton	Demolition of the existing bungalow and replacement with a block of 10 apartments.	N/A	Written reps appeal: APP/J1535/W/19/3224739	No	N/A	N/A	Appeal dismissed.	N/A	Sukhi Dhadwar	Development Management
60 Traps Hill, Loughton	The demolition of an existing 2-3 storey detached house and the development of a new 2-3 storey building consisting of 7 flats (2 x 1 bed, 5 x 3 bed) and including 9 no. car parking spaces, cycle stores and bin stores.	N/A	Written reps appeal: APP/J1535/W/18/3209460	No	N/A	N/A	Appeal dismissed.	N/A	Ian Ansell	Development Management
The Ridings, Manor Road, Loughton	Demolition of a two storey 5 bedroom house and construction of two new 2 storey plus roof accommodation apartment blocks of 7 units each, with associated basement car parking.	N/A	Appeal EPF/3039/18	No	N/A	N/A	Resubmitted a revised scheme (EPF/2767/18)	N/A	Muhammad Rahman	Development Management
158 Queens Road, Buckhurst Hill	Erection of a new, part two and part three storey building to the rear of the property containing 7 flats.	N/A	Planning application EPF/0694/19	No	N/A	N/A	Application refused, appeal dismissed .	Not commenced	Ian Ansell	Development Management
Land adj. to Ninnings Middle Street Nazeing Essex EN9 2LH	Outline application for erection of up to x 7 no. dwellings with new vehicular access.	N/A	Planning application - EPF/0265/19	No	N/A	N/A	Refused on 04/06/2019 - dismissed on appeal 11/11/2019	Not commenced	Caroline Brown	Development Management

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Appendix 4 - Quality Review Panel

Scheme reviewed	Epping Forest Dsistrict Council (EFDC) / Harlow and Gilston Garden Town (HGGT) review	Pre-application/ Application/ Other	Date of review	Scheme Type	Local Plan reference	Type of review	Report: Confidential/ On website	Lead Officer	Team responsible
Land North of Dowding Way	EFDC	Pre-application	26/04/2018	Commercial Site	WAL.E8	Formal	Confidential	James Rogers	Implementation
HGGT Spatial Vision	HGGT	Other	24/05/2018	Strategy document	n/a	Formal	On website	HGGT	HGGT
HGGT Design Charter	HGGT	Other	19/07/2018	Strategy document	n/a	Formal	On website	HGGT	HGGT
Gilston Masterplan	HGGT	Pre-application	19/07/2018	Strategic Masterplan	n/a	Formal	n/a	East Herts	East Herts
HGGT Sustainable Transport Corridor Study	HGGT	Other	26/07/2018	Evidence-base document	n/a	Formal	Confidential	HGGT	HGGT
Nazeing Glassworks	EFDC	Pre-application	16/08/2018	Mixed use masterplan	NAZE.E3	Formal	Confidential	Graham Courtney	Implementation
North Weald Park	EFDC	Application	27/09/2018	Mixed use masterplan	Not allocated	Formal	On website	Sukhi Dhadwar	Development Management
Land North of Dowding Way	EFDC	Application	11/10/2018	Commercial Site	WAL.E8	Second Formal	Confidential	James Rogers	Implementation
Latton Priory	EFDC / HGGT	Pre-application	11/10/2018	Strategic Masterplan	SP 5.1	Formal	Confidential	Graham Courtney	Implementation
HGGT Design Guide	HGGT	Other	11/10/2018	Strategy document	n/a	Chair's Review	On website	HGGT	HGGT
HGGT Transport Strategy	HGGT	Other	11/10/2018	Strategy document	n/a	Formal	Confidential	HGGT	HGGT
13-15a Alderton Hill	EFDC	Application	02/11/2018	Specialist Housing	LOU.R11	Formal	On website	David Baker	Development Management
Gypsy Mead site	EFDC	Pre-application	22/11/2018	Housing (under 50 units)	FYF.R1	Formal	Confidential	Nigel Richardson	Development Management
Land at Oak Hill Road	EFDC	Pre-application	14/12/2018	Housing (under 50 units)	STAP.R1	Formal	n/a	Jonathan Doe	Development Management
Harlow Town Centre AAP	HGGT	Other	11/01/2019	Policy document	n/a	Formal	Confidential	Harlow	Harlow
Hill House	EFDC	Pre-application	24/01/2019	Specialist Housing	Previous Outline application	Formal	Confidential	Ishita Sheth	Development Management
Gilston Village 7	HGGT	Pre-application	22/02/2019	Strategic Masterplan	n/a	Formal	n/a	East Herts	East Herts
Gilston River Crossings	HGGT	Pre-application	22/02/2019	Infrastructure	n/a	Formal	n/a	East Herts	East Herts
287-291 High Street, Epping	EFDC	Pre-application	28/03/2019	Housing (under 50 units)	EPP.R10	Chair's Review	Confidential	Ishita Sheth	Development Management
Land at Greensted Road	EFDC	Pre-application	28/03/2019	Housing (50+ units)	ONG.R5	Formal	Confidential	Ian Ansell	Development Management
Water Lane	EFDC / HGGT	Pre-application	28/03/2019	Strategic Masterplan	SP 5.2	Formal	Confidential	Graham Courtney	Implementation
Latton Priory	EFDC / HGGT	Pre-application	05/04/2019	Strategic Masterplan	SP 5.1	Second Formal	Confidential	Graham Courtney	Implementation
North Weald Park	EFDC	Application	05/04/2019	Mixed use masterplan	Not allocated	Second Formal	On website	Sukhi Dhadwar	Development Management
HGGT Healthy Town Framework	HGGT	Other	03/05/2019	Framework document	n/a	Chair's Review	Confidential	HGGT	HGGT
Chigwell Nursery Site	EFDC	Application	17/05/2019	Specialist Housing	Not allocated	Formal	On website	Ian Ansell	Development Management
Land at Oak Hill Road	EFDC	Pre-application	17/05/2019	Housing (under 50 units)	STAP.R1	Second Formal	Confidential	Ian Ansell	Development Management
Harlow Town Centre AAP	HGGT	Other	17/05/2019	Policy document	n/a	Chair's Review	n/a	Harlow	Harlow
North Weald Bassett Masterplan	EFDC	Pre-application	14/06/2019	Strategic Masterplan	NWB.R1-R5, NWB.T1	Formal	Confidential	James Rogers	Implementation
Round Hills, Former Swimming Pool site	EFDC	Pre-application	12/07/2019	Housing (under 50 units)	WAL.R6	Formal	Confidential	James Rogers	Implementation
Borders Lane Playing Fields	EFDC	Pre-application	09/08/2019	Housing	LOU.R4	Formal	Confidential	Michael Johnson	Development Management
Land North of Dowding Way	EFDC	Pre-application	19/08/2019	Commercial Site	WAL.E8	Formal	Confidential	James Rogers	Implementation
Land at former Epping Forest College site	EFDC	Pre-application	09/08/2019	Residential	LOU.R9	Formal	Confidential	Marie Claire	Development Management
Water Lane - West Sumners	EFDC / HGGT	Pre-application	06/09/2019	Strategic Masterplan	SP 5.2	Formal	Confidential	Graham Courtney	Implementation
St John's Road	EFDC	Pre-application	04/10/2019	Mixed use masterplan	EPP.R4	Formal	Confidential	Graham Courtney	Implementation
Gilston Area Charter	HGGT	Other	15/11/2019	Strategy document	n/a	Chair's Review	Confidential	East Herts	East Herts
Borders Lane Wellness Centre	EFDC	Pre-application	14/01/2020	Leisure	LOU.R4	Second Formal	Confidential	Michael Johnson	Development Management
HGGT Sustainability Guidance and Checklist	HGGT	Other	24/01/2020	Guidance document	n/a	Chair's Review	Confidential	Tara Gbolade	HGGT
Hunsdon, Eastwick & Gilston Neighbourhood Plan	EFDC	Other	20/02/2020	Neighbourhood Plan	n/a	Formal Review	Confidential	Adam Halford	HGGT
EFDC Green Infrastructure Strategy	EFDC	Other	06/03/2020	Strategy document	n/a	Chair's Review	Confidential	Ben Smith	Implementation / Policy
Gilston Villages 1-6 Outline Application	HGGT	Application	20/03/2020	Strategic Masterplan	n/a	Second Formal	n/a	East Herts	East Herts
Gilston River Crossings	HGGT	Application	20/03/2020	Infrastructure	n/a	Second Formal	n/a	East Herts	East Herts

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