

Report to the Cabinet

Report reference: C-028-2020/21

Date of Meeting: 19 October 2020



**Epping Forest
District Council**

Portfolio: Planning & Sustainability – Cllr N Bedford

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:

- (1) 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);**
- (2) That the Infrastructure Funding Statement 2019/2020 (see Appendix E) is agreed for online publication by 31 December 2020.**

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 provides members with an update on the progress of Strategic Masterplans, Concept Frameworks and Planning Performance Agreements within the District. Discussions are taking place with site promoters and developers with meetings still taking place virtually. Project programmes are being adjusted where necessary to account of the COVID-19 pandemic, in particular community engagement arrangements.

There have also been changes to the Community Infrastructure Regulations which introduced a new requirement for Councils to publish online an annual infrastructure funding statement by 31 December each year. This applies from the financial year 2019/2020 onwards and the first statement is required this year to cover the period from 1 April 2019 to 31 March 2020. The statement must set out the projects which the authority intends to be funded and details of how much has been collected, how much is spent, what it is spent on. This is to provide information to communities to enable a better understanding of how developer contributions have been used to deliver infrastructure.

Reasons for Proposed Decision

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- 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.
- Every Local Authority is required to publish an Infrastructure Funding Statement ('IFS') by 31 December each year that sets out the amount of planning obligation expenditure where funds have been allocated.
- Community Infrastructure Levy Guidance 2014 sets out that:

"Reporting on developer contributions helps local communities and developers see how contributions have been spent and understand what future funds will be spent on, ensuring a transparent and accountable system."

Paragraph: 172, Reference ID: 25-172-20190901

- The Councils Infrastructure Delivery Plan has identified the infrastructure projects that are required to deliver development in the District to 2033.

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.

Not to publish the Infrastructure Funding Statement within the deadline would result in a failure to comply with the Community Infrastructure Levy regulations.

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.
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.

Current progress on the masterplans

4. 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) are meeting regularly with John Lawson Partnership (JLP) working on behalf of Princess Alexandra Hospital (PAH) to discuss the masterplanning proposals. The HGGT Partners are working with JLP to develop a PPA for the detailed masterplanning of the hospital site and wider masterplan area. JLP is seeking to align the milestones for the project plan in the PPA with the outline business case (OBC) and full business case (FBC) that Public Health England will need to make to the Treasury. Alongside this, the Garden Town Partners have held a series of meetings with the main site promoter, Miller Homes, and the other land owners/site promoters to prepare a Statement of Common Ground to be submitted as part of the Main Modifications to the Council's Local Plan that are to be agreed with the Local Plan Inspector.
5. The additional work commissioned by the Garden Town on the Latton Priory access arrangements was undertaken by Phil Jones Associates has been completed. This technical work was 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. Having considered a range of access arrangements into the site from a long list of 10 options, the report concludes that the preferred approach is a 'west to east' access. However, it is recommended that the alignment of the eastern access is amended (by moving further north) so as to reduce the impact on landscape character and the nearby Scheduled Ancient Monument. The outcome of the Latton Priory access work was reported to the Garden Town Member Board on 7 September 2020.
6. 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), land assembly and provision of Suitable Alternative Natural Green Space (SANG). ECC has been involved in these meetings and EFDC continues to liaise closely with them on key matters.
7. 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. Regular meetings are being held with the site promoters/developers for the North Weald Bassett and Waltham Abbey North Masterplan areas to secure PPAs and discuss the development of their masterplans. The Implementation Team has also been engaged in discussions with the Council's consultants in respect of the North Weald Airfield masterplan as they prepare initial draft options. Officers are preparing a Planning Performance Agreement in relation to the masterplanning

programme. 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.

8. EFDC officers met with the site promoters for the South Epping masterplan area in September to discuss the Inspector's concerns regarding the proposed level of housing on the site. The subsequent technical evidence prepared by their consultants has been reviewed and is being used to inform the preparation of a position statement that has fed into the proposed Main Modifications for the emerging Local Plan.
9. Discussions on the two Concept Frameworks are still at an early stage in the process.

Other allocated sites

10. 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.
11. The development proposals for the five Epping town centre sites (St John's, Cottis Lane, Bakers Lane, Civic Centre, Hemnall Street) that Qualis are promoting are the subject of a Planning Performance Agreement and regular meetings are being held between Qualis and planning officers to discuss the development proposals coming forward across the town. Public engagement on the town centre strategy commenced on 7 September 2020 and Qualis have held an exhibition and series of online public meetings to discuss the broad strategy for the development of the sites in the town centre.
12. 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 Council continues to work with the applicant and Highways England to resolve issues and those matters concerning the Epping Forest Special Area of Conservation (SAC). The applicant prepared additional technical evidence in support of the development proposals that were subject to a 21 day public consultation in September 2020. Officers anticipate reporting the application to District Development Management Committee when matters relating to the SAC and Highways England have been resolved.
13. 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.

Inspector's advice following examination hearings

14. 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.
15. The Actions identified within the advice are being progressed and the Council's latest response to the Inspector, dated 24 April 2020, sets out revisions to the high level programme as submitted in January 2020 ([ED106](#)). 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 has submitted the agreed methodology to the Inspector ([ED105](#)). In accordance with the high level programme agreed with the Inspector the Council submitted the third tranche of Main Modifications (MMs) during the week in early June 2020 and the final tranche in September 2020.
16. 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. The Council has consulted Natural England and the Conservators of Epping Forest on an updated Habitats Regulation Assessment and the Draft Air Pollution Mitigation Strategy agreed by Cabinet in July 2020. The Council will be taking account of any comments made and submitting these to the Inspector in September 2020. The position statement dated 30 April 2020 is available on the website at [ED108](#).

Infrastructure Funding Statement

17. The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019) came into force on 1 September 2019: <http://www.legislation.gov.uk/ukdsi/2019/9780111187449/contents> and Government has issued updated Planning Practice Guidance.
18. The CIL Amendment Regulations have introduced a requirement for authorities to prepare Annual Infrastructure Funding Statements. Appendix A sets out the proposed Infrastructure Funding Statement for the District for 2019/2020. The Infrastructure Funding Statement (IFS) applies to financial year 2019/2020 and sets out s106 agreements completed in that year, the types and values of contributions included in the agreements and the monies paid to the Council. The report then sets

out the S106 projects deliverable within the next 5 and 10 years. The IFS also sets out how the s106 income will be spent and prioritised over the plan period.

19. Subject to meeting the 3 tests set out in CIL Reg 122 charging authorities can use funds from S106 planning obligations to pay for the same piece of infrastructure regardless of how many obligations have already contributed towards an item of infrastructure. The tests that must be satisfied for obligations to be required in respect of development proposals must be:
 - necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
20. In line with recommended practice the Council has been monitoring data on section 106 planning obligations in line with the Government's data format. This data includes details of the development and site, what infrastructure is to be provided including any information on affordable housing, and any trigger points or deadlines for contributions. Local authorities should also record when developer contributions are received and when contributions have been spent or transferred to other parties.
21. The Council has procured an online s106 tool known as Exacom that will enable the administration, monitoring of current, historic S106 contributions and future contributions that the Council will be required to secure to deliver the infrastructure for the growth included in the emerging Local Plan.
22. The new system will achieve greater efficiencies through automation and also reduce the risk of error and potential non-compliance with legislation. The owners of Exacom are working with MHCLG so it will populate the Governments data format to produce future IFS using the data already input into the system.
23. In line with the Infrastructure Delivery Plan the Council will be seeking a broader range for developer contributions in order to deliver the growth identified in the emerging local plan.
24. For larger developments the use of S106 agreements will extend to strategic infrastructure such as new schools; primary healthcare; and strategic highway and transportation improvements if they are needed as part of the development.
25. The Council has produced guidance, [Delivery Infrastructure in the District: Developer Contributions Strategy](#) on the approach to seeking developer contributions that provides a framework for the consideration of proposals to ensure that the appropriate infrastructure is realised in accordance with the policies in the emerging Local Plan. It also set out how s106 contributions will be managed and monitored and managed.
26. In August 2020, MHCLG has published new research, [The Incidence, value and Delivery of Planning Obligations and Community Infrastructure Levy in England in 2018/19](#), where they collected data through secondary datasets, as well as

through primary research. The aggregate value and incidence of all developer contributions agreed in England during the financial year 2018/19 has been calculated through this survey distributed to all English LPAs.

27. The survey sets out a number of key findings and conclusions. S106 remains a core aspect of planning practice: 90% of surveyed LPAs attached a planning obligation to a planning permission in 2018/19. MHCLG estimated that £384 million was received in 2018/19 for direct payment non-affordable housing planning obligations and a further £42 million for in-kind contributions, giving a total of £426 million. This was an increase of £50 million from the estimated value delivered in 2016/17, attributed to an increase in direct contributions.

Green Infrastructure Strategy

28. The report to Cabinet on 20 July 2020 advised that to support the policies set out in the emerging Local Plan in relation to Green and Blue Infrastructure, the protection of ecological assets and high quality design a draft Green and Blue Infrastructure Strategy had been developed. The Strategy seeks to address the requirement to provide suitable avoidance or mitigation measures to manage any potential impacts of growth on protected sites, primarily the Epping Forest SAC and a number of SSSI's. This will ensure high quality Green and Blue Infrastructure, including the provision of Suitable Alternative Natural Green Spaces (SANG), is delivered alongside the proposed growth in the District.
29. The public consultation for the Green Infrastructure Strategy ran from 4 June for a period of 6 weeks until 16 July 2020. This included a series of workshop/forum events for Members, Youth Council and developers in the District. Following the consultation updates are being made the Strategy and it is being referred to the Quality Review Panel on 18 September 2020. The Final strategy will be brought back to Cabinet for endorsement as a material consideration in the determination of planning applications, masterplans/concept frameworks and guide design and implementation processes.

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.

The successful delivery of Infrastructure in the District and Harlow and Gilston Garden Town will require a significant commitment of officer time. The Council's Developer Contributions Strategy includes provision for developers to contribute towards the cost of monitoring the compliance of S106 Agreements.

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.

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The IFS has been prepared in accordance with The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019) that came into force on 1 September 2019.

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 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.

Essex County Council as the local education authority were asked if they would be liaising with District Authorities in the production of our IFS but were not in a position to create anything additional beyond the IFS they must produce.

Background Papers:

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

C-034-2019/20: Implementation of the Local Plan: update on progress 15 April 2020

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

Housing Implementation Strategy EB401A and B January 2019

Habitat Regulations Assessment (EB209) January 2019

Methodology review for the HRA for the Local Plan (ED105) February 2020

Update on progress of Inspector's actions in her Advice after Hearings (ED106) April 2020

Epping Forest Special Area of Conservation Position Statement (ED108) April 2020

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.

Section 1: Identifying details
Your function, service area and team: Planning Service
If you are submitting this EqIA on behalf of another function, service area or team, specify the originating function, service area or team: <i>N/A</i>
Title of policy or decision: Update on the progress of strategic masterplans, concept frameworks, planning performance agreements, the Quality Review Panel and contributions from developers towards infrastructure
Officer completing the EqIA: Lydia Grainger Tel: 01992 564275 Email: lgrainger@eppingforestdc.gov.uk
Date of completing the assessment: 09 September 2020

Section 2: Policy to be analysed	
2.1	Is this a new policy (or decision) or a change to an existing policy, practice or project? No
2.2	Describe the main aims, objectives and purpose of the policy (or decision): <i>The report is to update members on the progress of Strategic site allocations in the emerging Local Plan and to fulfil the requirement to publish an Infrastructure Funding Statement by 31 December each year.</i> What outcome(s) are you hoping to achieve (ie decommissioning or commissioning a service)? <i>To ensure members are fully briefed on the progress made on strategic planning issues.</i>
2.3	Does or will the policy or decision affect: <ul style="list-style-type: none"> • service users • employees • the wider community or groups of people, particularly where there are areas of known inequalities? <i>No</i>
2.4	Will the policy or decision involve substantial changes in resources? <i>No – the report is for information only.</i>

2.5	<p>Is this policy or decision associated with any of the Council's other policies and how, if applicable, does the proposed policy support corporate outcomes?</p> <p><i>It fulfils a commitment made to Cabinet in the report of 18 October 2018 to keep members updated on the progress of masterplans, concept frameworks and other site allocations and the requirement to produce an Infrastructure Funding Statement.</i></p>
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Section 3: Evidence/data about the user population and consultation¹

As a minimum you must consider what is known about the population likely to be affected which will support your understanding of the impact of the policy, eg service uptake/usage, customer satisfaction surveys, staffing data, performance data, research information (national, regional and local data sources).

3.1	<p>What does the information tell you about those groups identified?</p> <p><i>This is not applicable – the report is for noting only.</i></p>
3.2	<p>Have you consulted or involved those groups that are likely to be affected by the policy or decision you want to implement? If so, what were their views and how have their views influenced your decision?</p> <p><i>N/A – as above</i></p>
3.3	<p>If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary:</p> <p><i>N/A for reason noted in 3.1</i></p>

Section 4: Impact of policy or decision

Use this section to assess any potential impact on equality groups based on what you now know.

Description of impact	Nature of impact Positive, neutral, adverse (explain why)	Extent of impact Low, medium, high (use L, M or H)
Age	None	N/A
Disability	None	N/A
Gender	None	N/A
Gender reassignment	None	N/A
Marriage/civil partnership	None	N/A
Pregnancy/maternity	None	N/A
Race	None	N/A
Religion/belief	None	N/A
Sexual orientation	None	N/A

Section 5: Conclusion			
		Tick Yes/No as appropriate	
5.1	Does the EqIA in Section 4 indicate that the policy or decision would have a medium or high adverse impact on one or more equality groups?	✓ No <input checked="" type="checkbox"/>	
		Yes <input type="checkbox"/>	If ' YES ', use the action plan at Section 6 to describe the adverse impacts and what mitigating actions you could put in place.

No actual or likely adverse impacts have come to light.

Section 6: Action plan to address and monitor adverse impacts

What are the potential adverse impacts?	What are the mitigating actions?	Date they will be achieved.



Section 7: Sign off

**I confirm that this initial analysis has been completed appropriately.
(A typed signature is sufficient.)**

Signature of Head of Service: Alison Blom-Cooper

Date: 10 September 2020

Signature of person completing the EqlA: Lydia Grainger

Date: 9 September 2020

Advice

Keep your director informed of all equality & diversity issues. We recommend that you forward a copy of every EqlA you undertake to the director responsible for the service area. Retain a copy of this EqlA for your records. If this EqlA relates to a continuing project, ensure this document is kept under review and updated, eg after a consultation has been undertaken.

Appendix A - 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. Garden Town Team commissioned access study seeking to address the Local Plan Inspector's actions in relation to the access option into the site. Work concluded and submitted to the Inspector in September.	Masterplan	Not commenced	Claudia Nicolini
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 Summers signed - July 2018 West Katherines signed - May 2019	2022/23	28/03/2019 - joint 06/09/2019 - West Summers	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 Summers), 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.	Masterplan	Not commenced	James Rogers
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 to agree a statement of common ground to address the Local Plan Inspector's actions raised in her advice dated August 2019. A draft PPA has been circulated with the site promoters. Ongoing meetings are being held between PAH, ECC, EFDC and HDC.	Masterplan	Not commenced	Claudia Nicolini
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. The site promoters are due to submit the latest version of their draft masterplan in October.	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 Council's consultants who are preparing the NWA masterplan are meeting regularly with the Implementation Team to discuss the proposed approach to the draft masterplan options, preparing technical supporting data and liaising with site promoters on the adjoining site (NWB). Memberd workshops have been held to discuss the consultants initial approach to this work.	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, Green Belt and the EFSAC. EFDC and the site promoters/developers have held meetings to discuss technical matters including noise, landscape/SANGS, access and education. EFDC and the site promoters are liaising on a position statement to be submitted to the Local Plan Inspector to address the actions raised.	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, subject to all parties signing. Topic based meeting are schedule from October 2020 onwards to discuss the detailed masterplanning. Site promoters have been undertaking technical studies in order to progress the Masterplan process.	Masterplan	Not commenced	Claudia Nicolini
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

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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
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 (September 2020)	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
Epping Town Centre Sites	EPP.R4 (St Johns) + EPP.R5 (Epping Sports Centre) + EPP.R6 (Cottis Lane) + EPP.R7 (Bakers Lane) + EPP.R8 (Civic Offices)	Comprehensive redevelopment of the sites.	Advanced stage of discussion - not yet signed	2028/29	04/10/2019	Meetings have been held and are ongoing between Qualis, the Local Planning Authority and key stakeholders. Member workshops have taken place. Community consultation began 7th September 2020. Draft proposals presented to the Council's QRP in September 2020. Draft PPA prepared.	Masterplan	Not commenced	Nick Finney

Appendix B - 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												
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. Qualis liaising with Implementation Team regarding PPA and subsequent topic based meetings.	Under preparation	Nick Finney	Implementation
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
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 - Was intended for Apr 20 but shelved due to Covid-19	1st review - 28 Mar 19. 2nd review - 17 Apr 20	DM Forum not held due to Covid-19, applicants are arranging own publicity. Full application now expected Nov 20	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	Applicants are reviewing options following removal of allocation CHIG.R7	Not commenced	Ian Ansell	Development Management
Stanford Rivers Road, Ongar	ONG.R6	Erection of 39 residential units.	Discussions ongoing		Pre application ref: EF\2019\ENQ\00630	Feb-20	N/A	TBC	Further pre-app meeting schedule Sept 20	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	26-Apr-18 Oct-18 and Aug-19	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.	Draft S106 Heads of Terms	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	N/A	N/A	Awaiting SAC outcome	Not commenced	Ian Ansell	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	Awaiting SAC outcome	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	Additional information requested	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	Applicants proposed off-site affordable housing option found to be insufficient, scheme under further review	Not commenced	Ian Ansell	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	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	Wider consultation held so no decision as of yet	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	Scheme was amended and will go forward to Committee for 3 units but waiting for SAC to be sorted.	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	May-18	TBC	16-Aug-18	Awaiting comments from policy and will then present to committee	Not commenced	Sukhi Dhadwar	Development Management
Oak Hill Green, Oak Hill Road, Stapleford Abbots	STAP.R1	Residential development around 40 units and community facilities.	N/A	2021/22	Planning application: EPF/0216/20	May-18	N/A	Second review 17-May-19	Design review progressing following identification of gas pipe line under site requiring a no build zone	Not commenced	Ian Ansell	Development Management
13-15a Alderton Hill, Loughton	LOU.R14	Alderton Hill Loughton Essex IG10 3JD Demolition of houses at 13, 15 and 15a Alderton Hill, and the erection of linked blocks of elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block, and associated ground works. (Second application)	N/A	2028/29	Planning application EPF/2115/18	No	N/A	N/A	Likely to recommend for refusal early October.	Not commenced	Sukhi Dhadwar	Development Management
Epping Forest Playing Fields, Loughton			N/A		EPF/0379/20	No	N/A	N/A	Currently with consultants re: viability	Not commenced	Marie Claire Tovey	Development Management
Applications awaiting S106 to be signed (excluding S106 only relating to the SAC)												
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	Viability appraisal to be reviewed	Awaiting signature	Sukhi Dhadwar	Development Management
Planning applications determined and issued												
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 and dismissed on appeal hearing	Not commenced	Sukhi Dhadwar	Development Management

Appendix C - Non allocated Sites

Site	Description of proposal	PPA status	Application Stage	Local Plan Implementation Forum	Development Management Forum	Quality Review Panel	Timescales / progress update	Section 106 status	Case officer	Team responsible
Pre application submissions										
Warlies Nurseries, Horseshoe Hill, Waltham Abbey	18 retirement dwellings within walled garden	N/A	Pre-application ref EF\2019\ENQ\00958	Dec-19	N/A	N/A	In abeyance at applicants request, researching site history	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	Awaiting comments from ECC Highways and Highways England	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
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	Held in abeyance due to SAC.	Not commenced	Graham Courtney	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	Held in abeyance due to SAC.	Not commenced	Muhammad Rahman	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	Awaiting Legal Agreement for SAC (recreation) then decision will be issued.	Not commenced	Graham Courtney	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	Held in abeyance due to SAC. (Were directed by Conservation to look at redevelopment rather than conversion, however they have been informed that this would be unacceptable in Green Belt terms).	Not commenced	Graham Courtney	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	Too be presented to the 16 September DDMC with an Appropriate assessment	Not commenced	Sukhi Dhadwar	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 through local plan process, application held pending outcome	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	2019	N/A	N/A	Awaiting SAC outcome	Not commenced	Ian Ansell	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 SAC outcome	Not commenced	Ian Ansell	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	Held in abeyance due to SAC.	Not commenced	Muhammad Rahman	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	Refused 31/10/2019.	Not commenced	Graham Courtney	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	Class B1/B8 Use - Waiting for SAC to be sorted.	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	No decision made due to prematurity in relation to masterplan sites.	Not commenced	Sukhi Dhadwar	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	Dec-19	N/A	N/A	Awaiting SAC outcome	Not commenced	Ian Ansell	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
69 Farm Hill Road, Waltham Abbey	Demolition of bungalow and erection of two, two storey linked blocks to provide 4 x 1 bed roomed flats and 2 x 2 bed roomed flats with associated car parking, bin and bike stores, amenity and landscaping.	N/A	Planning application - EPF/3381/18	No	N/A	N/A	Held in abeyance due to SAC. Unlawful works on site have now ceased. Will continue to be monitored by Enforcement	In progress	Graham Courtney	Development Management
Garden Centre, Crown Hill, Waltham Abbey, EN9 3TF	Proposed construction of x6 no semi-detached dwellings (revised application to EPF/0318/20).	N/A	EPF/0770/20	No	N/A	N/A	Revised information submitted. Determination likely within next few weeks	Not commenced	Sukhi Dhadwar	Development Management

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Site	Description of proposal	PPA status	Application Stage	Local Plan Implementation Forum	Development Management Forum	Quality Review Panel	Timescales / progress update	Section 106 status	Case officer	Team responsible
233 - 235 Fencepiece Road, Chigwell	Demolition of two existing semi-detached dwellings and replacement with single structure containing 10 new apartments.	N/A	EPF/0633/20	No	N/A	N/A	SAC case	Not commenced	Marie-Claire Tovey	Development Management
Taw Lodge, Epping Lane, Stapleford Tawney	Demolition of existing buildings & erection of x7 no. residential dwellings.	N/A	EPF/0511/20	No	N/A	N/A	Recommended for refusal	Not commenced	Ian Ansell	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	EPF/0491/20	No	N/A	N/A	Awaiting response from ECC re: design issues.	Not commenced	Sukhi Dhadwar	Development Management
143 High Road, Loughton	Application for Prior Approval for a Proposed provision of x 8 no. flats at first floor level	N/A	EPF/0789/20	No	N/A	N/A	Approved, but cannot commence due to SAC issue	Not commenced	Muhammad Rahman	Development Management
Esperenza Nursery, Stapleford Rd, Stapleford Abbots	Revised planning application for x8 no. semi detached houses (following previous permission for x 5 no. detached houses)	N/A	EPF/1029/20	No	N/A	N/A	Recommended approval	Not commenced	Marie-Claire Tovey	Development Management
Rolls Park, Rolls House, High Road, Chigwell	Redevelopment of the site to provide 7 houses, comprising 2no. 4 bed detached, 4no. Semis three bedroom semis, and 1No. 3 bed detached.	N/A	EPF/1044/20	No	N/A	N/A	Refused 16/06/2020	Not commenced	Honey Kojouri	Development Management
Stapleford Abbots Golf Course, Tysea Hill, Stapleford Abbots	Demolition of existing building and erection of 40 mobile homes in the SW corner of the golf course to work as ancillary leisure structures for the club	N/A	EPF/0109/20	No	N/A	N/A	Recommended for refusal	Not commenced	Ian Ansell	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	EPF/1400/20	No	N/A	N/A	Under review	Not commenced	Ian Ansell	Development Management
2 Courtland Drive, Chigwell	Demolition of existing dwelling and replacement with new structure containing 5 new dwellings.	N/A	EPF/2573/20	No	N/A	N/A	Application withdrawn	Not commenced	Caroline Brown	Development Management
Former Duke Of Wellington Wellington Hill Loughton	Proposed demolition of existing buildings & construction of x2 no. apartment blocks, consisting of 8 flats , provision of ancillary car & cycle parking, electric vehicle charging points, amenity space, landscaping & boundary treatment.	N/A	EPF/1533/20	No	N/A	N/A	Recommended for approval subject to S106. Will go to Plans West Committee on the 7 October 2020.	Not commenced	Francis Saayeng	Development Management
24-26 Bridge Garage High Street Ongar CM5 9DZ	Demolition of existing car showroom and servicing bays and construction of nine, 2-bed apartments, bin and cycle stores, private open space, parking spaces and provision of foul and surface water drainage and landscaping.	N/A	EPF/1385/20	No	N/A	N/A	Under review	Not commenced	Ian Ansell	Development Management
High House Farm, Stapleford Road, Stapleford Abbots	Construction of x20 no. new dwellings with associated infrastructure, parking, public open space & landscaping	N/A	EPF/0524/20 (revised from EPF/2708/18)	No	N/A	N/A	Awaiting viability review	Not commenced	Ian Ansell	Development Management
Taw Lodge Epping Lane Stapleford Tawney	Demolition of existing buildings; and erection of 6 residential dwellings and associated landscaping and infrastructure.(Revised application to EPF/0511/20).	N/A	EPF/1673/20	No	N/A	N/A	Under review	Not commenced	Ian Ansell	Development Management
Applications awaiting S106 to be signed										
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

EB153

Site	Description of proposal	PPA status	Application Stage	Local Plan Implementation Forum	Development Management Forum	Quality Review Panel	Timescales / progress update	Section 106 status	Case officer	Team responsible
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	Held in abeyance due to SAC.	In progress	Graham Courtney	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	Awaiting agreement completion	In progress	Ian Ansell	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	Pre-app March 2019	No	TBC	Awaiting agreement completion	In progress	Ian Ansell	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	Recommended for approval (with conditions) subject to S106.	Not commenced	Francis Saayeng	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	Recommended for refusal - subject to appeal	Not commenced	Sukhi Dhadwar	Development Management
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	Recommended for refusal	Not commenced	sukhi dhadwar	Development Management
Cock and Maggie PH Epping Road Epping Upland	demolition of existing PH and replacement with 10 dwellings	n/a	EPF/0952/19	No	n/a	n/a	Awaiting amended plans	Not commenced	sukhi dhadwar	development Management
Proposals at appeal										

INFRASTRUCTURE FUNDING STATEMENT

2019/2020

October 2020

1. Introduction

- 1.1 The Infrastructure Funding Statement (IFS) is an annual report that provides a summary of all financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) for Epping Forest District for a given financial year (1 April to 31 March). It
- 1.2 As a result of changes to the CIL Regulations, Councils are now required to publish online each year an Infrastructure Funding Statement (IFS) by 31 December. The Statement must set out the projects which the authority intends to be funded by S106 obligations and details of how much has been collected, how much is spent, what it is spent on. The intention is that the IFS provides clarity and transparency to local communities and developers on S106 income and expenditure that will in future align to planned development, as envisaged in the Local Plan.
- 1.3 Section 3 sets out the collection and spending of financial contributions over the last financial year 2019/2020.
- 1.4 Section 6 sets out the s106 developer contributions for the next 5 years as set out in the Epping Forest District Infrastructure Delivery Plan 2020.
- 1.5 The Council and Land Promoters have a responsibility, through the planning process, to manage the impact of the growth and ensure that any harm caused, as a result of development, is mitigated and necessary infrastructure is provided. The Council therefore expects new development to contribute to site related and other infrastructure needs.
- 1.6 The over-arching reasoning and justification for planning obligations is set out in the objectives as well as policies of the emerging Local Plan. Part 2 (previously Appendix 6) of the emerging Local Plan sets out the site-specific requirements for allocated sites outside the masterplan areas.

2. Developer Contributions/Section 106 Planning Obligations

- 2.1 Planning Obligations (also known as S106 Agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of development. Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.

EB153

- 2.2 The Council's approach to seeking developer contributions is set out in the strategy the Delivering infrastructure in the District: Developer Contributions Strategy adopted in 2019. The Strategy was put in place to ensure consistent delivery of infrastructure in the District and sets out the approach and the arrangements required to ensure the sustainability and long-term stewardship of the development. It provides a framework for the consideration of proposals to ensure that the appropriate infrastructure is realised in accordance with the policies in the emerging Local Plan.
- 2.3 S106 contributions can either be provided on-site or off-site in the form of financial payments.

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3. Amount of developer contributions secured and collected in 2019/2020

Table 1 - Section 106 contributions and affordable housing contributions secured by way of completed s106 agreements in 2019/2020

Address and application reference	Date Decision Issued	Description of Development	£ Secured
EPF/0937/18 Land at Sewardstone Road, Waltham Abbey, EN9 1JH Tesco (McCarthy & Stone)	20 May 2019 with S106 agreement	Erection of 52 'Retirement Living' (Category II Sheltered Housing) apartments for the elderly with associated communal facilities, car parking and landscaping.	£468,335 off-site affordable housing Pedestrian link across land to Howard Close. £18,304 – EPFSAC, recreational pressure. £12,828 - towards local health care facilities.
EPF/0741/18 Land at 6 Church Street, Waltham Abbey	5 July 2019 with S106 agreement	Proposed conversion of office building B1 to 12 residential apartments C3 and installation of 8 x Velux windows in the roof slopes.	£20,000 for the provision of off-site affordable housing
EPF/1547/18 Hillview, St Leonards Road Nazeing Essex, EN9 2HQ	17 January 2020 with S106 agreement	Demolition of existing house and the erection of 5 (3, 2 bed and 2, 1 bed) flats. The 3 ground floor flats are to be provided for	Accommodation for disabled residents and their families.

		disabled residents and their families	
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Table 2 – Section 106 contributions and affordable housing contributions received by the Council in 2019/2020

Address and application reference	Date Decision Issued	Type of Contribution	£ Collected
EPF/2473/16 Woodview, Chigwell	12 May 2017 with S106 agreement	Affordable Housing	£237,365.23 as 50% required on commencement of development.
EPF/3210/17 256 Loughton High Road, Loughton	13 th November 2018 with S106 agreement	Affordable Housing Special Area of Conservation (SAC)	£212,756 as 50% required on commencement of development £10,208
EPF/0741/18 Land at 6 Church Street, Waltham Abbey	5 th July 2019 with S106 agreement	Affordable Housing	£20,000

4. Contributions towards the Interim Mitigation Strategy to manage the impact on recreational pressure on Epping Forest Special Area of Conservation (EFSAC)

- 4.1 Epping Forest (the Forest) was a former royal forest and provides a large open space for the recreation of people living in London but also for residents from within and beyond Epping Forest District. It covers some 2400 hectares and is run by the Conservators of Epping Forest owned and managed by the Corporation of London. The Council expects all relevant development proposals to assist in the conservation and enhancement of the biodiversity, character, appearance and landscape setting of Epping Forest SAC.
- 4.2 [An Interim Approach to Managing the Recreational Pressures on the Epping Forest Special Conservation Area \(SAC\)](#) was adopted by Cabinet on the 18 October 2018. It is a material consideration in the determination of planning applications and permitted development right proposals for residential development which would result in net increase in new homes within the Epping Forest District administrative area.
- 4.3 The interim approach recognises that visitors from one local authority administrative area often go to a part of the SAC that lies within a different local authority administrative area. The Interim Approach identifies schemes and their associated costings developed and programmed to cover the period up to 2033. Under the Interim Approach contributions of £352 per additional dwelling are sought from individual residential development schemes within 0-3 kms of the Epping Forest SAC boundary. The route for securing the contributions is by way of a Section 106 agreement in accordance with the Strategy.
- 4.4 In the financial year 2019/2020 the contributions secured for the Epping Forest SAC for Site access and management measures (SAMMs) was £29,216 and of that amount the sum of £24,992 has been received. The sum of £4,224 will be payable by developers to the Council when the triggers for the development are reached.
- 4.5 An up to date visitor survey to underpin strategic approaches to mitigation for urban development and increasing recreation pressure at Epping Forest Special Area of Conservation (SAC) was carried out on 2019 and the mitigation strategy may be updated to reflect these changes.

- 4.6 The Survey work took place at 17 locations in the Forest and interviews were conducted at each location with a random sample of people seen and counts were made of the total number of people visiting. Surveys took place in early September 2019 and involved 16 hours at each location, spread over daylight and including a weekend day and a weekday.
- 4.7 The cost of the survey was £17,952.00 will be funded from the SAC s106 contributions collected from this Council, the City of London Corporation, Harlow, East Hertfordshire and Uttlesford District Councils and the London Borough of Waltham Forest.

5. Infrastructure Delivery Plan

- 5.1 The emerging Epping Forest District Local Plan sets out the strategy in Policy SP2 to meet the housing requirement of 11,400 new homes and around 10,000 new jobs over the Plan period (2011-2033). This growth comes with a need for supporting infrastructure including transport, education, health and community facilities to mitigate development impacts and support new communities.
- 5.2 [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.
- 5.3 The IDP is a “live” document that will be updated to take account of the evolving plan making development and required changes in infrastructure provision. Since Part A and Part B were produced a **2020 Update** of the Part B report has been produced¹. The purpose of the update is to reflect changes made to the infrastructure requirements as a result of proposed modifications to the emerging local plan arising from the Inspector’s advice of 2 August 2019 (ED98), as well as additional work that has been undertaken since the IDP was first published.

¹ Note, Part A of the IDP has not been subject to an update. The updated 2020 document will be placed on the Council’s website as soon as it is completed which will be before December 2020.

6. Planned Income and Expenditure

- 6.1 The IDP sets out how the s106 income will be spent and prioritised over the plan period. The level of s106 contributions will depend on the nature and scale of the development, the number of implemented permissions, build out rates and the phasing of development etc. and the contributions must be spent in accordance with the terms of any agreement.

Table 3 – shows the District Wide and Garden Town Strategic Sites S106 Infrastructure within the District with delivery phasing identified in IDP in the next 5 years (and beyond)

District Wide

Ref	Infrastructure Type	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Delivery Phasing	Baseline source
DW6	Transport - Highways	All proposed development which would result in a net increase in Annual Average Daily Traffic (AADT) on roads within 200m of the EFSAC must include proposals to mitigate the impact of air pollution as set out in the Air Pollution Mitigation Strategy.	Essential	Developers	Development Contributions	N/A	2019 - 2033	Epping Forest Special Area of Conservation – Draft Air Pollution Mitigation Strategy Consultation with EFDC

<p>DW8</p>	<p>Transport - Public Transport</p>	<p>Explore the potential and viability of new bus services and increased frequency of existing bus services to connect key settlements</p>	<p>Essential</p>	<p>ECC / Developers / TfL / Other Operators</p>	<p>Developer Contributions (S278 for physical infrastructure; S106) / TfL / Other Operators / ECC</p>	<p>Unknown</p>	<p>2016-2031</p>	<p>Consultation with Essex County Council</p>
<p>DW9</p>	<p>Transport - Public Transport</p>	<p>Installation of Real Time Travel Information at train stations and bus stops across the District</p>	<p>Required</p>	<p>ECC</p>	<p>Developer Contributions (S106) / ECC</p>	<p>£100,000 - £250,000</p>	<p>Unknown</p>	<p>Member Workshop discussion groups, consultation with Essex County Council</p>
<p>DW11</p>	<p>Transport - Active Transport</p>	<p>A review of all one way streets in each town to identify whether there is scope for area wide contra-flows for cycling and walking.</p>	<p>Essential</p>	<p>EFDC / ECC / Developers</p>	<p>Developer Contributions (S278 for physical infrastructure relating to highways; S106) / Grant funding</p>	<p>TBC</p>	<p>Unknown</p>	<p>EFDC Cycling Action Plan 2018</p>

DW13	Open Space and Green Infrastructure	Existing allotment sites to be upgraded to improve facilities and entrances	Required	EFDC	Developer Contributions (S106) / Grant Funding	Dependent upon exact size and nature of schemes	Unknown	Open Space Strategy
DW14	Open Space and Green Infrastructure	Upgrades to play areas where required, including: interventions to make them more welcoming; upgrades to rubberised safety surfacing in provision for children and young people; and more exciting and stimulating play equipment.	Required	EFDC	Developer Contributions (S106) / Grant Funding	Dependent upon exact size and nature of schemes	Unknown	Open Space Strategy
DW15	Open Space and Green Infrastructure	Improving existing links through signage, physical upgrades etc. and extending the natural and semi-natural green space network	Required	EFDC	Developer Contributions (S106) / Grant Funding	Dependent upon exact size and nature of schemes	Unknown	Open Space Strategy
DW16	Open Space and Green Infrastructure	Improvement of existing amenity open spaces to increase their functionality and experience	Required	EFDC	Developer Contributions (S106) / Grant Funding	Dependent upon exact size and nature of schemes	Unknown	Consultation with Epping Forest District Council

<p>DW17</p>	<p>Open Space and Green Infrastructure</p>	<p>Wayfinding Strategy for the District's Public Rights of Way network to make the network more legible and accessible and to guide people to underused GI assets wherever possible and/or appropriate</p>	<p>Required</p>	<p>TBC</p>	<p>Developer Contributions (S106) / Grant Funding</p>	<p>Dependent upon exact size and nature of schemes</p>	<p>2016-2033</p>	<p>Draft Green Infrastructure Strategy 2020</p>
<p>DW18</p>	<p>Open Space and Green Infrastructure</p>	<p>Wildflower verges to district roads</p>	<p>Required</p>	<p>TBC</p>	<p>Developer Contributions (S106) / Grant Funding</p>	<p>Dependent upon exact size and nature of schemes</p>	<p>2016-2033</p>	<p>Draft Green Infrastructure Strategy 2020</p>
<p>DW19</p>	<p>Open Space and Green Infrastructure</p>	<p>Wide-scale tree planting</p>	<p>Required</p>	<p>TBC</p>	<p>Developer Contributions (S106) / Grant Funding</p>	<p>Dependent upon exact size and nature of schemes</p>	<p>2016-2033</p>	<p>Draft Green Infrastructure Strategy 2020</p>
<p>DW20</p>	<p>Open Space and Green Infrastructure</p>	<p>Art curation</p>	<p>Required</p>	<p>TBC</p>	<p>Developer Contributions (S106) / Grant Funding</p>	<p>Dependent upon exact size and nature of schemes</p>	<p>2016-2033</p>	<p>Draft Green Infrastructure Strategy 2020</p>

DW21	Open Space and Green Infrastructure	Provision of Suitable Alternative Natural Greenspace (SANG) and contributions to Strategic Access Management and Monitoring (SAMMS)	Required	Various	Developer Contributions (S106)	TBC	2016-2033	Draft Green Infrastructure Strategy 2020 and Interim Recreational Pressure Mitigation Strategy 2018
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GT Strategic Sites (in EFDC)

Ref	Infrastructure Type	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Delivery Phasing	Baseline source
SSC1	Utilities	Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex	Required	Developer / ECC	Developers / Grant	£200,000	2023-2028	Consultation with Essex County Council
SSC2	Utilities	Measures to support implementation of the Garden Town Digital Strategy	Required	Providers / Developers	Providers / Developers	Unknown	2016-2023	Consultation with Harlow and Gilston Garden Town
SSC12	Transport - Public Transport	Sustainable Transport Corridors and Town Centre Transport Hub	Essential	ECC / HCC	HIF (grant and claw back to be recycled) / Developer contributions (S106)	£157,161,083	2021-2033	Consultation with Essex County Council and Hertfordshire County Council as part of Harlow and Gilston Garden Town IDP

SSC13	Transport - Public Transport	Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links	Required	ECC / HCC	Developer contributions (S106)	£7,317,195	2021-2033	Consultation with Essex County Council and Hertfordshire County Council as part of Harlow and Gilston Garden Town IDP
SSC14	Transport - Public Transport	Travel Plan measures/monitoring	Required	ECC / HCC / Operators	Developer contributions (S106)	Unknown	2021-2033	
SSC15	Transport - Public Transport	Passenger transport infrastructure and services	Required	ECC / HCC / Operators	Developer contributions (S106)	Unknown	2021-2033	
SSC20	Open Space and Green Infrastructure	Ongoing stewardship and governance of open space	Required	Stewardship body (potentially a Community Interest Company)	Developers / Grant / Revenues / Other	Unknown	2021-2033	Harlow and Gilston Garden Town Stewardship Advice Stage 2 Final Report and Draft Green Infrastructure Strategy 2020

7. **Conclusions**

- 7.1 Epping Forest District Council is committed to working with the local community and other stakeholders to ensure that planning contributions are used in a transparent way to maximise the benefits and opportunities arising from development and growth in the District.

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