

Report to the Cabinet

Report reference: C-066-2020/21

Date of Meeting: 11 March 2021



**Epping Forest
District Council**

Portfolio: Planning and 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:

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 provides members with an update on the progress of Strategic Masterplans, Concept Frameworks and Planning Performance Agreements (PPAs) within the District, including major projects and planning applications dealt with by the team. Scheduled meetings and workshops are taking place with site promoters and developers in accordance with project plans agreed within PPAs, albeit virtually. Project programmes are being adjusted where necessary to account for the COVID-19 pandemic, in particular community engagement arrangements.

Following endorsement of the Infrastructure Funding Statement (IFS) by Cabinet on 19th October 2020, the document has been submitted to Ministry of Housing Communities and Local Government and published on the EFDC website. This fulfils the Council's requirement to publish an annual infrastructure funding statement by 31 December each year. The first statement covers the period 1 April 2019 to 31 March 2020 and sets 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.

The Council has adopted the Interim Air Pollution Mitigation Strategy. Following consultation on the draft strategy approved by Cabinet on 20 July 2020, Natural England has now confirmed that if the measures identified in the Interim Air Pollution Mitigation Strategy are secured through appropriate policy wording within the emerging Local Plan to provide the necessary link between the Habitat Regulations Assessment and the mitigation they

consider that it could provide a sound strategy for the purposes of avoiding and mitigating air quality impacts on Epping Forest SAC that result from plan led development. The Council will be proposing Main Modifications to Policies DM 2 and DM 22 to the Inspector to address this matter and will be finalising the HRA to take account of the latest evidence. Pending the adoption of the Local Plan the Council can adopt the strategy to support the Local Plan HRA process and facilitate the determination of planning applications which have the potential to have an adverse effect on the integrity of the Epping Forest SAC in relation to atmospheric pollution without mitigation.

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.
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

Garden Town masterplans

4. EFDC officers are 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. As part of the project programme set out in the PPA, topic based workshop meetings have been held with PAH, the Garden Town authority partners and key stakeholders to discuss technical matters. The initial proposals for the hospital redevelopment were also been reviewed by the HGGT Quality Review Panel on 4 December 2020. These discussions are to first inform the preparation of a joint position statement between PAH and the Garden Town authority partners that is required to support the submission of the outline business case (OBC) that Public Health England will need to make to the Treasury. The first draft of the position statement was circulated to EFDC and Harlow Officers prior to the Christmas break for comments.
5. Officers are reviewing the signed PPA for Latton Priory which will be updated to incorporate the next phase of meetings to discuss the sustainable transport corridor (STC) and Suitable Alternative Natural Green Space (SANG) provision, in addition to masterplanning/design, landscape, sustainability, housing mix etc. Meetings have been held with the site promoters/agent for Water Lane in February to discuss SANG and STC matters as well as agree the proposed work programme for developing the masterplans. A workshop to discuss the form and design of the STC through Water Lane is being set up and Officers are liaising with Garden Town Partners on the potential for open space provision outside the masterplan area and the implications of STC routing on the masterplan framework and land assembly.
6. Following consultation on the draft Green Infrastructure Strategy, the proposed Green Infrastructure Strategy will be reported to the Stronger Place Select Committee on 29 March and to the April meeting of Cabinet. This will inform, among other matters, the provision of Suitable Alternative Natural Green Space (SANG) in the Garden Town masterplan areas. The Garden Transport Strategy is nearing completion with a focus on the south to centre Sustainable Transport (STC) link (between Harlow town centre and the Latton Priory Masterplan Area). This work will in turn facilitate negotiations between the Garden Town partner authorities and site promoters/developers in respect of the detailed masterplans. ECC has been involved in these discussions 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 bearing in mind the impacts of Covid which meant that many site promoters/developers furloughed staff for a period last year.

Waltham Abbey masterplan

8. A Planning Performance Agreement has been signed by the Waltham Abbey site promoters/developers, EFDC and Essex CC. Regular meetings are being held to discuss the masterplan. The initial proposals will be reviewed by the Council's Quality Review Panel.

North Weald Bassett masterplans

9. Officers are discussing the project programme with site promoters for North Weald Bassett with the intention of commencing topic based meetings and masterplanning discussions shortly. 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. Soundings on behalf of the Council as landowner has undertaken consultation in November/December 2020 and early this year. Officers await the feedback from the consultation and will be working with the Council's consultants to develop the masterplan options.

South Epping masterplan

10. 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 was used to inform the preparation of a position statement that has fed into the proposed Main Modifications for the emerging Local Plan. The Council are still awaiting comments from the Local Plan Inspector.
11. Discussions on the two Concept Frameworks are still at an early stage in the process.

Other allocated sites

12. Alongside the Strategic Masterplan and Concept Framework sites, work has been progressing on other sites proposed for allocation within the emerging local plan that are not strategic allocations but constitute major development in the District. 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 of the Local Plan.
13. 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 have been held between Qualis and planning officers to discuss the development proposals coming forward across the town. Two planning applications were submitted for commercial development proposals on the Bakers Lane and Cottis Lane sites in December 2020 and public consultation was open until the end of January 2021.

14. The revised planning application for the Next development proposals on land at Dowding Way was referred to the District Development Management Committee on 21 December 2020. This has now been referred to Full Council for determination. Ahead of the committee, the Council had negotiated the removal of the Highways England holding objection and undertook an additional piece of transport modelling work to demonstrate that the proposed right-hand turn ban from Honey Land East into Forest Side would not have a detrimental impact on air quality in the Epping Forest Special Area of Conservation. The proposed mitigation measures were endorsed by Highways England and Natural England.

Quality Review Panel

15. The EFDC/HGGT Quality Review Panel (QRP) was established in April 2018 to support innovative, sustainable, high quality placemaking that will meet the needs and consider the future demands of the District, and communities at the Harlow and Gilston Garden Town. Up to February 2021 The QRP has undertaken a total of 58 reviews. The Council has recently renewed the contract for Frame Projects as external managers of the QRP for a further two years until November 2022, at nil cost to the Council as running costs are recouped through review fees.
16. The QRP's terms of reference is updated annually, and the latest terms of reference for both the EFDC panel and HGGT panel can be seen on the Council's website: <https://www.eppingforestdc.gov.uk/planning-and-building/planning-policy/quality-review-panel/>. The QRP panel chair is Peter Maxwell, Director of Design at London Legacy Development Corporation (LLDC).
17. The QRP has been recently refreshed to help promote good growth, with further panel members appointed to broaden the range of expertise that the panel provides, and to bring a mix of skills and diversity to the panel. Further panel members were sought in specialisms key to the District and Garden Town such as: sustainability and low carbon design; landscape and ecology; inclusive design, and; architecture and urban design. The panel's diversity in terms of gender, ethnicity, age and expertise has also been strengthened.
18. The QRPs reports remain confidential at pre-application stage. Their reports are utilised by applicants and officers to progress design and quality discussions. Reports at application stage are published on the Council's website at the above link, once applications or strategies are in the public domain. Public QRP reports are also appended to Officer Planning Reports and Cabinet reports to support decision-making.
19. 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.

Interim Air Pollution Mitigation Strategy

20. As previously reported the Council has continued to work actively to resolve the current situation that has restricted housing and economic development coming forward in the District since June 2018. Following the report to Cabinet on 20 July 2020 setting out the Approach to Managing the Effects of Air Pollution and the potential mitigation measures and consultation with Natural England and the Conservators of Epping Forest. Natural England advised on 10 December that the strategy contained measures that would manage and mitigate the effects of new development on the Epping Forest SAC in relation to air quality if the measures identified in the Interim Air Pollution Mitigation Strategy are secured through appropriate policy wording within the emerging Local Plan. This will provide the necessary link with the Habitat Regulations Assessment. The Interim Air Pollution Mitigation Strategy has now been adopted by the Council. As agreed by Full Council on 8 February 2021 the Council hereby declares that:
- (i) it will determine planning applications only on the basis of the law, including the National Planning Policy Framework (NPPF) and other National Planning Guidance, the 1998 Local Plan, and the latest iteration of the new Local Plan;
 - (ii) that the Cabinet Member for Planning and Sustainability will form a cross party Portfolio Holder Advisory Group in no more than 1 month from the date of this resolution; and
 - (iii) the Group is formed to support the Portfolio Holder in the delivery of the Interim Air Pollution Mitigation Strategy and provide oversight of the work of the Technical Stakeholder Group. This could include working with officers to identify where further initiatives not identified in the APMS could be brought forward to advance Air Quality Improvements with the objective of removing the need to introduce a Clean Air Zone (CAZ). Alongside the acceleration and enhancement of mitigation measures the Portfolio Holder Advisory Group will provide democratic oversight of the development of any CAZ scheme prior to its consideration through the Council's formal decision-making processes and public consultation on it in the event that future air quality monitoring and modelling continues to demonstrate that, even after the acceleration and enhancement mitigation measures, a CAZ is required.
21. The Council will be proposing Main Modifications to Policies DM 2 and DM 22 to the Inspector to address the matter and will be submitting an updated HRA to take account of the latest evidence.
22. Officers will be reviewing all of the undetermined applications in terms of policy and other material planning considerations and the Council is proposing to release decisions on applications which have been held in abeyance in accordance with the following sequence:
- Applications with a Committee resolution to grant permission;

- Allocated or designated sites that comply with the ambitions of the emerging Local Plan;
- All other applications in order of validation date

Infrastructure Funding Statement

23. 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.
24. The CIL Amendment Regulations have introduced a requirement for authorities to prepare Annual Infrastructure Funding Statements (IFS). The IFS for the District for 2019/2020 was endorsed by Cabinet at the meeting on 19 October 2020 and was submitted to the MHCLG in December 2020 and published on the Council's website to comply with current requirements. 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.

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.

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.

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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

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

C-013-2020-21 Approach to Managing the Effects of Air Pollution on the Epping Forest Special Area of Conservation (EB150) 20 July 2020

PLS-003-2020/21 Portfolio Holder Report (EB154) 4 December 2020

C-028-2020/21 Implementation of the Local Plan update on progress (EB153) 19 October 2020

Report to Full Council on 8 February 2021

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 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. Garden Town Team liaising with site promoters to agree project programme for masterplanning in Spring 2021.	Masterplan	Not commenced	Anna Rowell
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. Garden Town Team liaising with site promoters to arrange an STC workshop in Spring 2021.	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.	PPA signed January 2021 with PAH, ECC, HC	2024/25	N/A	An addendum of a Statement of Common Ground was agreed by all the key stakeholders in September 2020. A series of workshop were held with PAH and their design team with officers from EFDC, HDC and ECC and HGGT prior to a QRP session that was held in the beginning of December 2020. Meetings between all the key stakeholders are being resumed to address progress in the wider strategic masterplan area and potential timescales.	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 expected to be signed by March 2021. 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.	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.	Advanced stage of discussion	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 between October 2020 and February 2021 to discuss the consultants initial approach to this work. The PPA programme has been agreed in principle and the PPA is expected to be signed by March 2021.	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.	Not commenced	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 liaised to prepare and submit a position statement to the Local Plan Inspector to address the actions raised (submitted in September 2020).	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.	PPA signed November 2020	2022/23	N/A	PPA signed during November by all the parties. Topic based meeting started in October, currently working on a Development Framework prior to a QRP session to be held in March.	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.R6 (Cottis Lane) + EPP.R7 (Bakers Lane)	Comprehensive redevelopment of the sites.	ETCS Strategy PPA signed March 2020; ETCS Details PPA at an advanced stage of discussion		Multiple	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 and concluded November 2020. Planning Applications registered 22.12.20.	Planning Applications x2	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 Implementation Forum	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 pre-app and subsequent topic based meetings.	Not commenced	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	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	Heritage considerations under discussion between applicant and Conservation Officer	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	Pre-app meeting held September 2020	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	11-09-20 Application referred to DDMC on 21st December 2020 who recommended refusal. The application has been referred to Full Council with this recommendation. A date for the meeting is to be confirmed.	Draft S106 Heads of Terms	James Rogers	Implementation
Land west of Frogghall 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	Pending consideration	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	Pending consideration	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	Pending consideration	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	Pending consideration	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	Held in abeyance due to SAC	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	Held in abeyance due to SAC	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	Held in abeyance due to SAC	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	Further negotiation taking place with LVRP regarding S106 requirements	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	Pending consideration	Not commenced	Sukhi Dhadwar	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 under review	Awaiting signature	Sukhi Dhadwar	Development Management
Proposals at appeal												
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	Public inquiry scheduled for April 2021	Not commenced	Marie Claire Tovey	Development Management
Epping Forest Playing Fields, Loughton			N/A		EPF/0379/20	No	N/A	N/A	Public inquiry scheduled for April 2021	Not commenced	Marie Claire Tovey	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	Held in abeyance due to SAC. Discussion ongoing regarding heritage considerations.	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. Discussion ongoing regarding heritage considerations.	Not commenced	Graham Courtney	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	Held in abeyance due to SAC.	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	Held in abeyance due to SAC.	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
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	Held in abeyance due to SAC.	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	Recommended for refusal	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 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	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	Construction of 8 flats	N/A	EPF/1255/20	No	N/A	N/A	Pending consideration	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	EPF/0633/20	No	N/A	N/A	Held in abeyance due to SAC.	Not commenced	Marie-Claire Tovey	Development Management
Hill House, Waltham Abbey	New build independent living scheme comprising 48 no.1 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.	Signed 04/01/2021	EPF/0491/20	No	N/A	N/A	Awaiting amended plans	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	Requires writing notification from the Council in line with Para 75 – 78 of the Habitats Regulations 2017, before works can proceed.	Not commenced	Muhammad Rahman	Development Management

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
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	Pending consideration	Not commenced	Ian Ansell	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	Pending consideration	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	Pending consideration	Not commenced	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	Held in abeyance due to SAC.	In progress	Graham Courtney	Development Management
Land at Burleigh Lodge	Proposed erection of x10 no. semi-detached residential dwellings.	N/A	EPF/0208/20	No	N/A	N/A	Pending - likely recommend for refusal.	Not commenced	Sukhi Dhadwar	Development Management
Marshfield Service Station Sewardstone road	Demolition of petrol station, workshops, existing bungalow and the provision of a	N/A	EPF/2198/20	No	N/A	N/A	Pending consideration	Not commenced	Sukhi Dhadwar	Development Management
1-3 Coopersale Common	Demolition of existing semi detached houses and replacment with 6 houses	n/a	EPF/2696/20	Jan-21	n/a	n/a	Pending consideration	Not commenced	Sukhi Dhadwar	Development Management
177 High Road, Chigwell	Proposed mixed-use development to provide 40 residential dwellings (Use Class C3) and 500 sqm of commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure	Yes	EPF/2868/20	No	N/A	N/A	Currently in consultation period	Not commenced	Marie-Claire Tovey	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
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
Planning applications determined										
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	Approved	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	Recommended for refusal	Not commenced	Sukhi Dhadwar	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	Permission granted at Committee on 04/11/2020 - awaiting signing of legal agreement	Not commenced	Francis Saayeng	Development Management
Proposals at appeal										

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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
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	EPF/2708/18	Nov-18	N/A	N/A	Withdrawn	Not commenced	Ian Ansell	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 - decision appealed and awaiting decision	Not commenced	Honey Kojouri	Development Management

Appendix D - Quality Review Panel

Scheme reviewed	Epping Forest District 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	On website	Tara Gbolade	HGGT
Hunsdon, Eastwick & Gilston Neighbourhood Plan	HGGT	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	On website	Rosie Sargen	Implementation / Policy
Epping Town Centre Sites Strategy	EFDC	Pre-application	20/03/2020	Strategy	EPP.R4, EPP.R5, EPP.R6, EPP.R7, EPP.R8	Formal Review	Confidential	Nick Finney	Implementation/Policy
Land at Greensted Road	EFDC	Pre-application	17/04/2020	Housing (50+ units)	ONG.R5	Chair's Review (Second)	Confidential	Ian Ansell	Development Management
Gilston Villages 1-6 Outline Application	HGGT	Application	17/04/2020	Strategic Masterplan	n/a	Second Formal	n/a	East Herts	East Herts
North-Centre STC	HGGT	Pre-application	17/04/2020	Infrastructure	n/a	Chair's Review/ Workshop	Confidential	Paul Wilkinson	HGGT
EHDC Gilston Workshop	HGGT	Application	05/06/2020	Strategic Masterplan	n/a	Chair's Review/ Workshop	n/a	Kevin Steptoe	East Herts
Epping Town Centre Sites Strategy (2nd)	EFDC	Pre-application	10/07/2020	Strategy	EPP.R4, EPP.R5, EPP.R6, EPP.R7, EPP.R8	Formal Review	Confidential	Nick Finney	Implementation/Policy
Gilston Village 7 (2nd)	HGGT	Application	17/09/2020	Strategic Masterplan	n/a	Formal	n/a	East Herts	East Herts
Epping Town Centre Sites Strategy (3rd)	EFDC	Pre-application	17/09/2020	Strategy	EPP.R4, EPP.R5, EPP.R6, EPP.R7, EPP.R8	Formal Review	Confidential	Nick Finney	Implementation/Policy
EFDC Green Infrastructure Strategy (2nd)	EFDC	Other	18/09/2020	Strategy document	n/a	Chair's Review	On website	Rosie Sargen	Implementation / Policy
St John's Road (2nd)	EFDC	Pre-application	16/10/2020	Strategy	EPP.R4	Workshop Review	Confidential	Nick Finney	Implementation / Policy
Epping Sports Centre/Hemnall St	EFDC	Pre-application	16/10/2020	Strategy	EPP.R5	Workshop Review	Confidential	Nick Finney	Implementation / Policy
Epping Civic Offices	EFDC	Pre-application	16/10/2020	Strategy	EPP.R8	Workshop Review	Confidential	Nick Finney	Implementation / Policy

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Scheme reviewed	Epping Forest District 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
Cottis Lane, Epping	EFDC	Pre-application	30/10/2020	Strategy	EPP.R6	Workshop Review	Confidential	Nick Finney	Implementation / Policy
Bakers Lane, Epping	EFDC	Pre-application	30/10/2020	Strategy	EPP.R5	Workshop Review	Confidential	Nick Finney	Implementation / Policy
North of Harvey Centre, Harlow	HGGT	Pre-application	30/10/2020	Strategy	n/a	Formal Review	Confidential	Patricia Coyle	Harlow
Princess Alexandra Hospital, Harlow	EFDC/HGGT	Pre-application	04/12/2020	Strategic Masterplan	N/A	Formal Review	Confidential	Claudia Nicolini	Implementation/Policy
North Weald Airfield Masterplan	EFDC	Pre-application	04/12/2020	Masterplan	NWB.E4	Formal Review	Confidential	James Rogers	Implementation/Policy
North of Harvey Centre, Harlow	HGGT	Pre-application	22/01/2021	Strategy	n/a	Second Review	Confidential	Patricia Coyle	Harlow
Land North of Dowding Way	EFDC	Application	22/01/2021	Commercial Site	WAL.E8	Chair's Review	Confidential	James Rogers	Implementation/Policy

Appendix E - Applications determined (Subject to S106 agreement)

Site	Local Plan site reference	Description	Reference number	Financial year	Contributions secured	£	Contributions received
256 High Road, Loughton		Demolition of existing buildings and construction of 29 retirement apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping and parking	EPF/3210/17	2018/19	Affordable Housing	212,756.00	50% = £116,586
					SAC - Recreational pressure	10,208.00	£10,208.00
Chimes Garden Centre, 93 Nazeing Road, Nazeing		Demolition of site buildings and redevelopment to provide 33 new homes	EPF/1351/18	2018/19	5 residential units for on site affordable housing	N/A	None
					Education contribution	TBD	application EPF/0570/15
Land at Sewardstone Road, Waltham Abbey		Erection of 52 'Retirement Living' (Category II Sheltered Housing) apartments for the elderly with associated communal facilities, car parking and landscaping.	EPF/0937/18	2018/19	Offsite affordable housing	437,739.00	None
					SAC - Recreational pressure	18,304.00	None
					Healthcare provision	12,282.00	None
Stationbridge House		Demolition of existing warehouses and construction of 10 no. dwellings (amended scheme following previous approval).	EPF/0763/18	2018/19	Offsite affordable housing	100,000.00	None
Land at 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.	EPF/0741/18	2019/20	Offsite affordable housing	20,000.00	20,000
Hillview, St Leonards Road, Nazeing, Essex EN9 2HQ		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 disabled residents and their families'	EPF/1547/18	2019/20	3 Ground Floor disabled flats	N/A	None
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 new side extension to provide x 10 no. apartments (C3) with cart-lodge style garaging	EPF/0729/19	2019/2020	Affordable Housing in lieu Recreational Pressure Mitigation Contribution	£265,000 £3,520	£265,000 £3,520