

Epping Forest District Council

Authority Monitoring Report

2023 - 2024



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Executive Summary

- 1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for Local Authorities to prepare Authority Monitoring Reports (AMR). The AMR sets out an assessment of performance of the District in relation to local and national planning policy.
- 1.2 This AMR covers the period 1 April 2023 – 31 March 2024. The report includes progress on Neighbourhood Plans and provides information and data relating to the performance against the policies set out in the District Local Plan including delivery of the Spatial Strategy, delivery of housing, economic development, effectiveness of Green Belt policy, delivery of climate change adaptation and mitigation measures, quality of development, heritage protection and infrastructure.
- 1.3 Information is provided on the indicators monitored this year as well as those that may be reported on in future years in line with Appendix 3 of the Epping Forest District Local Plan 2011 – 2033 Part One.
- 1.4 Some of the key findings from the 2023/24 monitoring year are set out below:

Key findings of the Authority Monitoring Report 2023/24

Housing

	Net new homes completed 346 new homes completed across the District in 2023/24
	Net new homes permitted 223 new homes permitted the District in 2023/24
	Net new affordable homes completed 56 new affordable homes completed across the District in 2023/24
	Net new affordable homes permitted 31 affordable homes permitted within the monitoring year



+/-

Specialist Housing

There were no specialist housing units completed in the monitoring year



Design

+

Quality Review Panel

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



Environment

+

Epping Forest SAC

The strategic framework to ensure that development will have no adverse effect on the integrity of the Epping Forest SAC is in place. Governance arrangements for the delivery of recreational pressures mitigation are in place. Mitigation and monitoring measures continue to be secured and on-site monitoring of Pollutants of Concern was undertaken.

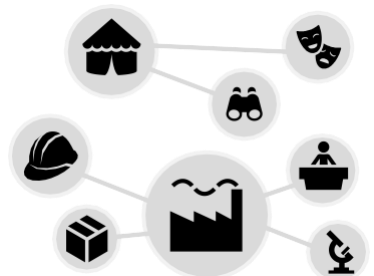


Economic Development

+

Town Centres

Vacancy rates in five of the defined Town and District Centres are below the national figure.





Tourist Accommodation

There were two applications permitted in the District for visitor accommodation. If implemented there will be a net gain of 206 tourist bedspaces (103 rooms).



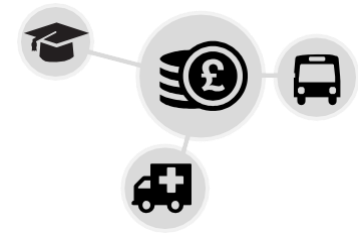
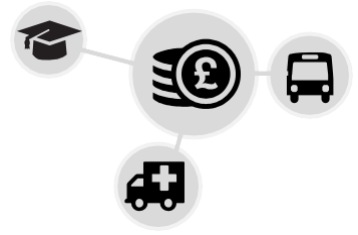
Employment Land

18 applications permitted in the monitoring year would result in a gain or loss of employment floorspace (B and E Use Class uses). Overall, a net gain of approximately 13,020m² B and E Use Class employment floorspace would occur if all permissions were implemented.

Infrastructure



The total amount of money received from Section 106 planning agreements during the monitoring year was £1,642,668.02. This money will contribute to funding health, affordable housing, green infrastructure, and EFSAC air quality and recreational pressure mitigation.



Introduction

- 1.5 Regular monitoring of planning proposals and completed development is essential in order to establish whether development in the District is coming forward in accordance with the policies in the Local Plan. The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements of Local Authorities with respect to Authority Monitoring Reports (AMR). Local Planning Authorities (LPAs) must publish information at least annually that shows progress with Local Plan preparation and how the implementation of policies is progressing. This report covers the period from 1 April 2023 to 31 March 2024 – the 2023/24 financial year.
- 1.6 The National Planning Policy Framework (2023) and the Planning Practice Guidance reinforce the need for a plan-led system based on robust evidence. This Authority Monitoring Report (AMR) uses a series of key national and local planning indicators to monitor performance against the policies in the Council's Local Plan. It should also be noted that some indicators are suitable for annual reporting whilst others are more meaningful when reported over longer time intervals. Finally, whilst the plan period runs from 2011-2033 for a range of matters, it will be some time before the Council is able to fully understand the performance of the policies due to the time lag in development coming forward on the ground.

Epping Forest District

- 1.7 Epping Forest District is located in Essex abutting the north eastern edge of London. It covers 33,899 hectares and comprises 24 parishes. Most people live in the suburban areas of Loughton/Loughton Broadway, Buckhurst Hill, Chigwell, Epping, Ongar and Waltham Abbey. The rest live in more rural areas including the large villages of Roydon,

Nazeing, North Weald Bassett and Theydon Bois.

- 1.8 More than 90% of the District falls within the Metropolitan Green Belt. It also contains many areas of natural significance such as parts of the Epping Forest Special Area of Conservation (SAC) and part of a Special Protection Area (SPA) / Ramsar site within the Lee Valley Regional Park.
- 1.9 A significant proportion of the population commutes out of the District for work, mainly to London. The presence of the Central Line from London to Epping enables a high level of out commuting by public transport. House prices are correspondingly high, and housing affordability is a key issue for the area.

Policy Context - Adopted Local Plan

- 1.10 The Council's Local Plan was adopted at an Extraordinary Meeting of the Council on 6 March 2023. The Epping Forest District Local Plan 2011 to 2033 supersedes the Local Plan which comprised the policies within the Epping Forest District Local Plan adopted January 1998 that had not previously been replaced and the Epping Forest District Local Plan Alterations adopted July 2006. The notice of revocation of the following Development Plan Documents and associated Proposals Maps which have been replaced following the adoption of the Epping Forest District Local Plan 2011–2033 can be viewed [here](#):
- a) Those policies of the Epping Forest District Local Plan adopted January 1998 that had not previously been replaced; and
- b) Epping Forest District Local Plan Alterations adopted July 2006.

Neighbourhood Planning

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

1.12 There are 11 designated Neighbourhood Plan Areas in the District. There are two 'made' (adopted) plans - the Moreton, Bobbingworth and the Lavers Neighbourhood Plan which was 'made' on 5 November 2019, and the Ongar Neighbourhood Plan which was 'made' on the 11 October 2022.

1.13 There are no Local Development Orders under preparation or 'made'.

1.14 Table 1 below gives an overview of the stage each Parish/Town Council is at in the Neighbourhood Plan making process.

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

Table 1. Progress on Neighbourhood Plans

* The Chigwell Neighbourhood Plan did not progress beyond the examination stage

Joint working

Housing and Economic Need

- 1.15 The MoUs on housing and economic needs commit all four Councils (Epping Forest, Uttlesford, East Herts and Harlow District Councils) to meeting their individual needs within their own administrative boundaries for employment land and housing land including need associated with Gypsies and Travellers and Travelling Showpeople. The MoUs provide for an overall need of 51,100 homes across the Strategic Housing Market Area and 51,000 jobs, 10-24 hectares of employment land for office requirements and 678 hectares of employment land for industrial requirements across the Functional Economic Market Area.

Transport

- 1.16 The Council has continued to work with Essex County Council (ECC) on Transport related matters. During the reporting period the Council worked closely with Essex County Council on the development of a new West Essex Transport model, their Electric Vehicle public charging strategy/bids and bus service consultation. In addition, the Council worked closely with the local authorities involved in the Harlow and Gilston Garden Town (East Herts, Harlow and Uttlesford and Essex County Council) on the progression of sustainable transport opportunities. Joint work was also undertaken to inform the identification and progression of transport related infrastructure including funding a Local Cycling & Walking Infrastructure Plan (LCWIP) for Waltham Abbey and latterly securing ECC funding for a LCWIP covering Loughton/Buckhurst Hill/Chigwell. Good progress has been made by the Council on increasing EV charging infrastructure in its car parks with 14 well-used 'rapid' chargers now available across five Council owned car

parks plus 17 'fast' chargers at the new Epping multi-storey car park managed by Qualis.

Harlow and Gilston Garden Town

- 1.17 The Harlow and Gilston area was designated as a Garden Town by central Government in January 2017. In July 2017 governance arrangements were agreed with the setting up of a Garden Town Member Board and Garden Town Officer Group meeting monthly. A Projects Officer and Garden Town Director were appointed, and a series of thematic workstream groups created, bringing together officers across the five authorities, to deliver the work of the Garden Town Team.
- 1.18 Following a refresh of the Board's Governance arrangements, new Terms of Reference were agreed on 23 July 2018 and in November 2018, Guy Nicholson was appointed as independent Chair of the Member Board and Naisha Polaine appointed as Director in June 2021.
- 1.19 Most recently a formal joint decision-making committee has been formed between the constituent authorities – HGGT Joint Committee. The inaugural meeting of this committee was held on the 11th June 2024.
- 1.20 The Garden Town Vision and Design Guide were formally adopted in 2018, with the HGGT Sustainability Guidance and Checklist and HGGT Communications and Engagement Strategy adopted in 2021. The HGGT Transport Strategy was adopted in January 2022. A Quality Review Panel for the Garden Town has been operating since 2018.
- 1.21 [The HGGT Annual Review 2023/24](#) provides information on the achievements and outlines investment programmes and bids to deliver the critical HGGT infrastructure.
- 1.22 Princess Alexandra Hospital is progressing its Business Case for the delivery of a new and modern state of the art acute hospital, in the form of a Health and Well-Being

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

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

The UK Innovation Corridor

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

Epping Forest SAC

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

undertaken by a Technical Oversight Group which includes neighbouring London Boroughs and the Conservators of Epping Forest with support from Natural England. During the reporting year the Council adopted an updated Strategic Access Management and Monitoring Strategy which had been developed as a result of this joint work. The Council also entered into a joint Governance arrangement for the delivery of the associated measures. See Indicator 25 for more detail on work relating to Epping Forest SAC within the monitoring period.

Essex-Wide Joint Working

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

Working with Developers and Site Promoters

- 1.30 Two Developer Forums – one for the proposed strategic site allocations around Harlow (the Garden Town Developer Forum) and one for the proposed site allocations in the rest of Epping Forest District, have been established. The Garden Town Developer Forum for strategic sites includes representatives from the two County

Councils, East Herts and Harlow Districts. Where appropriate other infrastructure providers and statutory agencies are invited. These Forums provide a mechanism for ongoing discussions with relevant landowners, site promoters and stakeholders for the long-term planning and implementation of sites identified for allocation. The Developer Forum provides a basis to produce and agree Statements of Common Ground and/or Memorandum of Understanding and provide an overview of progress and programming of Strategic Masterplans. The terms of reference can be found on [the Council's website](#).

- 1.31 Meetings of the Developer Forums are held when appropriate, to provide updates on the Local Plan, and to help with the development of the Infrastructure Delivery Plan. This includes a meeting that took place on 28 July 2021 to outline the Main Modifications stage of the Local Plan Examination. Regular reports are made to Epping Forest District Cabinet and Select Committees to update on meetings and progress.
- 1.32 Within the monitoring period 2023/24 a number of Planning Performance Agreements have been agreed with developers of strategic masterplan sites and engagement has taken place on the development of the site masterplans. The Latton Priory SMF, Latton Priory Design Code and North Weald Bassett SMF have been endorsed during this period.

Working with the Community

- 1.33 Following the Council's Climate Emergency declaration in 2019, a number of key documents were drafted to support the District's commitment to sustainable development. As part of this work, the EFDC Sustainability Guidance Volumes 1 and 2, and the EFDC Green and Blue Infrastructure Strategy were taken to public consultation. The Sustainability Guidance documents were consulted on for a six-week period from 2 November 2020 to 14 December 2020. The

Green and Blue Infrastructure Strategy consultation ran from 4 June 2020 to 16 July 2020. Both formal consultations, undertaken in accordance with the Council's adopted Statement of Community Involvement (SCI), involved both digital and non-digital means including consultation notice via email to EFDC databases, dedicated email address for enquiries and responses, hard copy consultation packs, dedicated consultation website and staffed online webinars and Q&As.

- 1.34 To further act on the commitment to be a carbon neutral District by 2030, a [Climate Change Action Plan](#) has been adopted. In October and November 2021, a draft of the Climate Change Action Plan was published for public consultation. Feedback received from this consultation and our wider engagement was reviewed and changes made to the Climate Change Action Plan before seeking approval for its adoption. It was approved by the Council on 11 April 2022.
- 1.35 More information in respect of the ways in which the Council engages stakeholders, including communities in the planning process, can be found in the updated Statement of Community Involvement adopted in 2019 which can be found [here](#).

Strategic Policies

Profile of Epping Forest District

Ref: 1a Con Change in total population

1.36 Based on the most recent data¹, the population of the District was estimated to be 134,900 in 2021.

Ref: 1b Con Change in total household numbers

1.37 The estimated number of households was 55,433 in 2023, rising to 55,742 in 2024. The number of households is projected to rise to 58,544 by 2033²

Ref: 2 Con Change in household composition by type

1.38 There has been no new data published since the last AMR. It is projected that the most common type of household by 2043 will be households which consist of two or more adults. The least common type of household is projected to be households with three or more dependent children. By 2043 it is projected that there will be 19,875 one-person households.³

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

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

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

Ref: 3 Con Changes in life expectancy

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

Ref: 4 Con Indices of multiple deprivation scores and change over time

1.40 There has been no new data published on indices of multiple deprivation since that set out in the last AMR. The latest data (2019) shows that no areas of the District are ranked within the 10% most deprived nationally (known as the 1st decile). Parts of Loughton Alderton ward were ranked within the 20% most deprived (2nd decile), with parts of Grange Hill, Waltham Abbey Northeast, Waltham Abbey High Beach and Waltham Abbey Paternoster wards in the 30% most deprived (3rd decile).⁵

Ref: 5 Con Overall employment and unemployment rate

1.41 In the period April 2023 to March 2024 77.9% of 16–64-year-olds were in employment, which is an increase from 74.7% recorded in the period April 2022 to March 2023. This is slightly higher than the East of England average of 77.1% and the average for Great Britain at 75.5%.

1.42 Male employment (81.2%) is higher than female employment (73.1%).

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

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

- 1.43 Self-employment makes up a 14.9% of overall employment and is higher than the East of England and Great Britain averages.
- 1.44 The unemployment rate (4.0%) is higher than the East of England and Great Britain averages.
- 1.45 Economic inactivity for 16–64-year-olds is 18.3% of the working population. This is lower than the East of England and Great Britain averages.⁶

Economic inactivity definition: Refers to the proportion of the working-age population who have not looked for employment in the last 4 weeks and are not able to start employment the next 2 weeks. These include people who are retired, caring for family, or long-term sick or disabled.

⁶ NOMIS: Labour Market Profile for Epping Forest District for the period April 2023 to March 2024.

Delivery of the Spatial Strategy

Ref: 6a SS

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

- 1.46 346 homes were completed in the monitoring period. The annual housing requirement found sound in Inspector Bore's Local Plan Examination report, based on a stepped trajectory, is 518 homes. The annual delivery of housing as a percentage of the Local Plan is therefore 67% for 2023/2024.

Ref: 6b SS

Housing Delivery Test Results

- 1.47 The Housing Delivery Test (HDT) is an annual measurement of housing delivery in the District. It is calculated using the number of homes delivered over the three-year period divided by the total number of homes required for that three-year period which is calculated against the stepped trajectory in the Local Plan.
- 1.48 The result of the 2022 Housing Delivery Test (HDT), published in December 2023 for Epping Forest District, and being the HDT results relevant for the purposes of this AMR was confirmed by the then Department of Levelling Up, Housing and Communities as being 105%.

Ref: 7 SS

Number of homes permitted, and number of homes completed in accordance with the strategy of Policy SP1 on:

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

- 1.49 There were 60 homes permitted on residential allocation sites (FYF.R1, SHR.R3 and WAL.R6) in accordance with Policy SP1 Spatial Development Strategy. There were no homes permitted on Garden Community sites, Other Masterplan and Concept Framework areas or Other Allocations.
- 1.50 There were 139 homes completed on an allocated site (LOU.R9) in the monitoring year.
- 1.51 There were three homes completed on Garden Community site SP4.2. There were no homes completed on Other Masterplan and Concept Framework Plan areas or Other Allocations.

Ref: 8 SS

Number of homes permitted and completed on windfall sites;

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

- 1.52 In the monitoring year, 161 net homes were permitted on windfall sites whilst 204 net homes were completed on windfall sites.
- 1.53 Of the 161 homes permitted on windfall sites, 75 were permitted on previously developed land within settlements and 46 homes were permitted on previously developed land within the Green Belt in the monitoring year.

- 1.54 Of the 204 homes completed on windfall sites, 66 were completed on previously developed land within settlements and 107 homes were completed on previously developed land within the Green Belt in the monitoring year.
- 1.55 There have been no homes permitted or completed in the monitoring year on rural exception sites.

Delivery of Housing

Residential Development

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

1.56 In the 2023/24 monitoring year, 398 homes were completed. 52 homes were lost as a result of applications for demolition/

replacement development, therefore the net total of new homes in the District is 346.

1.57 Figure 1 shows how completions from the monitoring year are distributed across each Parish within the District. 70% of all net dwellings built are located in Loughton, Nazeing, Waltham Abbey, and Stapleford Abbots.

1.58 The 346 homes completed in 2023/24 brings the total number of homes completed since the start of the Local Plan Period (2011) to 3,539.

1.59 Figure 2 shows the net number of new homes completed in the District from 2011/12 to 2023/24.

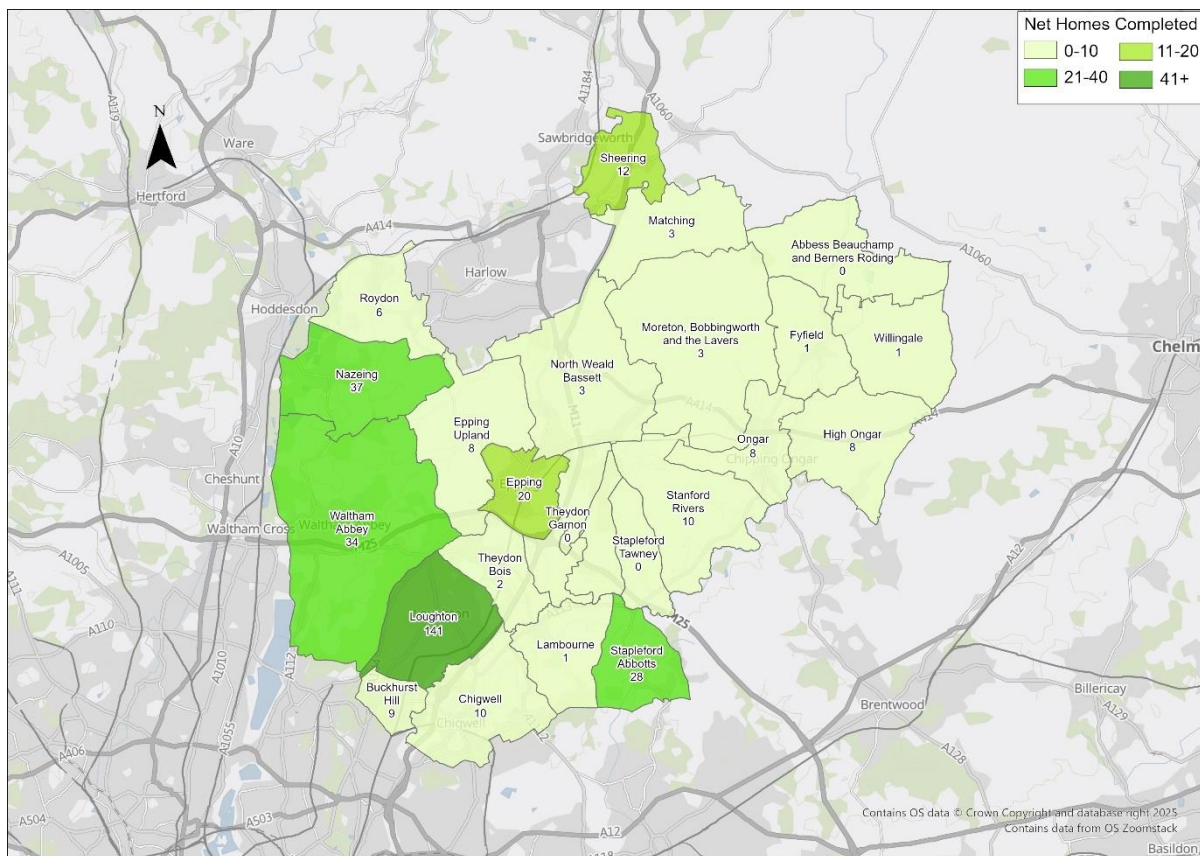


Figure 1. Net number of homes completed by Parish in the 2023/24 monitoring period

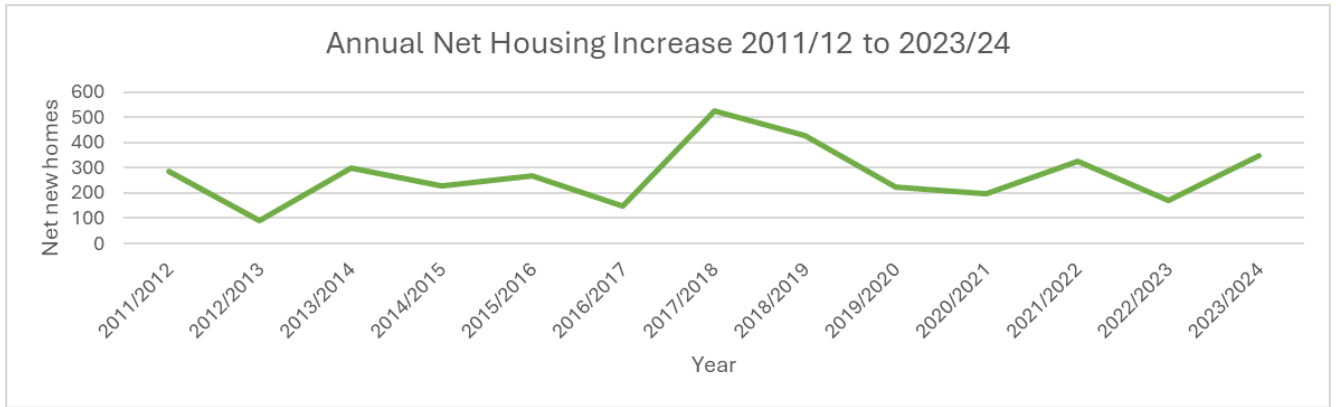


Figure 2. Annual net housing completions

1.60 Figure 3 shows the number of homes completed in the District by number of bedrooms. 24% of homes completed were one-bedroom units. Two- and three-

bedroom units comprised 31% and 27% of completed homes respectively, whilst four+ bedroom homes comprised 18% of net homes completed in the monitoring year.



Figure 3. Residential units completed in the 2023/24 monitoring year by number of bedrooms

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

- 1.61 The net number of homes permitted in the 2023/24 period was 223.
- 1.62 Figure 4 shows how these permissions are distributed across each Parish within the District. 58% of permitted dwellings are located in Waltham Abbey, Fyfield, Chigwell and Buckhurst Hill.
- 1.63 Figure 5 shows the number of homes permitted by number of bedrooms. Of the homes permitted in the monitoring year, 19% are one-bedroom homes and 25% are four+ bedroom homes. Two and three-bed homes comprise the remaining 33% and 23% of homes permitted respectively.

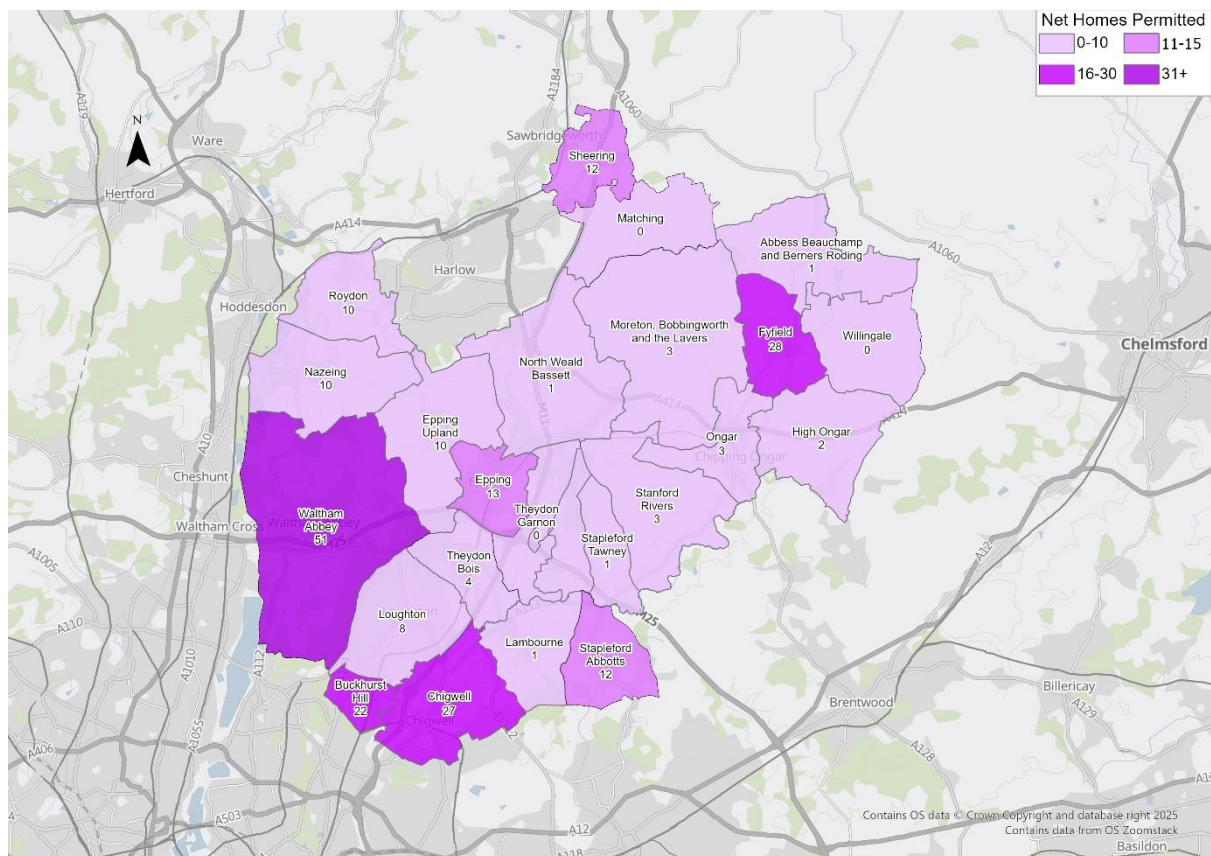


Figure 4. Net number of homes permitted by Parish in the 2023/24 monitoring period

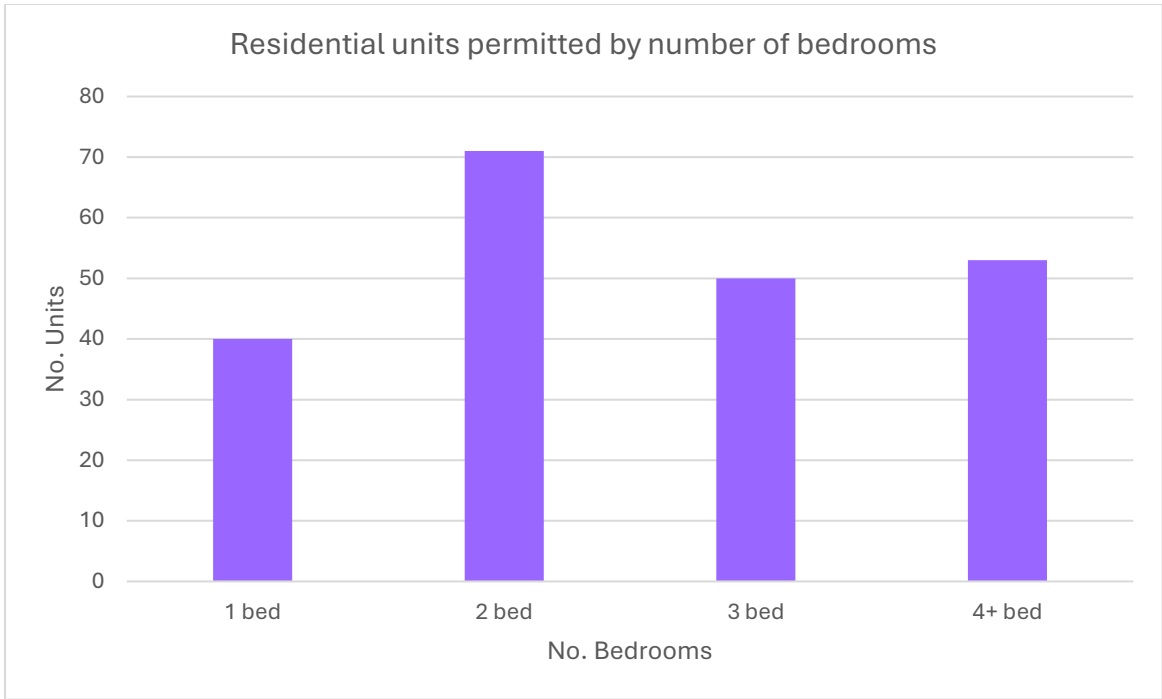


Figure 5. Residential units permitted in the 2023/24 monitoring year by number of bedrooms.

Five-year land supply

Ref: 10a H

Five-year housing land supply position

1.64 The Council's Five-Year Land Supply position can be found on the [Council's website](#). The Council was able to demonstrate a five-year housing land supply of 6.57 years for the period 2024/25 – 2028/29.

Affordable Homes

Ref: 11a AH

Net gain of affordable homes completed by category

1.65 56 new affordable homes were completed across the District in the monitoring year. Of the 56 homes completed, 38 were affordable rent and 18 were shared ownership units.

Monitoring Year	Affordable Housing Units
2013/14	9
2014/15	69
2015/16	38
2016/17	0
2017/18	89
2018/19	45
2019/20	93
2020/21	47
2021/22	19
2022/23	19
2023/24	56

Table 2. Affordable housing units completed by monitoring year

Ref: 11b AH

Net affordable housing units permitted

1.66 31 affordable homes were permitted within the monitoring year.

Bungalows

Ref: 12 BU

Net gain/loss of bungalows - completions

1.67 In the monitoring year there was a loss of five bungalows in the District, whilst nine new bungalows were constructed. This has resulted in a net gain of four bungalows.

1.68 There were four single storey dwellings completed as a result of the conversion of agricultural buildings.

Specialist Housing

Ref: 13a HS

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

1.69 There have been no specialist housing units completed within the monitoring year.

Ref: 13b HS

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

1.70 There have been no specialist housing units permitted in within the monitoring year.

Self-build and Custom Housebuilding

Ref: 14a SB

Number of new homes permitted through self-build, community housing or custom housebuilding, compared to the register

1.71 Planning permission was granted for the replacement of single dwellings on 20 sites in 2023/24. It is assumed that a high proportion of these replacement dwelling applications are developments which are being led by individuals or groups of individuals for their own occupation, and therefore come under the definition of self-

build homes as set out in the glossary to the Local Plan. Planning Policy is undertaking a review of how this indicator is reported upon, including whether any changes are required to the monitoring framework to improve future reporting.

This means 17 more pitches need to be provided before 2033.

- 1.75 The Council has commissioned a new Gypsy Traveller Accommodation Assessment in conjunction with other Districts in Essex and is expecting the results to be published by the end of 2024/early 2025.

Ref: 14b SB

Number of new homes completed through self-build, community housing or custom housebuilding, compared to the register

- 1.72 The replacement of single dwellings was completed on 18 sites in 2023/24. It is assumed that a high proportion of these replacement dwelling applications are developments which are being led by individuals or groups of individuals for their own occupation, and therefore come under the definition of self-build homes as set out in the glossary to the Local Plan. Planning Policy is undertaking a review of how this indicator is reported upon, including whether any changes are required to the monitoring framework to improve future reporting.

Traveller Accommodation

Ref: 15b HT

Traveller pitches permitted and progress made towards meeting the identified need over the Local Plan period 2011-2033

- 1.73 Three pitches were permitted on one site within the monitoring year.
- 1.74 Local Plan policy is to provide 64 new pitches for travellers who meet the planning definition of traveller over the period 2011-2033 to meet the need identified in the 2018 Gypsy Traveller Accommodation Assessment, data baseline September 2016. Since 2011 to the end of this monitoring year 47 pitches have been permitted or allowed.

Economic Development

Employment

Ref: 16a ED

Net gain/loss of completed B and E Use Class employment by floorspace. Land area and location

- 1.77 There were 14 applications completed in the monitoring year which resulted in a gain or loss of employment floorspace (B and E Use Class).
- 1.78 Of the 14 applications completed, 11 resulted in the loss of B and E Use Class employment floorspace. The majority of these applications involved the loss of employment space to residential. One of these completions is located within a designated employment site identified within the Local Plan. The site identified is in Loughton.
- 1.79 Of the 14 applications completed, three resulted in the gain of B and E Use Class employment floorspace. The sites are located in High Ongar and North Weald Bassett.
- 1.80 Overall, a net loss of 10,289 m² B and E Use Class employment space has occurred from these completions. The greatest loss in employment space involved Use Class B2 and B8.

Ref: 16b ED

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

- 1.81 There were 18 applications permitted in the monitoring year which resulted in a gain or loss of employment floorspace (B and E Use Class).

- 1.82 Of the 18 applications, five if implemented, would result in a loss of B and E Use Class employment floorspace. Three of the permissions involve the loss of employment space to residential use.
- 1.83 Of the five applications that, if implemented, would result in a loss of B and E Use Class employment floorspace, do not concern designated employment sites identified within the Local Plan.
- 1.84 13 applications if implemented would result in a gain in B and E Use Class employment floorspace and three if implemented would not result in loss or gain in B and E Use Class employment floorspace. Six of the applications permitted are within designated or allocated employment sites identified within the Local Plan. The application sites are located within Epping, High Ongar, Loughton, North Weald Bassett and Thornwood.
- 1.85 Overall, a net gain of approximately 13,020m² B and E Use Class employment floorspace would occur if all permissions were implemented. The greatest loss in B or E Use Class employment floorspace would involve Use Class B8 with a loss of 1523m² whilst the greatest gain in employment floorspace would be of 7948.5m² in B8 Class use.

District and Town Centres

Ref: 17 ED

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

- 1.86 There were two applications permitted in the monitoring year which if implemented would result in a loss of Town Centre uses (Use Class E uses).
- 1.87 Overall, a net loss of 438.3m² of Town Centre floorspace would occur if all permissions were implemented. The applications would result in a loss of Use Classes E(a)/E(c)(iii).

1.88 Both applications were within a defined Town or District Centre, one in Epping and the other in Waltham Abbey.

Ref: 18 ED

Changes to proportions of units in use classes within defined Town Centre Commercial, Business and Service Frontages

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

1.90 Surveys were carried out in all six of the centres – Epping, Loughton High Road, Waltham Abbey, Loughton Broadway, Ongar and Buckhurst Hill – in November 2024.

1.91 The surveys looked at all non-residential uses within the Centre boundary as defined in the Places policies (P1-P12) of the Local Plan, checking and updating the Use Classes and locations against the data from the 2023 survey.

1.92 In 2024, a total of 764 non-residential units were recorded within the six Town or District Centre boundaries. All non-residential use classes within the Town or District Centre boundary were recorded, with the majority of high street uses falling into one of the ‘E’ class categories (see Table 3 for a breakdown of these).

Table 3. Types of E Use Class

Types of E Use Class	Description
E(a)	Display or retail sales of goods, other than hot food
E(b)	Sale of food and drink for consumption (mostly) on the premises
E(c)(i)	Financial services
E(c)(ii)	Professional services (other than health or medical services)
E(c)(iii)	Other appropriate services in a commercial, business or service locality
E(d)	Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink)
E(e)	Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
E(f)	Creche, day nursery or day centre (not including a residential use)
E(g)(i)	Offices to carry out any operational or administrative functions
E(g)(ii)	Research and development of products or processes
E(g)(iii)	Industrial processes

1.93 The six Centres in Epping Forest District are continuing to provide a stable retail offer although continued monitoring is required to understand the impact of changes to the Town Centre Use Classes. The settlement breakdowns below provide an overview of the mix of uses in each Town/District Centre.

Centre Breakdown

Buckhurst Hill

Summary of Change

1.94 In Buckhurst Hill, the total number of units surveyed in 2024 was 107. The proportion of E(b) uses within the District Centre boundary overall decreased slightly from 14% in 2023 to 11% in 2024. E(d) and E(f) uses remained the same at 2%. Sui Generis⁷ decreased slightly from 18% to 15%. There were no E(g) units recorded in the Centre in 2024.

Performance against Local Plan Policies

1.95 In the Local Plan, Policy P5 requires that at least 65% of ground floor Primary Commercial, Business and Service Frontage and at least 40% of ground floor Secondary Commercial, Business and Service Frontage should be maintained within Use Class E uses. The percentage of ground floor uses is assessed by measuring the total frontage lengths of E Use Class units. In Buckhurst Hill, 74% of Primary Commercial, Business and Service Frontage is within Use Class E uses, which is above the 65% requirement in Policy P5. Within the Secondary Commercial, Business and Service Frontage, 75% is within Use Class E uses, which is above the 40% policy requirement.

Ongar

Summary of Change

1.96 In Ongar, the total number of units surveyed in 2024 within the identified District Centre boundary was 81. The proportion of E(a) and E(b) uses within the District Centre boundary overall decreased very slightly from 43% in 2023 to 40% in 2024 and from 10% in 2023 to 9% in 2024. There were no E(g) units recorded in the Centre in 2024.

⁷ Sui Generis (“of its own kind”) are uses that do not fall within any use class and include betting offices, pay day loan shops,

Performance against Local Plan Policies

1.97 In the Local Plan, Policy P4 requires that at least 50% of ground floor Primary Commercial, Business and Service Frontage and at least 45% of ground floor Secondary Commercial, Business and Service Frontage should be maintained within Use Class E uses. The percentage of ground floor uses is assessed by measuring the total frontage lengths of E Use Class units. In Ongar, 68% of Primary Commercial, Business and Service Frontage is within Use Class E uses, which is above the 65% requirement in Policy P5. Within the Secondary Commercial, Business and Service Frontage, 71% is within Use Class E uses, which is above the 45% policy requirement.

Epping

Summary of Change

1.98 In Epping, the total number of units surveyed in 2024 within the identified Town Centre boundary was 169. The proportion of E(b) uses within the District Centre boundary overall increased slightly from 18% in 2023 to 21% in 2024. E(c)(i) and Sui Generis uses remained the same at 2% and 14%.

Performance against Local Plan Policies

1.99 In the Local Plan, Policy P1 requires that at least 70% of ground floor Primary Commercial, Business and Service Frontage and at least 20% of ground floor Secondary Commercial, Business and Service Frontage should be maintained within Use Class E uses. The percentage of ground floor uses is assessed by measuring the total frontage lengths of E Use Class units. In Epping, 85% of Primary Commercial, Business and Service Frontage is within E Use Class use, which is above the 65% requirement in Policy P1. Within the Secondary Commercial, Business and Service Frontage, 70% is within Use Class E uses,

theatres, petrol stations, taxi businesses and previously A4, A5 and D2 use classes.

which is well above the 20% policy requirement.

Loughton High Road

Summary of Change

1.100 In Loughton High Road, the total number of units surveyed in 2024 within the identified Town Centre was 214. The proportion of E(b) uses within the District Centre boundary overall remained the same at 19%. E(c)(ii) uses increased very slightly from 9% in 2023 to 10% in 2024. E(e) uses decreased slightly from 3% in 2023 to 2% in 2024. There were no E(g) units recorded in the Centre in 2024.

Performance against Local Plan Policies

1.101 In the Local Plan, Policy P2 requires that at least 70% of ground floor Primary Commercial, Business and Service Frontage and at least 35% of ground floor Secondary Commercial, Business and Service Frontage should be maintained within Use Class E uses. The percentage of ground floor uses is assessed by measuring the total frontage lengths of E Use Class units. In Loughton High Road, 82% of Primary Commercial, Business and Service Frontage is within Use Class E uses, which is above the 70% requirement in Policy P2. Within the Secondary Commercial, Business and Service Frontage, 81% is within Use Class E uses, which is well above the 35% policy requirement.

Loughton Broadway

Summary of Change

1.102 In Loughton Broadway, the number of units surveyed in 2024 within the District Centre was 66. The proportion of E(a) and E(b) uses within the District Centre boundary overall decreased slightly from 45% in 2023 to 42% in 2024 and from 21% in 2023 to 18% in 2024. E(c)(i) and E(c)(ii) uses remained the same at 3%. There were no E(g) units recorded in the Centre in 2024.

Performance against Local Plan Policies

1.103 In the Local Plan, Policy P2 requires that at least 60% of ground floor Primary Commercial, Business and Service Frontage should be maintained within Use Class E uses. Loughton Broadway has very limited Secondary Commercial, Business and Service Frontage, so no policy requirement has been set. Use Class E uses represent 78% of the total Primary Commercial, Business and Service Frontage in Loughton Broadway which is above the policy requirement.

Waltham Abbey

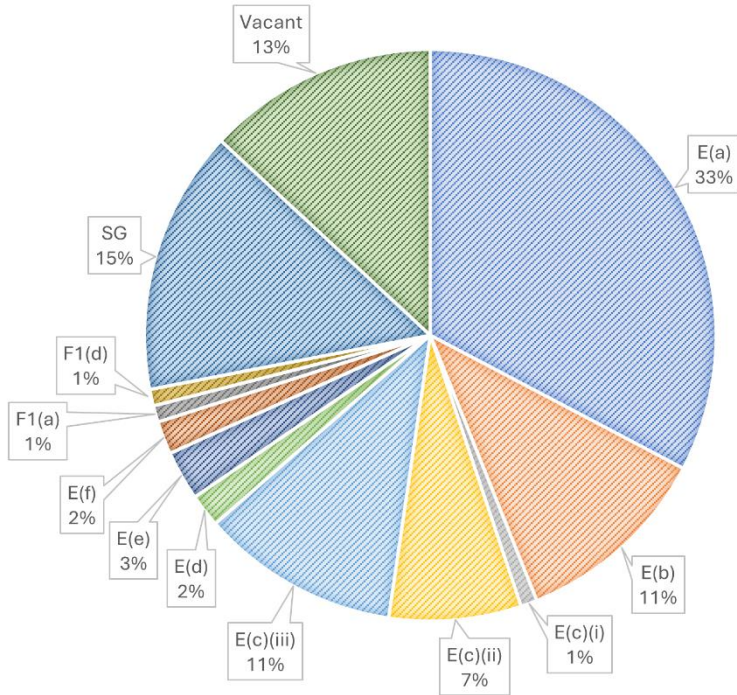
Summary of Change

1.104 In Waltham Abbey, the number of units surveyed in 2024 within the District Centre was 127. The proportion of E(b) uses within the District Centre boundary overall increased very slightly from 13% in 2023 to 14% in 2024. E(c)(ii) uses decreased very slightly from 9% in 2023 to 7% in 2024. E(e) uses remained the same at 2%. There were no E(g) units recorded in the Centre in 2024.

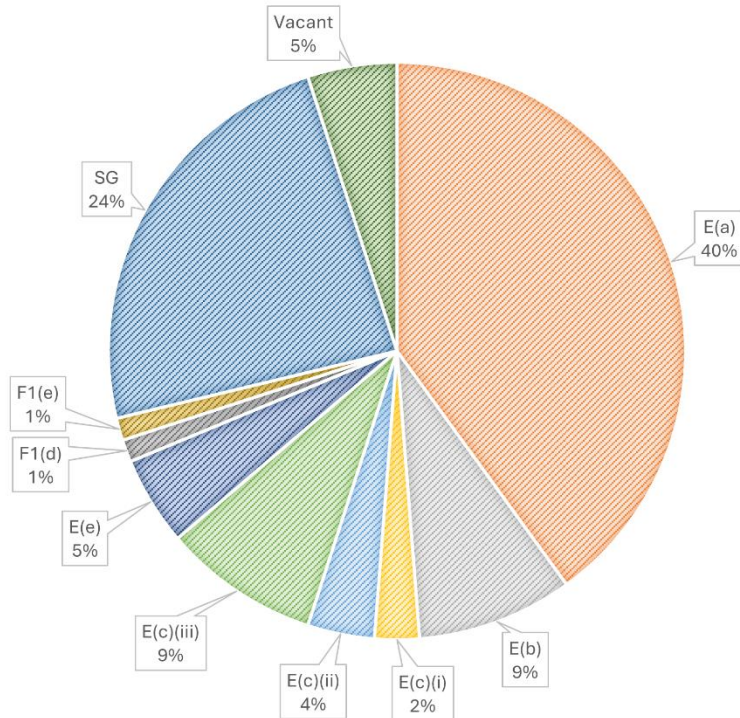
Performance against Local Plan Policies

1.105 In the Local Plan, Policy P3 requires that at least 45% of ground floor Primary Commercial, Business and Service Frontage and at least 25% of ground floor Secondary Commercial, Business and Service Frontage should be maintained within Use Class E uses. The percentage of ground floor uses is assessed by measuring the total frontage lengths of E Use Class units. In Waltham Abbey, 62% of Primary Commercial, Business and Service Frontage is within Use Class E uses which is well above the 45% requirement in Policy P3. Within the Secondary Commercial, Business and Service Frontage, 51% is within Use Class E uses, which is well above the 25% policy requirement.

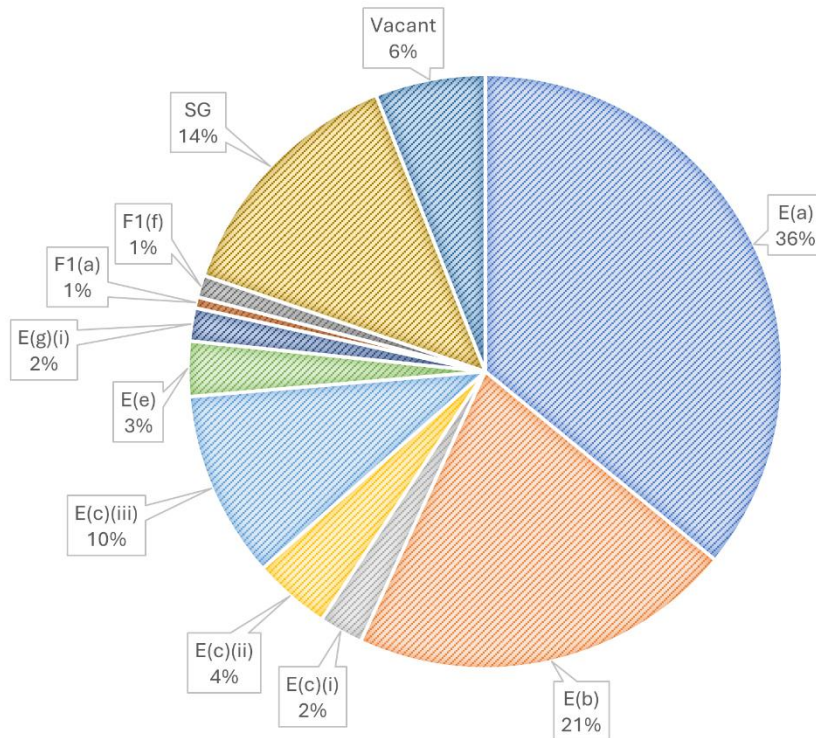
BUCKHURST HILL 2024



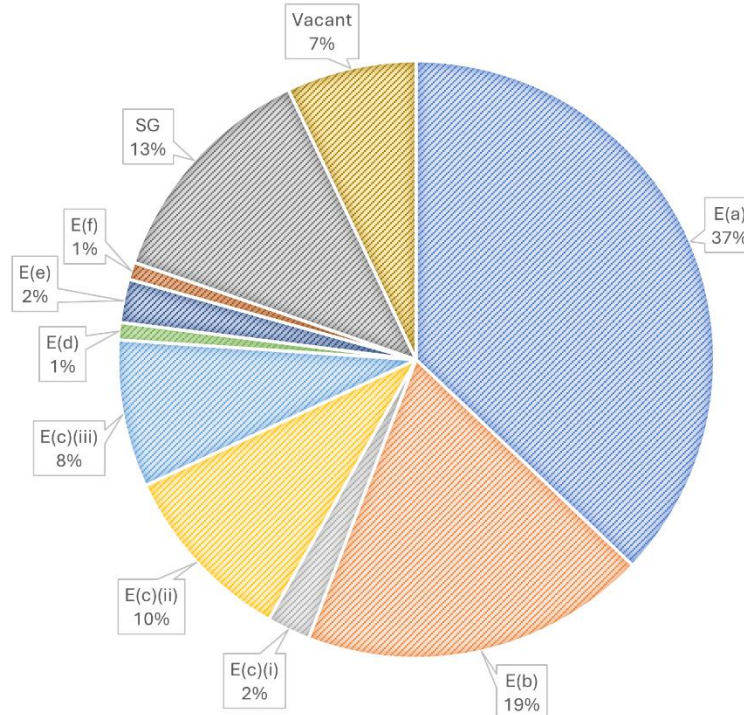
ONGAR 2024



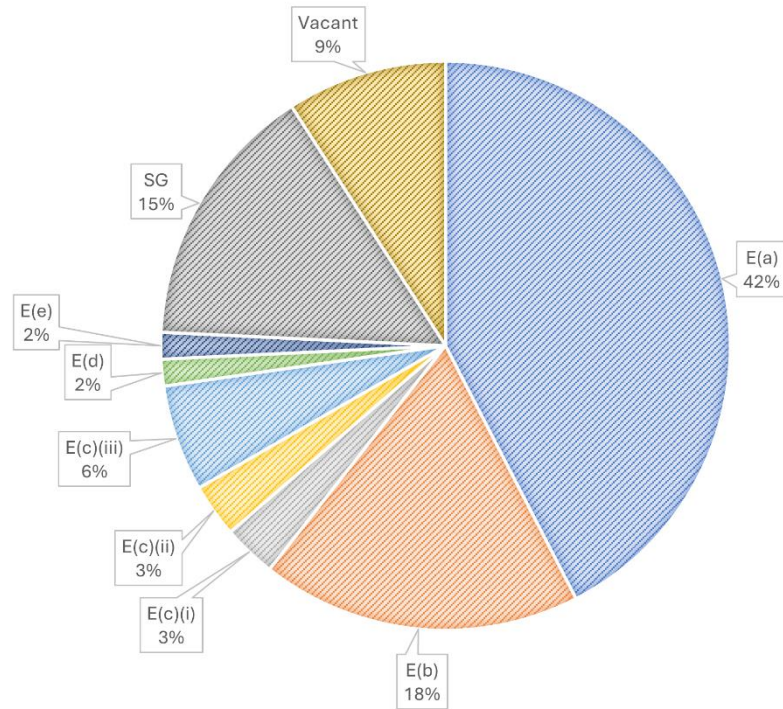
EPPING 2024



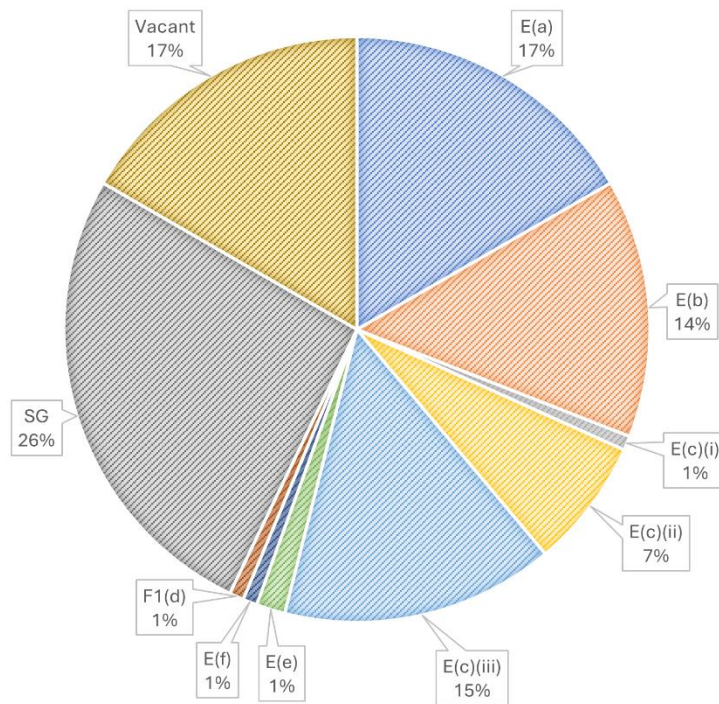
LOUGHTON HIGH ROAD 2024



LOUHGTON BROADWAY 2024



WALTHAM ABBEY 2024



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

1.106 Vacancy rates for the District are generally positive when compared against the national high street vacancy rate. In July 2023, the British Retail Consortium reported the retail vacancy rate to be 13.9%. The vacancy rates exhibited in five of the Town and District centres are below the national figure.

1.107 Compared with the vacancy rates in 2023, the number of empty units has improved in Ongar. Epping and Loughton High Road have remained the same. Some of the units which were vacant in 2023 are now occupied by new outlets.

1.108 The final column in the table below shows how many of the vacant units recorded this year, were also recorded in the 2023 survey. It shows that there is a mix of persistent vacant units as well as new vacant units.

Table 4. Vacancy Rates –2023-2024

Town/District Centre	Number of Vacant Units 2023	Proportion of overall units	Number of Vacant Units 2024	Proportion of overall units	% Change	Continuous Vacancies (2023-2024)
Buckhurst Hill	6	5%	14	13%	8%	Of the 14 units recorded as vacant in 2024, three were recorded as vacant in the 2023 survey.
Ongar	6	8%	4	5%	3%	Of the four units recorded as vacant in 2024, two were recorded as vacant in the 2023 survey.
Epping	11	6%	10	6%	0%	Of the ten units recorded as vacant in 2024, three were recorded as vacant in the 2023 survey.
Loughton High Road	14	7%	15	7%	0%	Of the 15 units recorded as vacant in 2024, nine were recorded as vacant in the 2023 survey.
Loughton Broadway	4	6%	6	9%	3%	Of the four units recorded as vacant in 2024, one was recorded as vacant in the 2023 survey.
Waltham Abbey	11	9%	21	17%	8%	Of the 11 units recorded as vacant in 2024, eight were recorded as vacant in the 2023 survey.

Glasshouses

Ref: 20 ED

Net gain/loss of horticultural glasshouses and ancillary facilities

- 1.109 One application in relation to glasshouses and ancillary facilities was approved in the monitoring year. The application site is located in Roydon.
- 1.110 The application was for a new glasshouse and ancillary facilities and if implemented, the total gain from this application would be 27,000m². There were no planning applications permitted that would result in a loss of glasshouse and ancillary facilities.

Tourist Accommodation

Ref: 21 ED

New tourist bedspaces completed

- 1.111 There were no new tourist bedspaces completed in the monitoring year.
- 1.112 Two applications were approved in the District involving tourist accommodation. One application was for the development of six new bedspaces (3 rooms) located in Waltham Abbey. The other application is for development of a hotel for 200 bedspaces (100 rooms) located in Loughton. There were no applications approved involving the loss of tourist accommodation therefore, there were 206 new number of tourist bedspaces (103 rooms) approved in the 2023/24 monitoring year.

Effectiveness of Green Belt Policy

Ref: 22a GBH

Net number of new dwellings completed in the Green Belt

1.113 Within the monitoring year 137 dwellings were completed in the Green Belt. The applications resulted in a loss of nine dwellings, therefore the net number of new dwellings completed in the Green Belt in the monitoring year was 128.

Ref: 22b GBH

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

1.114 Within the monitoring year of the 128 net new dwellings referred to above 116 dwellings were completed in the Green Belt on Previously Developed Land. The applications resulted in a loss of nine dwellings, therefore the net number of new dwellings completed in the Green Belt on Previously Developed Land in the monitoring year was 107.

Ref: 23a GED

Net new employment floorspace completed in the Green Belt

1.115 The number of applications completed in the Green Belt in the monitoring year was nine, three applications resulted in a gain in employment floorspace (B and E Use Class).

1.116 The new floorspace completed in the Green Belt in the monitoring year was 3820m², with a loss of 11,018m².

Ref: 23b GED

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

1.117 The number of applications completed in the Green Belt on Previously Developed Land within the monitoring year was eight, three of these applications resulted in a gain in employment floorspace (B and E Use Class).

1.118 The new floorspace completed in the Green Belt on Previously Developed Land within the monitoring year was 3820m², with a loss of 11,018m².

Delivery of Climate Change and Adaptation and Mitigation Measures

Green and Blue Infrastructure

Ref: 24 CC

Change in land used as Green and Blue Infrastructure

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

- 1.119 The Council adopted the Epping Forest District Green Infrastructure Strategy as a material planning consideration in April 2021.
- 1.120 No applications were permitted in the monitoring year that could lead to a change in land use of Green and Blue Infrastructure.

Epping Forest SAC Pathways of Impact

Ref: 25 CC

Progress on the implementation of the Air Pollution Mitigation Strategy, Epping Forest Strategic Access Management and Monitoring (SAMM) Strategy and relevant parts of the Green Infrastructure Strategy

- 1.121 At an Extraordinary Meeting of Council on 8 February 2021 confirmed the Council's decision to adopt the 'Interim Air Pollution Mitigation Strategy' (IAPMS December 2020). This together with the Epping Forest Strategic Access Management and Monitoring (SAMM) Strategy which was adopted by the Council in April 2022 (which replaces the 'Interim Strategy for Managing Recreational Pressures' 2018) and the Green Infrastructure Strategy (adopted April 2021) provide a strategic framework, which planning applicants should have regard to, to ensure that development will have no adverse effect on the integrity of the Epping Forest SAC. These strategies are material considerations in the determination of planning and development related applications and the Council is securing financial contributions and, in some cases, the delivery of 'on-site' measures to support their implementation.
- 1.122 Prior to the adoption of the IAPMS there was a significant period (over two years) during which the Council was not able to lawfully grant planning permission for new development that would have an adverse effect on the integrity of the EFSAC arising from an atmospheric pollution 'Pathway of Impact'.
- 1.123 In respect of the recreational 'Pathway of Impact', during the reporting period the Council worked with a number of other competent authorities, Natural England and the Corporation of London to put in place governance and financial arrangements to

oversee the implementation of the measures in the SAMM Strategy. As outlined in the Council's Infrastructure Funding Statement, in the monitoring period £203,590.70 was secured through signed s106 planning obligations to support the delivery of SAMM measures and £173,653.42 of developer contributions was received by the Council in this respect in the monitoring period.

1.124 The Epping Forest District Green Infrastructure Strategy was adopted by the Council's Cabinet in April 2021 as a material planning consideration for the preparation of Strategic Masterplans, Concept Frameworks, preapplication advice, assessing planning applications and any other development management and implementation related purposes within the District. The Strategy was also used to inform the Council's update to the Habitats Regulations Assessment in 2022 which was published to support the adoption of the Local Plan. In respect of the Epping Forest SAC specifically, Local Plan policies and the Strategy include a requirement for the provision of Suitable Alternative Natural Green Space (SANG) to support a number of strategic sites, together with the identification of Infrastructure Enhancement Projects, focused within the Debden/Loughton/Buckhurst Hill and Theydon Bois parts of the District in order to encourage residents to use alternative places for recreation rather than the Epping Forest SAC. Work commenced on the development of site specific interventions during the reporting period including engagement with key stakeholders. In the monitoring period £122,611.63 was secured through signed s106 planning obligations to support the delivery of Green Infrastructure including for the delivery of Infrastructure Enhancement Projects and £178,399 was received by the Council from planning obligations in the monitoring period.

1.125 A Portfolio Holder Advisory Group for Air Quality has been established, which includes elected representatives from the

Council, Essex County Council and the Conservators of Epping Forest. The Group met in 2023/24 which supports the achievement of a collaborative approach to progressing actions and initiatives in order to address air quality issues affecting the Epping Forest SAC. The Council has also initiated the updating of the Transport Strategy for the Epping Forest in partnership with the Conservators of Epping Forest and Essex County Council including to identify opportunities to further support improvements in air quality. In the monitoring period £85,130.52 was secured through signed s106 planning obligations to support the delivery of measures in the Interim Air Pollution Mitigation Strategy and £46,308.03 of developer contributions were received by the Council in the monitoring period.

1.126 The Council's Air Pollution Mitigation Strategy (APMS) was adopted in 2021 on an interim basis. For clarity, this was because the modelling undertaken to support it was based on the level and location of development proposed through the Main Modifications to the then emerging Local Plan. As such the Council could not pre-judge the outcome of the Main Modifications consultation by adopting the APMS as anything other than Interim. The Strategy will be updated where necessary and appropriate based on up-to-date monitoring and modelling information as advised by the Local Plan Inspector in his report. On-site monitoring commenced in the 2023/24 period.

Ref: 26 CC

Number of travel plans approved by location. Land use type and estimated carbon savings

There was one travel plan submitted within the monitoring period for residential development in Waltham Abbey. There were no carbon saving figures noted in the travel

plan, but it notes that there is an existing good level of pedestrian infrastructure in the surrounding area. The development proposals also include the provision of new pedestrian infrastructure to enhance the accessibility of the site by pedestrians. It has been demonstrated that the site is accessible by cycling. The development proposals also include infrastructure to enhance cycling for future users of the site. It has been demonstrated that the site is accessible by public transport and measures will be considered to encourage the use of public transport through a variety of ways and will encourage car sharing.

The indicative future mode split targets are to decrease private car use by 10% and increase public transport by 5%, with the remainder of the residents transferring to active modes. Where possible, residents will be encouraged to travel by active modes instead of by public transport.

Ref: 27 CC
Number of publicly available electric car charging points in Epping Forest District in total and by speed.

1.127 Epping Forest District had 74 publicly available electric vehicle charging devices at all speeds in April 2024. This equates to 54.9 publicly available electric vehicle charging points at all speeds per 100,000 population. The Essex and United Kingdom averages of publicly available electric vehicle charging points at all speeds per 100,000 population were 40.9 and 89 respectively in April 2024.

1.128 Epping Forest District had 30 publicly available electric vehicle rapid charging devices of 25kw and above in April 2024. This equates to 22.2 publicly available electric vehicle rapid charging points per 100,000 population. The Essex and United Kingdom averages of publicly available electric vehicle rapid charging points per 100,000 population were 15.7 and 17.3 respectively in April 2024.

Flood Risk

Ref: 28a CC
Number of applications permitted in flood risk zones 2, 3a and 3b

1.129 Within the monitoring year there were five applications for residential development permitted that are located or partially located in flood zones 2/3. If all implemented these permissions would result in nine (net) new homes.

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

Ref: 28b CC
Number of applications completed in flood zone risk zones 2, 3a and 3b by use class and flood risk compatibility

1.131 Within the monitoring year there was one application for residential development completed on a site located within flood zones 2 and 3.

1.132 Government policy states that development in Flood Zones 2 or 3 requires a Sequential Test to ensure development in areas that are not constrained by flooding are prioritised. All residential site allocations in the Local Plan, as well as a large number of other potential residential sites identified by the Council, have already been subject to a Sequential Test as part of the Site Selection Process for the Local Plan.

Sustainable Drainage

Ref: 29 CC
Number and location of schemes contributing to sustainable drainage

1.133 There were seven applications granted in the monitoring year which include sustainable drainage schemes/systems as part of the development. These schemes are located in Fyfield, Loughton, North Weald Bassett, Roydon and Waltham Abbey.

1.134 The sustainable drainage elements of the proposals include permeable paving, cellular storage, ditches for conveyance, flow control devices, petrol/silt interceptors, suds basin/ponds, lagoons, bioremediation channel and green roofs.

Low carbon and renewable energy

Ref: 30 CC

Number of:

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

1.135 There was one dwelling completed that included provision of renewable energy, in particular photovoltaic systems.

Water Efficiency

Ref: 31 CC

Number of new homes completed meeting water efficiency standards

1.136 There were 46 new dwellings completed that meet the optional water efficiency standard of 110 litres per person per day or less.

Quality of Development

Ref: 32 QUA

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

1.137 Within Epping Forest District 13 reviews were undertaken between 1 April 2023 and 31 March 2024:

- Two reviews each of two mixed-use masterplans.
- One review of an in-house design code for a Strategic Masterplan site and a further design code testing workshop.
- Three reviews, including one follow-up on two allocated residential masterplan sites.
- One review of an extra-care housing scheme on an allocated site.
- One first review of a strategic masterplan framework and one follow-up review of another strategic masterplan framework.
- One review of a Concept Framework.

Additionally, one HGGT strategy was reviewed, which will impact on the design quality of the HGGT strategic masterplans within EFDC.

1.138 The impact this has had on development proposals includes:

- Applicants are preparing for meetings and reviews with more rigour and higher quality work, and are willing to engage more with officers in respect of design to ensure that a positive approach is adopted. In some cases, better consultants are engaged and this is producing higher quality schemes with more innovative and sustainable design proposals.
- Landscape expertise is being sought earlier by applicants, both in terms of inclusion in their design teams and in the

advice they seek, which is crucial to ensuring that the Council is achieving landscape-led Masterplanning that relates positively to the landscape context. Biodiversity and SuDs, and their contribution to character and public realm is a recurrent theme.

- Improved information in respect of sustainability, daylight, and sunlight, constraints and opportunities diagrams, and key vision statements, are now being prepared on the majority of large sites, to ensure that baseline context and design quality aspirations are set out and agreed from the start of the planning process.
- Encouragement of integration, social infrastructure and wider community benefits, particularly in, for example extra-care and mixed-use schemes and masterplans. Stewardship and phasing is also being discussed in reviews of larger masterplans.
- Sustainability features as a theme in most reviews and the panel has encouraged sustainable design to be considered earlier in the masterplanning process. This includes reference to, and consideration of, EFDC Sustainability Guidance. The sustainability credentials of proposals is being interrogated.
- Where required the panel encourages application to deliver appropriate density and make more efficient use of the land through, e.g., innovative housing design or more considered use of open space. This is helping to meet the objectives of the NPPF and the Local Plan housing delivery targets.
- The panel is prompting strategic and wider discussions where required e.g., where wider sustainable transport connections should be improved.
- There is an understanding of reconciling design quality aspirations with housebuilders' delivery models given current economic context.
- The panel is helping to steer how the planning process is used to ensure that quality is built in and maintained through to delivery.
- The panel is helping to encourage sustainable modes of transport in line

with policy, with an understanding of the practicalities of active and sustainable modes of transport in different parts of the District.

Further details on the review process and monitoring and evaluation can be found in the [EFDC HGGT QRP Annual Report 2023-24](#).

Heritage Protection

Ref: 34 HER

Net gain/loss of designated heritage assets

1.139 There has been no change in the number of Conservation Areas, Scheduled Monuments or Registered Parks and Gardens within the monitoring year; and no additions have been made to the National Heritage List for England (NHLE).

Ref: 35 HER

Net gain/loss of non-designation heritage assets

1.140 We began a statutory review of our Local List in January 2023 and this process is projected to conclude by 2024. Table 5 shows the net gain/loss of non-designated heritage assets (locally listed building) by parish.

Parishes	Gain	Loss
Buckhurst Hill	8	2
Chigwell	-	1
Epping	13	1
Lambourne	-	4
Nazeing	2	2
Roydon	4	1
Theydon Bois	5	6
Total	32	17

Table 5. Net gain/loss of non-designated heritage assets (locally listed building) by parish.

Infrastructure

Ref: 36 INF

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

- 1.141 Policy SP1 (Spatial Development Strategy) in the Epping Forest District Local Plan sets out the housing requirement of a minimum of 11,400 new homes and a requirement for around 10,000 new jobs over the Plan period (2011-2033). This growth comes with a need for supporting infrastructure including transport, education, health and community facilities to mitigate development impacts and support new communities.
- 1.142 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 (EB1101A) which reported the existing infrastructure across Epping Forest District and identified any shortfalls in provision, and Part B (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 2016-2033.
- 1.143 The IDP is a “live” document that is updated as required to take account of the evolving plan making development and required changes in infrastructure provision. An update of the Part B was produced in 2020: IDP: Part B Infrastructure Delivery Schedule 2020 Update (ED117/ EB1118).
- 1.144 The purpose of the update was to reflect changes made to the infrastructure requirements as a result of modifications to the Local Plan arising from the Local Plan Examination Inspector’s advice of 2 August 2019 (ED98), as well as additional work that has been undertaken since the IDP was first published.
- 1.145 The IDP sets out how the s106 monies will be spent and prioritised over the Plan period. In addition, the level and type of infrastructure secured through s106 obligations will depend on matters including the nature and scale of the development, the number of implemented permissions, build out rates and the phasing of development. Any financial contributions must be spent in accordance with the terms of any agreement.
- 1.146 The Infrastructure Funding Statement annual report 2023/24, which identifies money secured and received from Section 106 planning agreements during the monitoring year, was presented to, and approved by, the Council’s Cabinet on 9th December 2024. These agreements help to ensure that new development mitigate their impact on existing infrastructure and services and make provision for a range of interventions including to support the delivery of strategic infrastructure such as new schools, primary healthcare, highway and transportation improvements need in order to accommodate new development. They include monetary and non-monetary contributions and off-site and on-site provision. Details of these types of developer contributions for the monitoring year can be found in the Infrastructure Funding Statement annual report 2023/24 on the following link: [Infrastructure delivery - Epping Forest District Council](#).

Planning Policy

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