

Epping Forest District Council

Authority Monitoring Report

2022 – 2023*

*Updated version. Please see the executive summary.



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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 2022 – 31 March 2023. The report includes progress on Neighbourhood Plans, the Duty to Co-operate and provides information and data relating to the performance against the policies set out in the 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 *This is an updated version of the 2022/2023 AMR. Amendments were made between June and October 2024 to the following indicators 6a SS, 6b SS, 7 SS, 8 SS, 9a H, 9b H, 12 BU, 14b SB, 22a GBH, 22b GBH, 30 CC, 31 CC to reflect the housing flows reconciliation revisions and the reassessed housing delivery test results. These indicators will also be noted with an asterisks in the title.
- 1.5 Some of the key findings from the 2022/23 monitoring year are set out below:

Key findings of the Authority Monitoring Report 2022/23

Housing

+	Net new homes completed 170 new homes completed across the District in 2022/23
+	Net new homes permitted 508 new homes permitted the District in 2022/23
+	Net new affordable homes completed 19 new affordable homes completed across the District in 2022/23



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

+/- **Specialist Housing**
There were no specialist housing units completed in the monitoring year



Design

+ **Quality Review Panel**
Five 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 have been developed. Mitigation and monitoring measures continue to be secured.



Economic Development

+

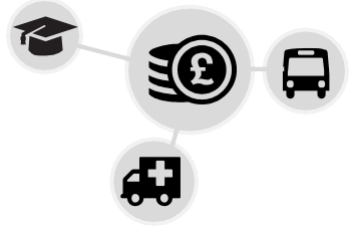
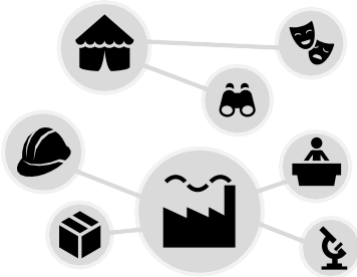
Town Centres
Vacancy rates in the defined Town and District Centres are all below the national figure.

+

Tourist Accommodation
There was one application permitted in the District for visitor accommodation.

+

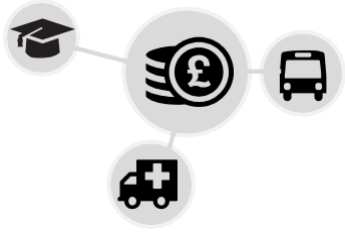
Employment Land
16 applications permitted in the monitoring year would result in a gain or loss of employment floorspace (B and E Use Class uses). Overall, a net gain of approximately 6968m² B and E Use Class employment floorspace would occur if all permissions were implemented.



Infrastructure

+

The total amount of money received from Section 106 planning agreements during the monitoring year was £810,695.35. This money will contribute to funding health, community and educational facilities, green infrastructure, and EFSAC air quality and recreational pressure mitigation.



Introduction

- 1.6 Regular monitoring of planning proposals and completed development is essential in order to establish whether development in the District is coming forward in accordance with the policies in the Local Plan. The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements of Local Authorities with respect to Authority Monitoring Reports (AMR). Local Planning Authorities (LPAs) must publish information at least annually that shows progress with Local Plan preparation, reports activity on the Duty to Co-operate and shows how the implementation of policies is progressing. This report covers the period from 1 April 2022 to 31 March 2023 – the 2022/23 financial year.
- 1.7 The National Planning Policy Framework (2021) and the Planning Practice Guidance reinforce the need for a plan-led system based on robust evidence. This Authority Monitoring Report (AMR) uses a series of key national and local planning indicators to monitor performance against the policies in the Council's Local Plan. 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

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

Nazeing, North Weald Bassett and Theydon Bois.

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

Policy Context - Adopted Local Plan

- 1.11 In the monitoring period 2022/23 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

- 1.12 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](#).
- 1.13 There are 11 designated Neighbourhood Plan Areas and as at the end of the last monitoring period 2021/22 there was one 'made'

Neighbourhood Plan in the District - the Moreton, Bobbingworth and the Lavers Neighbourhood Plan which was 'made' by the Council on 5 November 2019. In the monitoring period 2022/23 the Ongar Neighbourhood Plan was 'made' by the Council on the 11 October 2022. There are no Local Development Orders under preparation or 'made'. Table 1 gives an overview of the stage each Parish/Town Council is at in preparing its Neighbourhood Plan.

- 1.14 Epping Forest District Council has an arrangement with Rural Community Council of Essex to provide advice and assistance to Neighbourhood Plan Groups in producing Neighbourhood Plans over and above the advice and assistance provided by the Council.

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

Table 1. Progress on Neighbourhood Plans

Neighbourhood Plan Areas

Moreton, Bobbingworth and the Lavers

- 1.15 Moreton, Bobbingworth and the Lavers Parish Council started to prepare a Neighbourhood Plan for the Parish in 2013. A draft plan was produced and consulted upon in 2014 and a further draft plan was produced and consulted on in 2015. The plan was submitted for examination and the Examiner's report was published on 18 May 2016. This recommended that the plan should not proceed to referendum as it did not meet the basic conditions. The Examiner's report was considered at the Cabinet meeting on 21 July 2016 where the Council agreed that the Neighbourhood Plan proposal should be refused and therefore should not proceed to the referendum stage.
- 1.16 The plan was subsequently revised by the Parish Council and underwent further consultation in 2017. A revised plan was submitted to the Council on 30 November 2018 and an Independent Examiner was appointed by the Council with the agreement of the Parish Council to examine the draft Plan against the basic conditions set out in the Localism Act 2011 (as amended). The examination took place by way of the written representation procedure. The Examiner's Report was received on 17 June 2019 and recommended that, subject to a number of modifications, the draft MBL Neighbourhood Plan meets the basic conditions and should progress to referendum. On the 11 July 2019 the Council resolved that the Moreton, Bobbingworth and the Lavers Neighbourhood Plan (as modified) should proceed to referendum.
- 1.17 A referendum was held on 26 September 2019 with the question "Do you want Epping Forest District Council to use the Neighbourhood Plan for Moreton, Bobbingworth and the Lavers to help it decide planning applications in the Neighbourhood Area?" 236 (22.5%) of registered electors recorded votes, of which 216 (91.5%) were in favour of 'yes'.

- 1.18 Following this positive referendum outcome, the Council 'made' the Neighbourhood Plan on 5 November 2019, and it now forms part of the development plan for Epping Forest District.

Chigwell

- 1.19 The Chigwell Neighbourhood Plan was submitted for examination on 7 March 2018. and an independent examiner was appointed to carry out the examination.
- 1.20 At the request of the examiner, a non-statutory exploratory meeting was held on 5 September 2018 to examine issues of a procedural and compliance nature and to initially assess whether the Neighbourhood Plan meets the legislative requirements. The Examiner issued his 'Report to Epping Forest District Council of the Examination of the Chigwell Neighbourhood Plan' on 5 November 2018. He concluded that, as a whole, the plan does not meet the basic conditions required of a Neighbourhood Plan and therefore could not recommend that the plan should proceed to referendum. The Council accepted the examiner's conclusion and issued a Decision Statement in February 2019 confirming that the plan shall not proceed to the referendum stage.

Theydon Bois

- 1.21 The Neighbourhood Area was formally designated by the Council on the 21 July 2014. Theydon Bois Parish Council is currently preparing the Neighbourhood Plan.

Epping

- 1.22 The Neighbourhood Plan Area was formally designated by the Council on the 6 October 2014.
- 1.23 Epping Town Council consulted on the Regulation 14 Draft Neighbourhood Plan in June 2018. The Neighbourhood Plan committee is currently working on Regulation 15 submission documents.

Buckhurst Hill

- 1.24 The Neighbourhood Area was formally designated by the Council on the 5 December

2014. Buckhurst Hill Parish Council is currently preparing the Neighbourhood Plan.

North Weald Bassett

- 1.25 North Weald Bassett applied to designate a Neighbourhood Area on the 8 September 2014. Following a recommendation to revise the boundary of the proposed designated area, a revised Neighbourhood Area was formally designated by the Council on the 11 June 2015 for North Weald Bassett.
- 1.26 The North Weald Bassett Neighbourhood Steering Group undertook a consultation exercise in June 2018 through questionnaires delivered to each household. The group subsequently held events in December 2019 to present Draft Policies.
- 1.27 The Group commissioned work to develop Design Guidance and a Heritage and Character Assessment for the area.

Loughton

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

Epping Upland

- 1.29 Epping Upland applied to designate a Neighbourhood Area on the 17 July 2015. Following a recommendation to revise the boundary of the proposed designated area, a revised Neighbourhood Area was formally designated by the Council on the 8 October 2015. Epping Upland Parish Council is currently preparing their Neighbourhood Plan.

Waltham Abbey

- 1.30 Waltham Abbey Parish Council applied to designate a Neighbourhood Area on the 23 November 2015 and a consultation on the proposed designated area took place from the 12 January to the 8 February 2016.
- 1.31 Following the close of the 4 week consultation period, the Council considered all comments and prepared a report which recommended approval of the Neighbourhood Area Application in March 2016. This was approved.

- 1.32 The Town Council is currently preparing the Neighbourhood Plan.

Ongar

- 1.33 An application for a Neighbourhood Area designation covering the Parish of Ongar was received in May 2017 and was formally designated by the Council in June 2017.
- 1.34 In July 2017, the Ongar Neighbourhood Plan Community Group was set up to lead preparation of the Neighbourhood Plan. In 2018 and 2019 exhibitions and consultations on the Neighbourhood Plan were held with interested parties in the Neighbourhood Plan area including with residents, local businesses, clubs, organisations and schools. Pre submission (Regulation 14) consultation took place on a draft Neighbourhood Plan between 21 January – 18th March 2021.
- 1.35 Following this consultation, a revised draft Neighbourhood Plan was produced and submitted to Epping Forest District Council. This submitted Plan was publicised for six weeks (under Regulation 16) between 11 November and 23 December 2021.
- 1.36 An Independent Examiner was then appointed by the Council with the agreement of the Town Council and Ongar Neighbourhood Plan Community Group to examine the draft Plan against the basic conditions set out in the Localism Act 2011 (as amended). The examination took place by way of the written representation procedure. The Examiner's Report was received on 13 May 2022 and recommended that, subject to a number of modifications, the draft Ongar Neighbourhood Plan met the basic conditions and should progress to referendum. After considering the recommendations made in the Examiner's Report at a Cabinet meeting of 18 July 2022, the Council resolved to accept all the Examiner's recommendations and agreed that the draft Ongar Neighbourhood Plan should progress to a local referendum.
- 1.37 A referendum was then held on 8 September 2022 in the Ongar Neighbourhood Plan Area with the question "*Do you want Epping Forest District Council to use the Neighbourhood Plan*

for Ongar to help it decide planning applications in the Neighbourhood Area?’

1,139 (21.72%) of registered electors recorded votes, of which 1,102 (96.75%) were in favour of ‘yes’.

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

Lambourne

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

Duty to Cooperate

Introduction

- 1.40 The Localism Act (2011) established a Duty to Cooperate in relation to planning for sustainable development. The Duty requires cooperation between local planning authorities, county councils and relevant bodies as specified in the Local Planning Regulations during the preparation of development plan documents and other local development documents.
- 1.41 To support production of the Local Plan and meet the requirements of the Duty to Cooperate, the Council has engaged throughout the plan-making process with its neighbouring authorities and other relevant bodies.
- 1.42 A forum for cross-boundary cooperation is The Cooperation for Sustainable Development Board known as The Co-op Board. The Co-op Board was established in October 2014 as a mechanism for members to discuss cross boundary issues with neighbouring authorities in the East Herts/West Essex housing market area and beyond. The core membership of the Board comprises representatives from the following authorities:
- i) The East Herts/West Essex Housing Market Area partners (East Herts, Harlow, Uttlesford and Epping Forest District Councils);
 - ii) Hertfordshire and Essex County Councils;
 - iii) Broxbourne Borough Council;
 - iv) Chelmsford City Council;
 - v) Brentwood Borough Council
 - vi) The London Borough of Redbridge;
 - vii) The London Borough of Enfield; and
 - viii) The London Borough of Waltham Forest.

- 1.43 The Greater London Authority (GLA) has 'observer status'. Other organisations are also engaged through the Co-op Board, including the Corporation of London (Conservators of Epping Forest), the Lee Valley Regional Park Authority and the London Stansted Cambridge Consortium (LSCC) now known as the UK Innovation Corridor (UKIC). Highways England, Natural England, Homes England, Princess Alexandra Hospital and the Environment Agency are invited to meetings and attend as appropriate.
- 1.44 The Board has agreed Memoranda of Understanding (MoU) for:
- i) Managing the impacts of growth within the West Essex/East Herts Housing Market Area on Epping Forest Special Area of Conservation March 2017,
 - ii) Highways and Infrastructure for the West Essex/East Hertfordshire Housing Market Area March 2017,
 - iii) The Distribution of Objectively Assessed Housing Need across the West Essex/East Hertfordshire Housing Market Area March 2017 and;
 - iv) The Distribution of Objectively Assessed Employment Need across the West Essex/East Hertfordshire Functional Economic Market Area June 2018.
- 1.45 Through ongoing joint work and discussions between local authorities in the West Essex /East Herts Housing Market Area, agreement was reached to align Local Plans as far as possible. All four Local Plans have been aligned to the Plan period of 2011 – 2033, which ensures that a consistent and cooperative approach has been taken to the collation of evidence and planning for future needs.

Housing and Economic Need

- 1.46 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

1.47 The Council has continued to work with Essex County Council 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. 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.

Harlow and Gilston Garden Town

- 1.48 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.
- 1.49 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.
- 1.50 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.

- 1.51 [The HGGT Annual Review](#) 2022/23 provides information on the achievements and outlines investment programmes and bids to deliver the critical HGGT infrastructure.
- 1.52 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.
- 1.53 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

1.54 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

1.55 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.

1.56 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 together with agreement to enter 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

- 1.57 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.
- 1.58 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.
- 1.59 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

1.60 Two Developer Forums – one for the proposed strategic site allocations around Harlow (now the Garden Town Developer Forum) and one for the proposed site allocations in the rest of Epping Forest District, have been established. The Garden Town Developer Forum for strategic sites includes representatives from the two County Councils, East Herts and Harlow Districts. Where appropriate other

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

- 1.61 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.
- 1.62 Within the monitoring period 2022/23 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 draft Latton Priory SMF was also subject to public consultation.

Working with the Community

- 1.63 Within the monitoring period 2022/23 the Council has undertaken consultation on the further Main Modifications to the Local Plan as part of the ongoing Local Plan Examination. Following agreement by Cabinet, public and stakeholder consultation was undertaken in respect of the Draft North Weald Airfield Masterplan between December 2021 and February 2022.
- 1.64 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.

- 1.65 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.
- 1.66 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

1.67 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

1.68 The estimated number of households was 55,112 in 2022, rising to 55,433 in 2023. The number of households is projected to rise to 58,544 by 2033²

Ref: 2 Con

Change in household composition by type

1.69 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

1.70 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

1.71 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

1.72 In the period April 2022 to March 2023 74.7% of 16–64-year-olds were in employment, which is a decrease from 83.3% recorded in the period April 2021 to March 2022. This is lower than the East of England average of 78% and the average for Great Britain at 75.5%.

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

⁶ NOMIS: Labour Market Profile for Epping Forest District for the period April 2022 to March 2023.

- 1.73 Male employment (79.3%) is higher than female employment (70.6%).
- 1.74 Self-employment makes up a 11.3% of overall employment and is higher than the East of England and Great Britain averages.
- 1.75 The unemployment rate (3.1%) is fractionally lower than the East of England and lower than the Great Britain averages and has stayed stable for the last few years.⁶

Delivery of the Spatial Strategy

requirement of 712 homes. The Council therefore exceeded the 95% HDT threshold for housing delivery in the period 1 April 2019 to 31 March 2022.

*Ref: 6a SS

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

1.76 170 net 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 33% for 2022/2023. Now that the Local Plan has been adopted this figure is anticipated to increase significantly.

*Ref: 6b SS

Housing Delivery Test Results

- 1.77 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 standard methodology figure.
- 1.78 The Council's housing delivery was reassessed against the stepped housing trajectory set out Policy SP1 in the now adopted Local Plan and the provisions of the National Planning Policy Framework December 2023 rather than the higher standard methodology figure. The letter from DHLUC which supersedes the measurement for Epping Forest District which was published on 19 December 2023 can be viewed [here](#).
- 1.79 The result of the 2022 Housing Delivery Test (HDT), published in May 2024 for Epping Forest District was 105%. The number of homes delivered in the 2019/20 – 2021/22 period was 749 – this was calculated against a

*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

- 1.80 There were 95 homes permitted on residential allocation sites (HONG.R1, LOU.R16, STAP.R1 and THOR.R2) in accordance with Policy SP1 Spatial Development Strategy. There were six homes permitted on Garden Community site SP4.3. There were no homes permitted on other Masterplan and Concept Framework areas. There were five dwellings permitted on other Allocations (LSHR.E1) in the monitoring year.
- 1.81 There were no homes completed on allocated sites in the monitoring year.
- 1.82 There were no homes completed on Garden Community sites; Other Masterplan and Concept Framework Plan areas; there were no dwellings permitted on Other Allocations.

*Ref: 8 SS

Number of homes permitted and completed on windfall sites;

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

- 1.83 In the monitoring year, 402 net homes were permitted on windfall sites whilst 170 net homes were completed on windfall sites.
- 1.84 Of the 402 homes permitted on windfall sites, 145 were permitted on previously developed

land within settlements and 152 homes were permitted on previously developed land within the Green Belt in the monitoring year.

- 1.85 Of the homes completed on windfall sites, 119 were on previously developed land within settlements and 20 net homes were completed on previously developed land within the Green Belt in the monitoring year.
- 1.86 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

- 1.88 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 Waltham Abbey, Loughton, Epping and North Weald Bassett. There were fewer completions in the more rural parishes and in the Green Belt.
- 1.89 The 170 homes completed in 2022/23 brings the total number of homes completed since the start of the Local Plan Period (2011) to 3,193.
- 1.90 Figure 2 shows the net number of new homes completed in the District from 2011/12 to 2022/23.

1.87 In the 2022/23 monitoring year, 184 homes were completed. 14 homes were lost as a result of applications for demolition/ replacement development, therefore the net total of new homes in the District is 170.

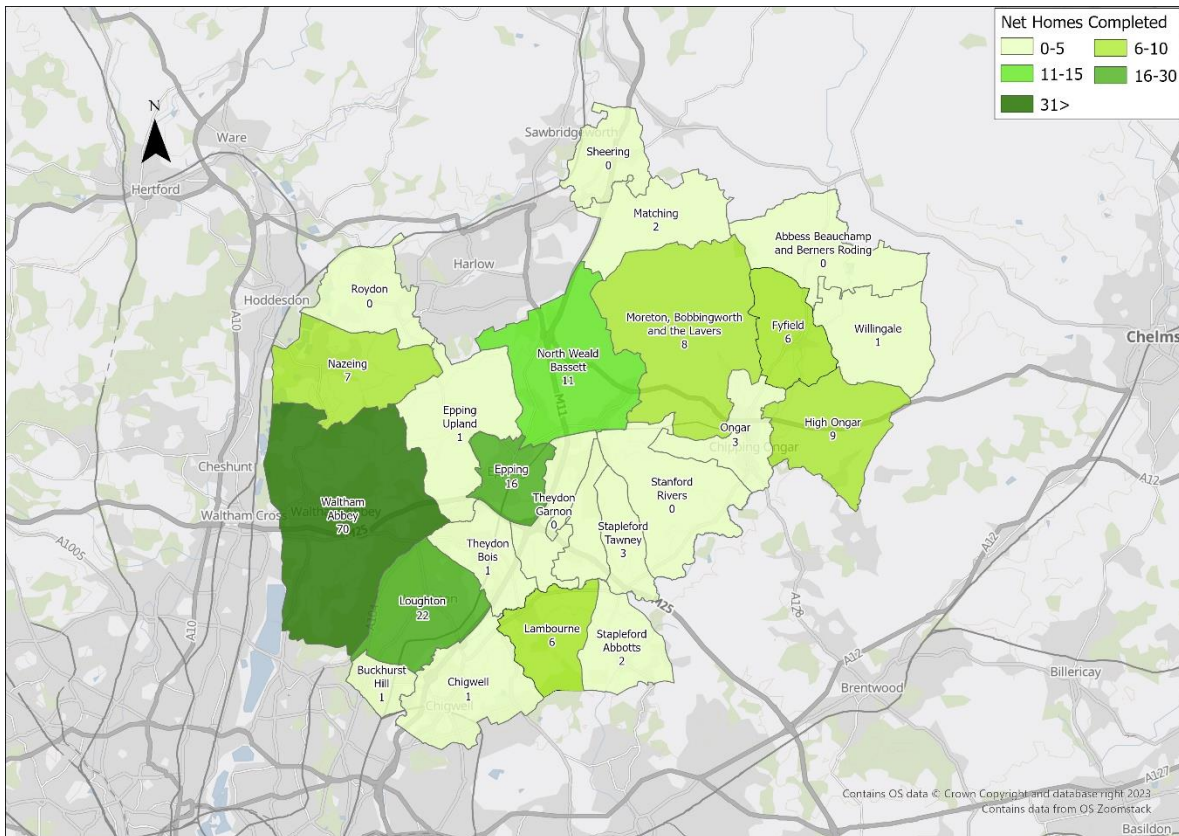


Figure 1. Net number of homes completed by Parish in the 2022/23 monitoring period

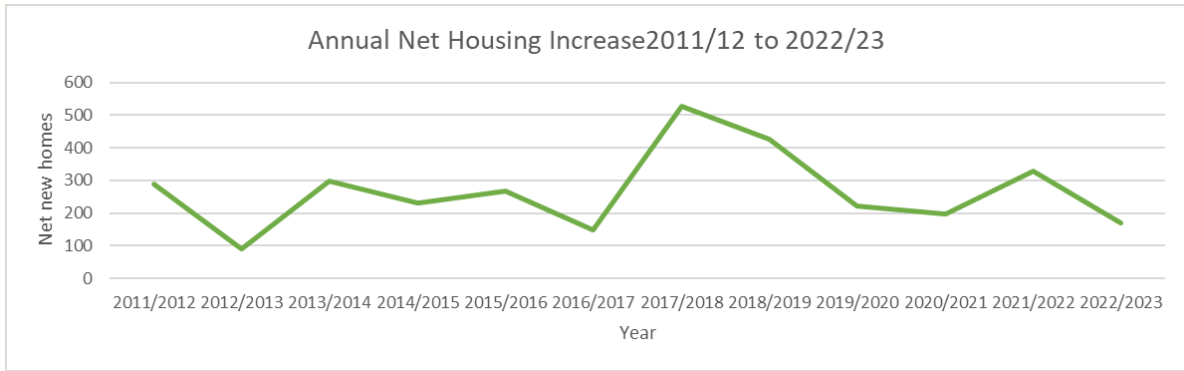


Figure 2. Annual net housing completions

1.91 Figure 3 shows the number of homes completed in the District by number of bedrooms. 47% of homes completed were one-bedroom units. Two- and three-bedroom

units comprised 21% and 18% of completed homes respectively, whilst four+ bedroom homes comprised 14% of net homes completed in the monitoring year.

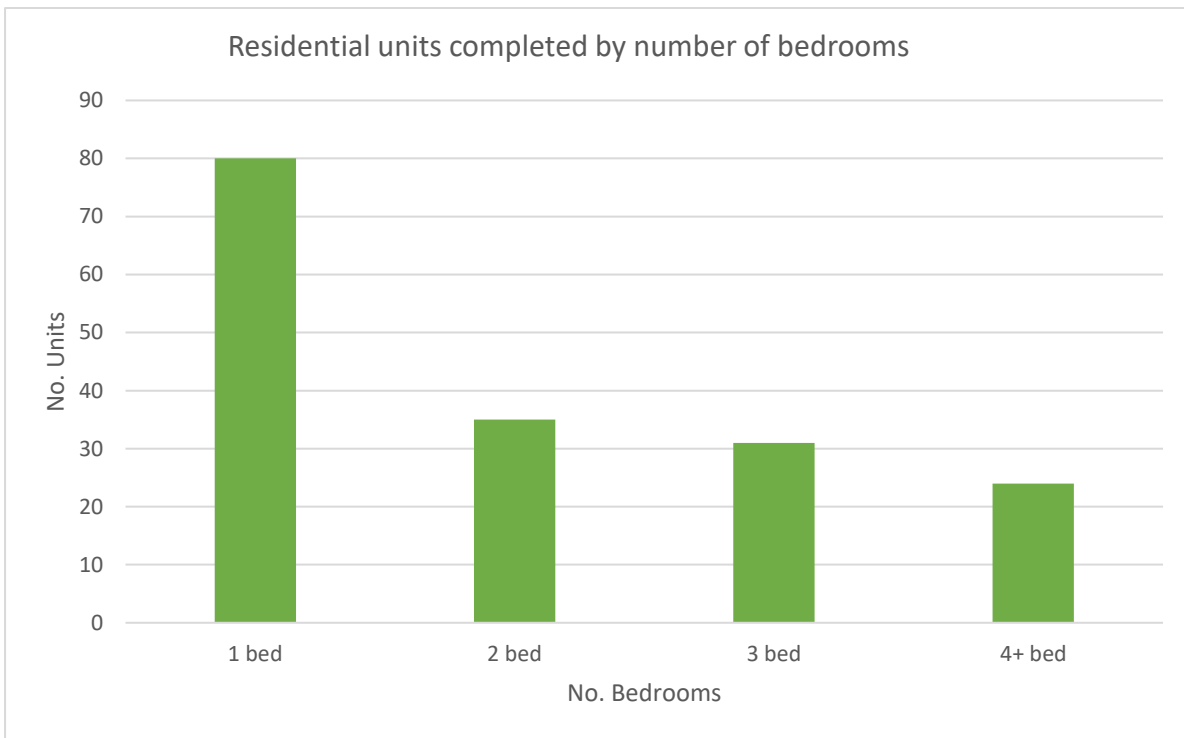


Figure 3. Residential units completed in the 2022/23 monitoring year by number of bedrooms

***Ref: 9b H**

Net permissions of residential development by settlement and number of bedrooms

- 1.92 The net number of homes permitted in the 2022/23 period was 508.
- 1.93 Figure 4 shows how these permissions are distributed across each Parish within the District. 75% of permitted dwellings are located in, Waltham Abbey, Epping, Loughton, Chigwell and Stapleford Abbots.
- 1.94 Figure 5 shows the number of homes permitted by number of bedrooms. Of the homes permitted in the monitoring year, 30% are one-bedroom homes and 15% are four+ bedroom homes. Two and three-bed homes comprise the remaining 31% and 24% of homes permitted respectively.

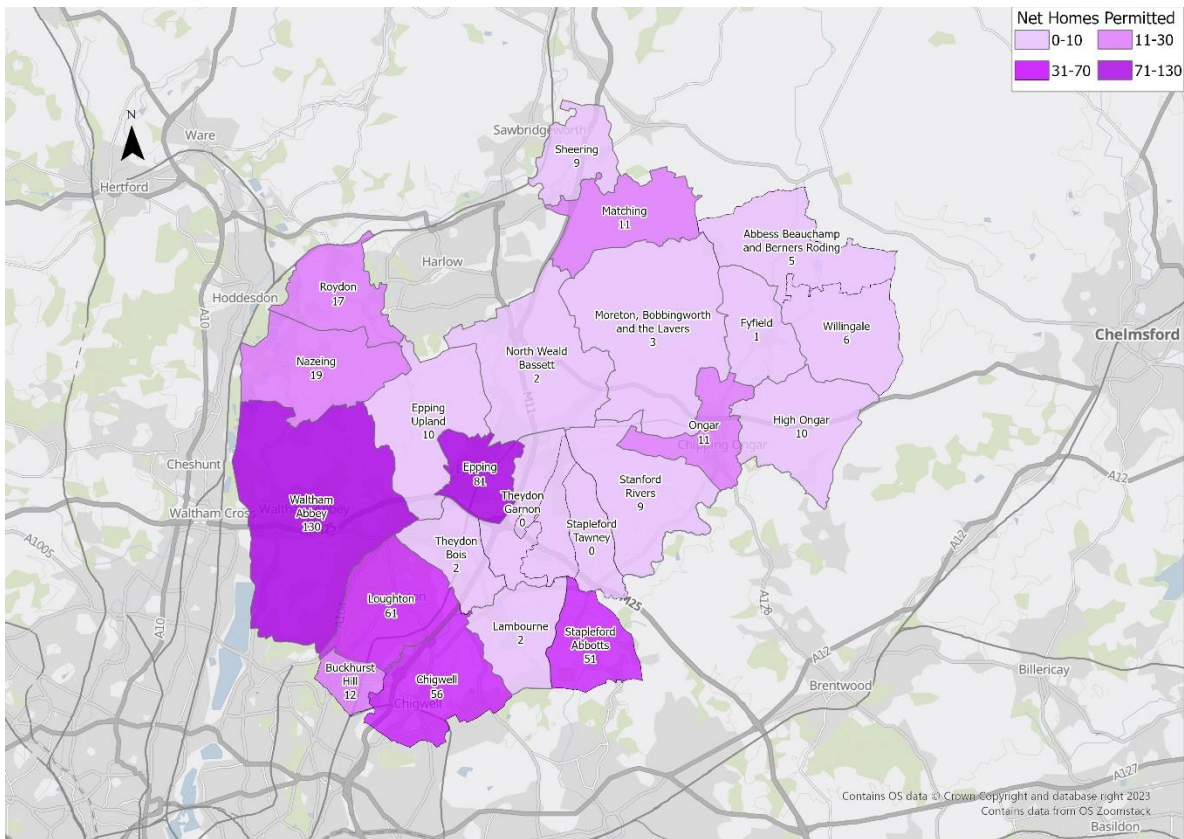


Figure 4. Net number of homes permitted by Parish in the 2022/23 monitoring period

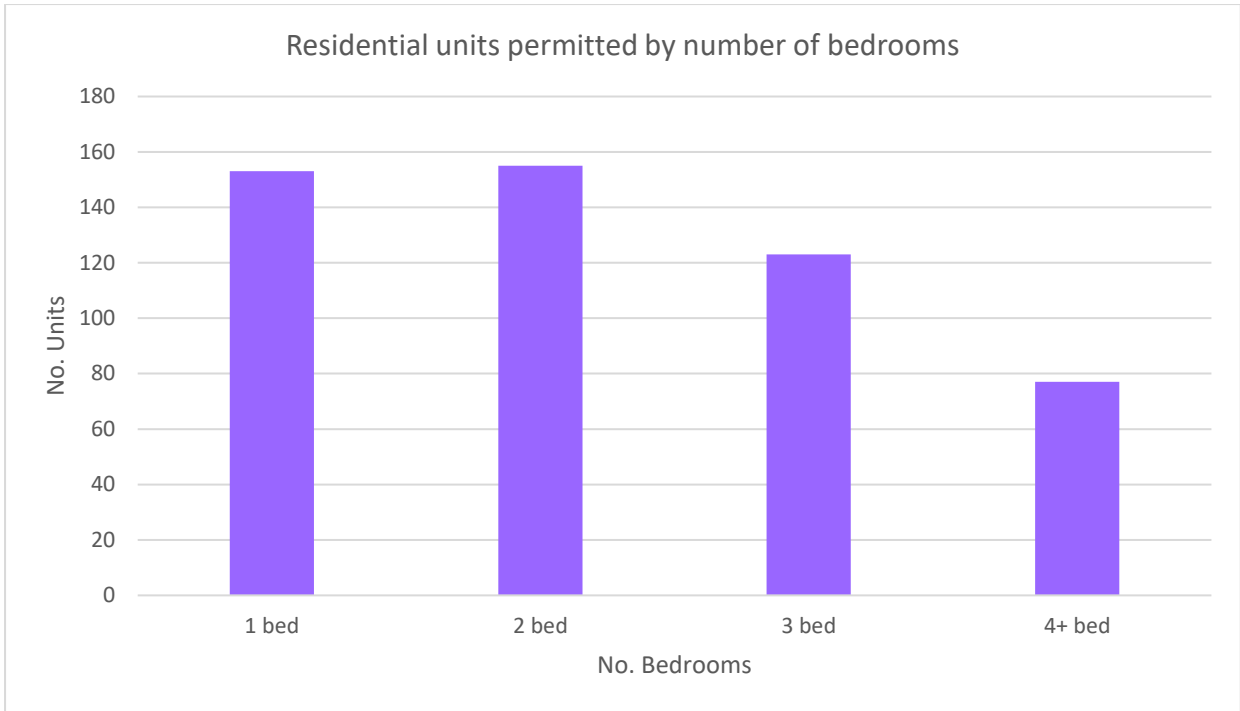


Figure 5. Residential units permitted in the 2022/23 monitoring year by number of bedrooms.

Five-year land supply

Ref: 10a H

Five-year housing land supply position

1.95 The Epping Forest District Local Plan 2011–2033 was adopted on the 6 March 2023. As confirmed by the Local Plan Inspector, the Council was able to demonstrate a five-year housing land supply of 5.4 years at the time of the adoption of the Local Plan (based on a stepped trajectory and including a 20% buffer). Therefore, the Plan makes sufficient provision for housing over the Plan period, and takes a practical and sound approach towards housing delivery.

Affordable Homes

Ref: 11a AH

Net gain of affordable homes completed by category

1.96 19 new affordable homes were completed across the District in the monitoring year. These were all completed through the Council's house building programme. Of the 19 homes completed, all were affordable rent.

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

Table 2. Affordable housing units completed by monitoring year

Ref: 11b AH

Net affordable housing units permitted

1.97 84 affordable homes were permitted within the monitoring year.

Bungalows

*Ref: 12 BU

Net gain/loss of bungalows - completions

1.98 In the monitoring year there was a loss of five bungalows in the District, whilst 10 new bungalows were constructed. This has resulted in a net gain of five bungalows.

1.99 There were six single storey dwellings completed as a result of the conversion of agricultural buildings.

Specialist Housing

Ref: 13a HS

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

1.100 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

1.101 There have been 80 specialist housing units permitted in Waltham Abbey within this 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

1.102 Planning permission was granted for the replacement of single dwellings on 20 sites in

2022/23. 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.

permitted or allowed. This means 18 more pitches need to be provided before 2033.

***Ref: 14b SB**

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

1.103 The replacement of single dwellings was completed on ten sites in 2022/23. 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

1.104 11 pitches were permitted on two sites within the monitoring year.

1.105 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 46 pitches have been

Economic Development

Employment

Ref: 16a ED

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

- 1.107 There were 22 applications completed in the monitoring year which resulted in a gain or loss of employment floorspace (B and E Use Class).
- 1.108 Of the 22 applications completed, ten 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. None of these completions are located within designated employment sites identified within the Local Plan.
- 1.109 Of the 22 applications completed, 12 resulted in the gain of B and E Use Class employment floorspace. One of the applications is partially located within a designated employment site in North Weald Bassett identified within the Local Plan.
- 1.110 Overall, a net gain of 16,748m² B and E Use Class employment space has occurred from these completions. The greatest gain in employment space involved change of use to Use Class B8 and E(g)(i).

Ref: 16b ED

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

- 1.111 There were 16 applications permitted in the monitoring year which resulted in a gain or loss of employment floorspace (B and E Use Class).
- 1.112 Of the 16 applications, nine if implemented, would result in a loss of B and E Use Class employment floorspace. These permissions

involve the loss of employment space to residential uses.

- 1.113 Of the nine applications that, if implemented, would result in a loss of B and E Use Class employment floorspace, eight do not concern designated employment sites identified within the Local Plan. Four of the applications permitted are within designated employment sites identified within the Local Plan with one of the permitted applications also being partially within an allocated employment site within the Local Plan. The application sites are located within Epping, Lower Sheering, North Weald Bassett and Waltham Abbey.
- 1.114 Seven applications if implemented would result in a gain in B and E Use Class employment floorspace and two if implemented would not result in loss or gain in B and E Use Class employment floorspace.
- 1.115 Overall, a net gain of approximately 6968m² 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 E(g)(i), with a loss of 1177m² whilst the greatest gain in employment floorspace would be of 8600m² in B2 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

- 1.116 There were three applications permitted in the monitoring year which if implemented would result in a loss of Town Centre uses (Use Class E uses).
- 1.117 Overall, a net loss of 433m² of Town Centre floorspace would occur if all permissions were implemented. The greatest loss in Town Centre uses if implemented would involve a loss of 381m² of Use Class E(c).
- 1.118 All three of the applications were within a defined District Centre, one being in Waltham Abbey and two in Ongar.

Ref: 18 ED**Changes to proportions of units in use classes within defined Town Centre Commercial, Business and Service Frontages**

- 1.119 This indicator looks at the current health of the Town Centres and District Centres identified in Policy E2 of the Local Plan.
- 1.120 Surveys were carried out in all six of the centres – Epping, Loughton High Road, Waltham Abbey, Loughton Broadway, Ongar and Buckhurst Hill – in August 2023.
- 1.121 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 comparable data from the 2022 survey.
- 1.122 In 2023, a total of 761 non-residential units were recorded within the six Town or District Centre boundaries. All non-residential use classes within the Town or District Centre boundary were recorded, with the majority of high street uses falling into one of the ‘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

- 1.123 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.
- 1.124 In order for the data to be measurable against the policies in the Local Plan the surveys were undertaken using the new Use Class system therefore the summary of change will be recorded in the next monitoring period as the previous surveys were undertaken using the old Use Class system.

Centre Breakdown

Buckhurst Hill

Summary of Survey

1.125 In Buckhurst Hill, the total number of units surveyed in 2023 was 107. The chart below provides an overview of the mix of uses of this District Centre.

Performance against Local Plan Policies

1.126 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, 80% 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 Survey

1.127 In Ongar, the total number of units surveyed in 2023 within the identified District Centre boundary was 80. The chart below provides an overview of the mix of uses of this District Centre.

Performance against Local Plan Policies

1.128 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, 65% of Primary Commercial, Business and Service Frontage is within Use Class E uses, which meets the 65%

requirement in Policy P5. Within the Secondary Commercial, Business and Service Frontage, 64% is within Use Class E uses, which is above the 45% policy requirement.

Epping

Summary of Survey

1.129 In Epping, the total number of units surveyed in 2023 within the identified Town Centre boundary was 169. The chart below provides an overview of the mix of uses of this Town Centre.

Performance against Local Plan Policies

1.130 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, 81% 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, 75% is within Use Class E uses, which is well above the 20% policy requirement.

Loughton High Road

Summary of Survey

1.131 In Loughton High Road, the total number of units surveyed in 2023 within the identified Town Centre was 213. The chart below provides an overview of the mix of uses of this Town Centre.

Performance against Local Plan Policies

1.132 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, 84% is within Use Class E uses, which is well above the 35% policy requirement.

Class units. In Waltham Abbey, 72% 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, 64% is within Use Class E uses, which is well above the 25% policy requirement.

Loughton Broadway

Summary of Survey

1.133 In Loughton Broadway, the number of units surveyed in 2023 within the District Centre was 66. The chart below provides an overview of the mix of uses of this District Centre.

Performance against Local Plan Policies

1.134 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 79% of the total Primary Commercial, Business and Service Frontage in Loughton Broadway which is above the policy requirement.

Waltham Abbey

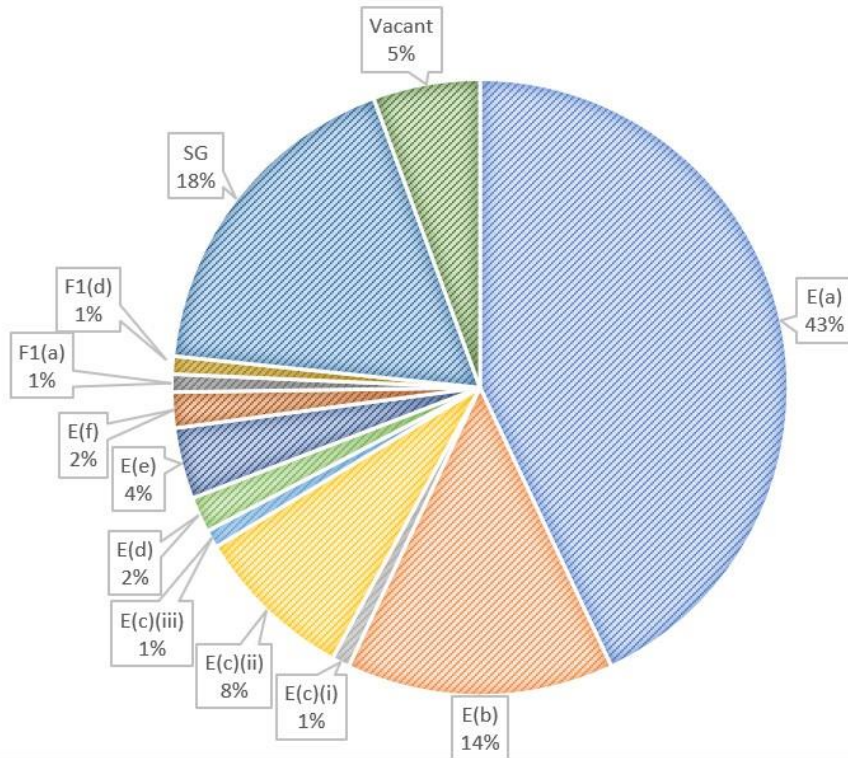
Summary of Survey

1.135 In Waltham Abbey, the number of units surveyed in 2023 within the District Centre was 126. The chart below provides an overview of the mix of uses of this District Centre.

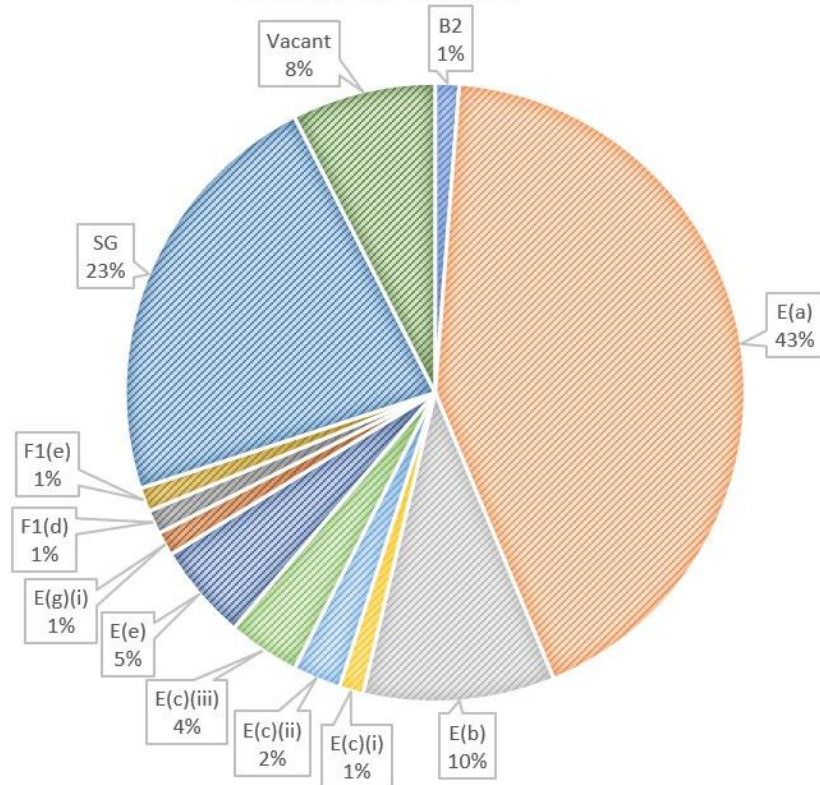
Performance against Local Plan Policies

1.136 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

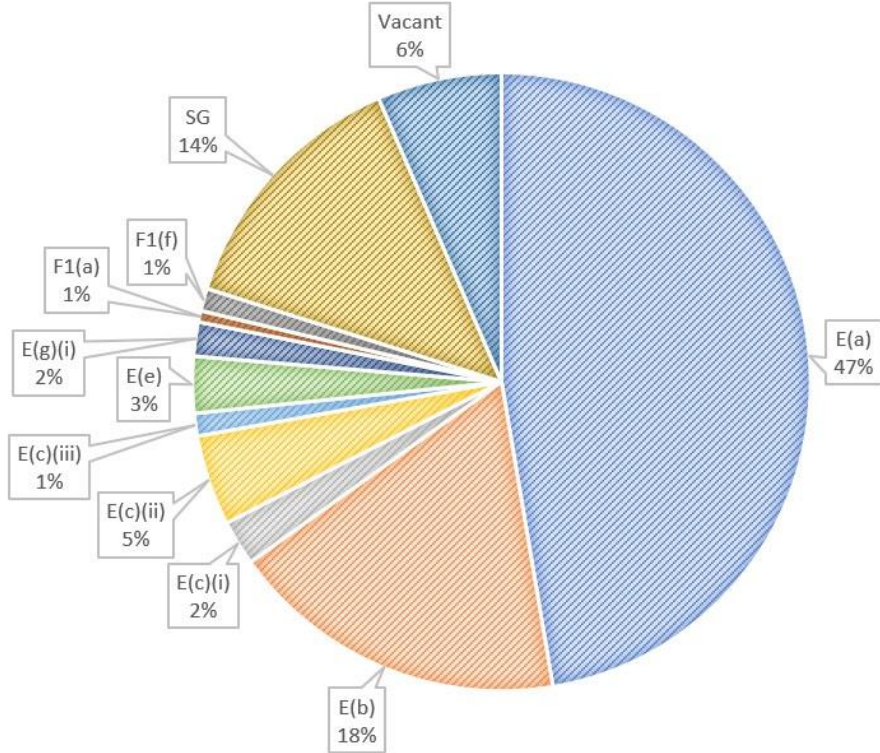
BUCKHURST HILL 2023



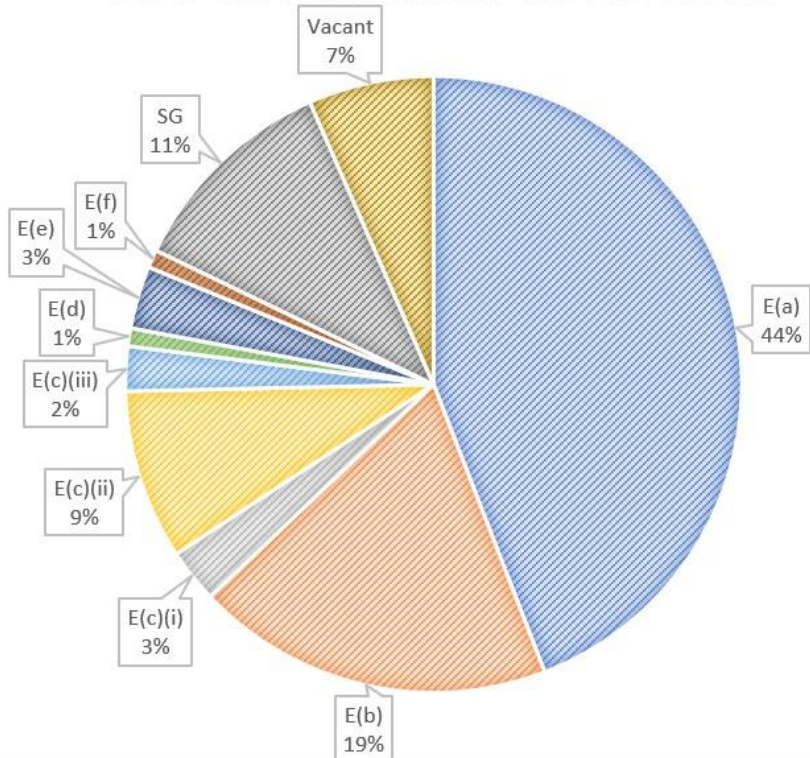
ONGAR 2023



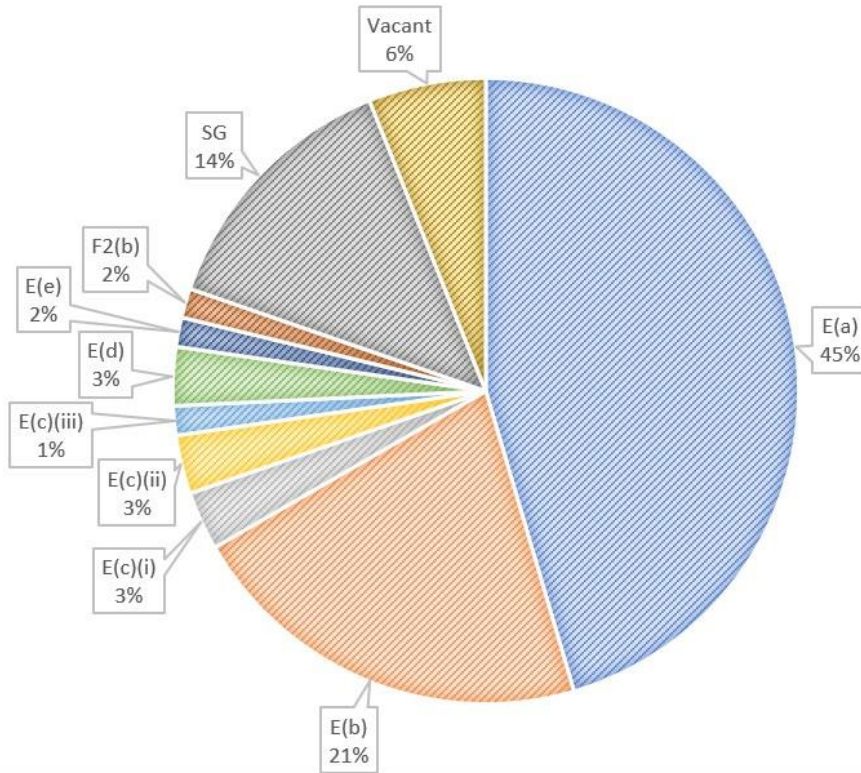
EPPING 2023



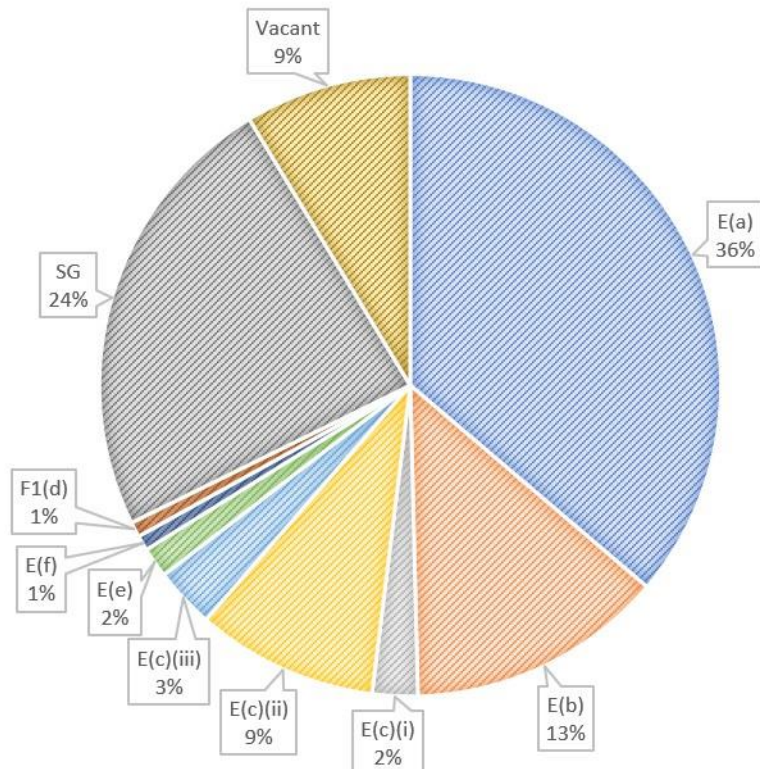
LOUGHTON HIGH ROAD 2023



LOUHGTON BROADWAY 2023



WALTHAM ABBEY 2023



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

1.137 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 all of the Town and District centres are below the national figure.

1.138 Compared with the vacancy rates in 2022, the number of empty units has improved in Buckhurst Hill and Loughton High Road. Ongar, Loughton Broadway and Waltham Abbey have remained the same. Some of the units which were vacant in 2022 are now occupied by new outlets.

1.139 The final column in the table below shows how many of the vacant units recorded this year, were also recorded in the 2022 survey. It shows that there is a mix of persistent vacant units as well as new vacant units.

Table 4: Vacancy Rates –2022-2023

Town/District Centre	Number of Vacant Units 2022	Proportion of overall units	Number of Vacant Units 2023	Proportion of overall units	% Change	Continuous Vacancies (2022-2023)
Buckhurst Hill	8	7%	6	5%	2%	Of the six units recorded as vacant in 2023, four were recorded as vacant in the 2022 survey.
Ongar	6	8%	6	8%	0%	Of the six units recorded as vacant in 2023, three were recorded as vacant in the 2022 survey.
Epping	9	5%	11	6%	1%	Of the 11 units recorded as vacant in 2023, five were recorded as vacant in the 2022 survey.
Loughton High Road	16	8%	14	7%	1%	Of the 14 units recorded as vacant in 2023, eight were recorded as vacant in the 2022 survey.
Loughton Broadway	4	6%	4	6%	0%	Of the four units recorded as vacant in 2023, one was recorded as vacant in the 2022 survey.
Waltham Abbey	12	9%	11	9%	0%	Of the 11 units recorded as vacant in 2023, six were recorded as vacant in the 2022 survey.

Glasshouses

Ref: 20 ED

Net gain/loss of horticultural glasshouses and ancillary facilities

- 1.140 Two applications which related to glasshouses and ancillary facilities were approved in the monitoring year. The application sites were located in Nazeing and Roydon.
- 1.141 One application was for a new glasshouse and ancillary facilities and if implemented, the total gain from this application would be 34,400m². The other planning application resulted in a loss of glasshouse and ancillary facilities, if implemented the total loss from this application is 5,500 m².

Tourist Accommodation

Ref: 21 ED

New tourist bedspaces completed

- 1.142 There were no new tourist bedspaces completed in the monitoring year but there was one application involving tourist bedspaces that was approved and continues to operate. This site hosts 275+ pitches for caravans, motor caravans and tents.
- 1.143 Two applications were approved in the District involving tourist accommodation. One application was for the development of 3 new bedspaces whilst another application was for the loss of 3 tourist bedspaces. Therefore, there were no net new number of tourist bedspaces approved in the 2022/23 monitoring year.

Effectiveness of Green Belt Policy

***Ref: 22a GBH**

Net number of new dwellings completed in the Green Belt

1.144 Within the monitoring year 53 dwellings were completed in the Green Belt. The applications resulted in a loss of six dwellings, therefore the net number of new dwellings completed in the Green Belt in the monitoring year was 47.

***Ref: 22b GBH**

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

1.145 Within the monitoring year of the 47 net new dwellings referred to above 26 dwellings were completed in the Green Belt on Previously Developed Land. The applications resulted in a loss of six dwellings, therefore the net number of new dwellings completed in the Green Belt on Previously Developed Land in the monitoring year was 20.

Ref: 23a GED

Net new employment floorspace completed in the Green Belt

1.146 The number of applications completed in the Green Belt in the monitoring year was 12, nine applications resulted in a gain in employment floorspace (B and E Use Class).

1.147 The new floorspace completed in the Green Belt in the monitoring year was 17,382m², with a loss of 685m².

Ref: 23b GED

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

1.148 The number of applications completed in the Green Belt on Previously Developed Land within the monitoring year was 11, nine of these applications resulted in a gain in employment floorspace (B and E Use Class).

1.149 The new floorspace completed in the Green Belt on Previously Developed Land within the monitoring year was 17,382m², with a loss of 590m².

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

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

1.151 There were seven applications permitted this monitoring year that could lead to a change in relation to woodland.

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

1.152 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.

1.153 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'.

1.154 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 £252,264 was secured through signed s106 planning obligations to support the delivery of SAMM measures and £63,690 of developer contributions was received by the Council in this respect in the monitoring period.

1.155 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 £70,762 was secured through signed s106 planning obligations to support the delivery of Green Infrastructure including for the delivery of Infrastructure Enhancement Projects and £1,432 was received by the Council from planning obligations in the monitoring period.

- 1.156 A Portfolio Holder Advisory Group for Air Quality has been established, which includes elected representatives from the Council, Essex County Council and the Conservators of Epping Forest. The Group met on a number of occasions in 2022/23 and supports the achievement of a collaborative approach to progressing actions and initiatives in order to address air quality issues affecting the Epping Forest SAC. As referenced in earlier commentary on the Duty to Cooperate, the Council has been working closely with Essex County Council on the development of the West Essex Transport model to ensure that the model is capable of supporting future air quality modelling. The Council has also initiated the updating of the Transport Strategy for the Epping Forest in partnership with the Conservators of Epping Forest and Essex County Council and has undertaken awareness-raising of air quality issues and how residents and other stakeholders can support improvements as part of its consultation on a

draft Climate Change Action Plan. In the monitoring period £122,705 was secured through signed s106 planning obligations to support the delivery of measures in the Interim Air Pollution Mitigation Strategy and £69,842 of developer contributions were received by the Council in the monitoring period.

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

Ref: 26 CC
Number of travel plans approved by location. Land use type and estimated carbon savings

- 1.158 There was one travel plan submitted within the monitoring period for a residential institution in Waltham Abbey. There were no carbon saving figures noted in the travel plan, but it notes that the proposed development will be accessible by a range of sustainable travel options including walking, cycling, bus and rail. A range of on-site facilities will also be provided to reduce the need for residents, visitors and staff to travel off-site.

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

- 1.159 Following a change to the Building Regulations Part S which states that most building projects from June 2022 onwards must install electric charging points, which includes newly built properties and major renovations of both residential and non-dwellings, the AMR will now only report on the number of publicly available electric vehicle charging points that have been installed in the District.
- 1.160 Epping Forest District had 39 publicly available electric vehicle charging devices at all speeds in April 2023. This equates to 28.9 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 28.3 and 59.9 respectively in April 2023.
- 1.161 Epping Forest District had 19 publicly available electric vehicle rapid charging devices of 25kw and above in April 2023. This equates to 14.1 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 10.0 and 11.4 respectively in April 2023. Six of these additional rapid chargers were in EFDC owned car parks to reflect the highest EV adoption in Essex and further demand predicted.

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

- 1.162 Within the monitoring year there were three applications for residential development permitted that are located or partially located in flood zone 2. If all implemented these permissions would result in 18 (net) new homes.

- 1.163 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**

- 1.164 Within the monitoring year there were three applications for residential development completed on sites located within Flood Zones 2 or 3a and 3b.
- 1.165 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**

- 1.166 There were nine applications granted in the monitoring year which include sustainable drainage schemes/systems as part of the development. These schemes are located in Loughton, North Weald Bassett, Chigwell, Waltham Abbey, Roydon, Stapleford Abbots and Nazeing.
- 1.167 The sustainable drainage elements of the proposals include permeable paving, cellular storage, ponds/ lagoons, swales, basins, above ground tanks, and a quadraceptor for water quality.

Low carbon and renewable energy

***Ref: 30 CC**

Number of:

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

1.168 There were 26 dwellings completed that include provision of renewable energy schemes through photovoltaic systems.

Water Efficiency

***Ref: 31 CC**

Number of new homes completed meeting water efficiency standards

1.169 There were 11 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

1.170 Within Epping Forest District five reviews were undertaken between 1 April 2022 and 31 March 2023:

- One review of a Strategic Masterplan
- One review of an in-house design code for a Strategic Masterplan site.
- One review of a Strategic Masterplan principles document.
- One follow-up review of an Extra-Care Housing scheme.
- One review of a mixed-use scheme for EFDC Housing.

Additionally, two HGGT strategies were reviewed, which will impact on the design quality of the HGGT strategic masterplans within EFDC.

1.171 The impact this has had on development proposals includes:

- Improvement in design quality which has been the subject of clear thematic meetings through Planning Performance Agreements and returned to the QRP for a second or third review. Specific points from meetings and QRP reviews are being noted and addressed clearly by applicants, to show how advice has been taken on board.
- Applicants are preparing for meetings and reviews with more rigour and higher quality in the work they are producing, and are willing to work more collaboratively with officers in respect of design to ensure that a positive approach is adopted.
- Landscape expertise is being sought earlier by applicants, both in terms of inclusion in their design teams and in the advice they seek, which is crucial to ensuring that the Council is achieving landscape-led

Masterplanning that relates positively to the landscape context.

- Improved information in respect of sustainability, daylight, and sunlight, constraints and opportunities diagrams, and key vision statements, are now being prepared on the majority of large sites, to ensure that baseline context and design quality aspirations are set out and agreed from the start of the planning process.
- Reviews are ensuring broader design issues are considered including stewardship and social infrastructure, with particular expertise in these areas included on the Panel.
- 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.
- Applicants are encouraged by the panel to demonstrate how community engagement has shaped the proposals in order to achieve development that relates positively to the physical and social context.
- Where required the panel encourages applicants to make more efficient use of land through, e.g., innovative housing design or more considered use of open space. This is helping to meet the objectives of the NPPF and the Local Plan housing delivery targets.
- The Panel is prompting strategic and wider discussions where required e.g., where wider sustainable transport connections should be improved.

Further details on the review process and monitoring and evaluation can be found in the [EFDC HGGT QRP Annual Report 2022-23](#).

Heritage Protection

Ref: 34 HER

Net gain/loss of designated heritage assets

1.172 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

1.173 No buildings on the Local List of Buildings of Local Historic or Architectural Interest have been lost within the monitoring year, and no additions have been made to the list. We have recently begun undertaking a statutory review of our Local List; this process is projected to conclude by 2024. The results of this review will likely include the formal addition and/or removal of non-designated heritage assets to and from the Local List as existing.

Infrastructure

Ref: 36 INF

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

- 1.174 Policy SP1 (Spatial Development Strategy) in the Epping Forest District Local Plan sets out the housing requirement of 11,400 new homes and a requirement for around 10,000 new jobs over the Plan period (2011-2033). This growth comes with a need for supporting infrastructure including transport, education, health and community facilities to mitigate development impacts and support new communities.
- 1.175 The IDP produced in 2017 (EB1101) formed a key evidence base document for the Independent Examination of the emerging Local Plan and was formed of two parts: Part A report, (EB1101A) which reported the existing infrastructure across Epping Forest District and identified any shortfalls in provision and Part B report (EB1101B) that pulled together the infrastructure requirements identified into an Infrastructure Delivery Schedule. The Schedule sets out the identified infrastructure required at different spatial scales for Epping Forest District for the period up 2016-2033.
- 1.176 The IDP is a “live” document that will be updated to take account of the evolving plan making development and required changes in infrastructure provision. An update of the Part B report was produced in 2020: IDP: Part B Infrastructure Delivery Schedule 2020 Update (ED117/ EB1118).
- 1.177 The purpose of the update is to reflect changes made to the infrastructure requirements as a result of proposed modifications to the emerging Local Plan arising from the Inspector’s advice of 2 August 2019 (ED98), as well as additional work that has been undertaken since the IDP was first published.
- 1.178 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.

- 1.179 The Infrastructure Funding Statement annual report 2022/23, which identifies money secured and received from Section 106 planning agreements during the monitoring year, was presented to the Council’s Cabinet on 4th December 2023. 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 2022/23 on the following link: [Infrastructure Funding Statement 2022/2023](#).

Planning Policy

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