

Epping Forest District Council

Authority Monitoring Report

2020 - 2021



Table of Contents

Executive Summary	3
Key findings of the Authority Monitoring Report 2020/21	3
Introduction	6
Epping Forest District	6
Policy Context - Adopted Local Plan	6
Emerging Local Plan	6
Neighbourhood Planning	8
Neighbourhood Plan Areas	9
Duty to Cooperate	11
Strategic Policies	16
Profile of Epping Forest District	16
Delivery of the Spatial Strategy	18
Delivery of Housing	20
Residential Development	20
Five-year land supply	24
Affordable Homes	24
Bungalows	24
Specialist Housing	24
Traveller Accommodation	25
Economic Development	26
Employment	26
District and Town Centres	26
Glasshouses	34
Tourist Accommodation	34
Effectiveness of Green Belt Policy	35
Delivery of Climate Change and Adaptation and Mitigation Measures	36
Green and Blue Infrastructure	36
Air Quality	36
Flood Risk	37

Sustainable Drainage	37
Low carbon and renewable energy	37
Water Efficiency	38
Quality of Development	39
Heritage Protection	40
Infrastructure	41

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 Epping Forest District AMR covers the period 1 April 2020 – 31 March 2021, and where applicable includes more up to date information to November 2021. 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 emerging 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 Submission Version 2017. As part of taking account of the issues raised at the Local Plan examination hearings the Appendix has been subject to review prior to the consultation on the Main Modifications to the emerging Local Plan which took place between July and September 2021. The final suite of indicators will be monitored to assess the effectiveness of the policies set out.
- 1.4 Some of the key findings from the 2020/21 monitoring year are set out below:

Key findings of the Authority Monitoring Report 2020/21

Housing

+	<p>Net new homes completed</p> <p>198 net new homes completed across the District in 2020/21</p>
+	<p>Net new homes permitted</p> <p>244 new homes permitted the District in 2020/21</p>
+	<p>Net new affordable homes completed</p> <p>47 new affordable homes completed across the District in 2020/21</p>



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

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

Design

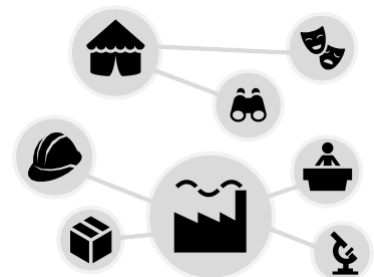
+ **Quality Review Panel**
19 reviews were undertaken by the Quality Review Panel for schemes within Epping Forest District including those within the Harlow and Gilston Garden Town

Environment

+ **Epping Forest SAC**
An interim strategy for mitigating the recreational pressure arising from growth on the Epping Forest Special Area of Conservation and an interim Air Pollution Mitigation Strategy have been agreed and are being implemented.

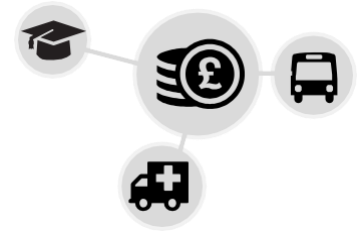
Economic Development

+ **Town Centres**
Vacancy rates in the defined town and district centres are all below the national average.



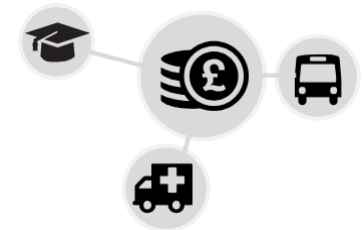
-	<p>Tourist Accommodation</p> <p>There were no applications permitted or completed in the District for visitor accommodation</p>
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+	<p>Employment Land</p> <p>25 applications permitted in the monitoring year would result in a gain or loss of employment floorspace (B class uses). Overall, a net gain of approximately 1272m² employment floorspace would occur if all permissions were implemented.</p>
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Infrastructure

-	<p>IDP</p> <p>There has been no provision of essential facilities measured against the IDP</p>
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Introduction

- 1.5 Regular monitoring of planning proposals and completed development is essential in order to establish whether the Council is bringing forward development in accordance with the policies in the emerging 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 2020 to 31 March 2021 – the 2020/21 financial year.
- 1.6 The National Planning Policy Framework (2021) and the Planning Practice Guidance reinforce the need for a plan-led system based on robust evidence. This Annual 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 Submission Version 2017 (LPSV). The Council has made some modifications to the indicators set out in Appendix 3 of the LPSV as part of the Main Modifications Consultation, taking account of the findings of the Local Plan Inspector. 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 following the adoption of the plan 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 Some 92.4% of the District currently 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 in 1998 and updated in 2006. The adopted Local Plan is now out of date and the emerging Local Plan will replace the policies in the Combined Epping Forest District Local Plan (1998) and Alterations (2006).

Emerging Local Plan

- 1.11 The emerging Local Plan sets out the Council's strategy for meeting the economic and housing growth needs of the District from 2011 to 2033. It also sets out a number of detailed policies for development management and infrastructure delivery.
- 1.12 The emerging Local Plan is currently the only Development Plan Document included in the Council's Local Development Scheme (LDS).
- 1.13 The emerging Local Plan was approved for publication under Regulation 19 by Full Council at an Extraordinary Council Meeting on 14 December 2017. The Council also agreed it

would form a material planning consideration for use in determining planning applications.

- 1.14 The Local Plan is at an advanced stage of preparation, and the [Local Plan Submission Version](#) (LPSV) was submitted to the Government in September 2018 for examination. An Inspector was appointed, and hearings took place between February and June 2019. Initial advice was issued by the Inspector on 2 August 2019 and further work was undertaken during 2019/20 to address the actions identified. The Main Modifications were consulted upon from the 15 July 2021 to the 23 September 2021 and following receipt of the Inspectors' final report and providing it is determined the Plan is 'sound', it will be considered by the Full Council and can be adopted if it makes the Main Modifications recommended by the Inspectors.

Neighbourhood Planning

- 1.15 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](#).
- 1.16 There are 11 designated Neighbourhood Plan Areas and 1 made Neighbourhood Plan in the

District (the Moreton, Bobbingworth and the Lavers Neighbourhood Plan which was made by the Council on 5 November 2019). 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.

- 1.17 Epping Forest District Council has signed a Service Level Agreement 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.

Table 1. Progress on Neighbourhood Plans

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			
Lambourne	X						

Neighbourhood Plan Areas

Moreton, Bobbingworth and the Lavers

- 1.18 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.
- 1.19 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.
- 1.20 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'.

- 1.21 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

- 1.22 The Chigwell Neighbourhood Plan was submitted for examination on 7 March 2018. and an independent examiner was appointed to carry out the examination.
- 1.23 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 cannot 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

- 1.24 The Neighbourhood Area was formally designated at Cabinet on the 21 July 2014. Theydon Bois Parish Council are currently preparing their Neighbourhood Plan.

Epping

- 1.25 The Neighbourhood Area was formally designated at Cabinet on the 6 October 2014.
- 1.26 Epping Town Council published their Regulation 14 Draft Neighbourhood Plan for consultation in June 2018.

Buckhurst Hill

- 1.27 The Neighbourhood Area was formally designated under delegated powers on the 5 December 2014. Buckhurst Hill Parish Council are currently preparing their Neighbourhood Plan.

North Weald Bassett

- 1.28 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 at Cabinet on the 11 June 2015 for North Weald Bassett.
- 1.29 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.
- 1.30 The Group commissioned work to develop Design Guidance and a Heritage and Character Assessment for the area.

Loughton

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

Epping Upland

- 1.32 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 on the 8 October 2015. Epping Upland Parish Council are currently preparing their Neighbourhood Plan.

Waltham Abbey

- 1.33 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.
- 1.34 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.
- 1.35 Waltham Abbey Town Council are currently preparing their Neighbourhood Plan.

Ongar

- 1.36 An application for a Neighbourhood Area designation covering the Parish of Ongar was received in May 2017.
- 1.37 Following the close of the 6 week consultation period, Epping Forest District Council considered all the comments received and prepared a report and recommendation to the Director of Neighbourhoods for a delegated decision, which recommended approval of the Neighbourhood Plan Area Application in June 2017. This was approved.
- 1.38 Ongar Town Council consulted on a Draft Regulation 14 Plan in January 2021. Albeit outside of the monitoring period, Ongar Town Council, having reviewed the Regulation 14 comments received, and submitted the Ongar Neighbourhood Plan 2020 to 2033 to the Council in November 2021. A Regulation 16 consultation on the Neighbourhood Plan commenced on 11 November for 6 weeks until 23 December 2021.

Lambourne

- 1.39 During the monitoring period 1 April 2020 to 31 March 2021 there are no updates. However, following the monitoring period, Lambourne Parish Council applied to designate a Neighbourhood Area on 24 May 2021 which was formally designated 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 Transport modelling has formed a key aspect of ongoing joint working through the Board. The modelling has been led by Essex County Council and considers the impacts of planned growth arising from the respective local plans of the four core authorities (East Herts, Harlow, Uttlesford and Epping Forest Districts). To date, the modelling has demonstrated a need to deliver a range of strategic highways measures in order to provide for 14,000 – 17,000 new homes and new jobs in the Harlow area within the Plan period. The Transport MOU signed by East Herts, Harlow, Epping Forest and Uttlesford District Councils, Hertfordshire and Essex County Councils and Highways England in February 2017 identifies the required mitigation measures and commits the signatories to working together to deliver the schemes during the Plan period.
- 1.48 It should be noted that some of the ‘future actions’ identified within the MoU have now been completed, particularly those that relate to M11 Junction 7a. The MoU will therefore need to be updated periodically to reflect further work undertaken.
- 1.49 Essex County Council is exploring the development of a West Essex Transport model. The Council is committed to working closely with ECC to ensure that the model will be capable of supporting the future air quality modelling needed.

Harlow and Gilston Garden Town

- 1.50 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.

- 1.51 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.
- 1.52 The Garden Town Vision and Design Guide was formally adopted in 2018 and the Sustainable Transport Corridor Study has been approved by all the partners. The Garden Town agreed the establishment of a Quality Review Panel in April 2018 and terms of reference are available on the [Council’s website](#).
- 1.53 More recently, Housing Investment grant funding has been secured for the delivery of sustainable infrastructure for the Harlow and Gilston Garden Town project. The HGGT annual review identifies a number of investment programmes and bids to deliver the critical HGGT infrastructure.
- 1.54 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 planned 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
- 1.55 In April 2019, the HGGT partners completed and published a Garden Town wide Infrastructure Delivery Plan (IDP). This piece of work will help to ensure that all the infrastructure needed for the Garden Towns is provided.
- 1.56 As set out in MM18 of the Main Modifications Consultation to the LPSV, to provide a coordinated approach, Harlow Council, East Herts District Council, Epping Forest District Council, Hertfordshire County Council and Essex Country Council commissioned a Harlow

and Gilston Garden Town Infrastructure Delivery Plan (HGGT IDP) (published in April 2019) to set out the infrastructure required to deliver the planned level of housing and employment growth for the Garden Town. A review of the HGGT IDP will commence shortly and will draw on the Councils District-level IDPs produced to support the respective local plans, collating the infrastructure requirements that are specifically relevant to the planned growth at the Garden Town and developing these in more detail in a separate HGGT IDP Schedule.

- 1.57 The HGGT Sustainability Guidance was developed with engagement from UK Green Building Council (UKGBC), the HGGT Quality Review Panel, and partners. Engagement was central to the process and included, developers and landowners, elected Members, and the general public. The Guidance has now been fully endorsed as a material planning consideration by all partner authorities, and is being used by Officers throughout the different masterplans and schemes coming forward in the Garden Town.
- 1.58 All Councils are committed to working with site promoters and stakeholders to produce Strategic masterplans which will guide development of the Garden Town sites.
- 1.59 Further details on the work being undertaken in relation to the Harlow and Gilston Garden Town can be found in the [HGGT Annual Review](#).

The UK Innovation Corridor

- 1.60 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

- 1.61 Of particular importance within the housing market area, is the potential impact of growth on the Epping Forest Special Area of Conservation (SAC). Following the signing of an MOU with neighbouring authorities, a working group was established to put in place an action plan to monitor, manage and mitigate the impacts of development on the air quality in the Forest and the impact as a result of recreational pressure. An interim mitigation strategy for managing the impact of recreational pressure was agreed by the Council on 18 October 2018. An update to the Visitor survey was commissioned in 2019 and will inform the final Mitigation Strategy.
- 1.62 The Council has a duty as the 'competent authority' under the Habitats Regulations to protect the Epping Forest SAC from the effects of development. This is best achieved by measures put in place at the Local Plan level so that development projects have clarity on where they can develop and what measures may be necessary to incorporate into a development proposal or addressed through off-site measures including through either direct provision or by securing financial contributions towards their implementation.
- 1.63 The Council has adopted the following strategies to ensure that development will have no adverse effect on the integrity of the Epping Forest SAC:
- An Interim Air Pollution Mitigation Strategy
 - An Interim Approach to managing Recreational Pressure on the Epping Forest Special Area of Conservation (SAMM Strategy); and
 - A Green Infrastructure Strategy.
- 1.64 Natural England has advised that it considers the Interim Air Pollution Mitigation Strategy would provide a sound basis for avoiding or mitigating the air quality impacts that result from plan led development. As a result of this decision, these documents are material planning considerations in the determination of planning applications. Adoption of the

- Interim Air Pollution Mitigation Strategy allows for the release of withheld planning decisions.
- 1.65 The Council has continued to work positively and constructively with Natural England and the Conservators of Epping Forest in relation to the Recreational Pressures Pathway of Impact through a Technical Oversight Group which is refining the revised SAMM strategy and its governance arrangements which will be valuable in enabling the delivery of mitigation measures to commence.
 - 1.66 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, pre-application advice, assessing planning applications and any other development management and implementation related purposes within the District; for submission to the Local Plan Inspector; and used to inform the Council's update to the Habitats Regulations Assessment to support the emerging Local Plan.
 - 1.67 In respect of the Epping Forest SAC specifically, the Strategy includes the provision of Suitable Alternative Natural Green Space (SANG) as part of a number of proposed strategic sites, together with the identification of Infrastructure Enhancement Projects, focused in the southern areas of the District in order to encourage residents to use alternative places for recreation.
 - 1.68 Additionally, a Portfolio Holder Advisory Group has been established, which includes elected representatives from the Council, Essex County Council and the Conservators of Epping Forest. The Group has met on a number of occasions in 2021 and not only monitors but advises on how progress can be accelerated through a variety of actions and initiatives linked to the Interim Air Pollution Mitigation Strategy.

Essex-Wide Joint Working

- 1.69 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.

- 1.70 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.
- 1.71 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

- 1.72 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 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](#).
- 1.73 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. Regular reports are made to Epping Forest District Cabinet and Select Committees to update on meetings and progress.

Working with the Community

- 1.74 The Council established a Development Management Forum in April 2018 to facilitate the discussion of large-scale or contentious development proposals. The Forum allows the local community to contribute to shaping development proposals and aims to ensure input from local residents. These are usually held at the pre-application stage and are arranged by the developer of the site.
- 1.75 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.
- 1.76 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

1a Con

Change in total population

1.77 Based on the most recent data¹, the population of the District was estimated to be 132,200 in 2020.

1b Con

Change in total household numbers

1.78 The estimated number of households was 54,566 in 2020, rising to 54,782 in 2021. The number of households is projected to rise to 58,544 by 2033²

2 Con

Change in household composition by type

- 1.79 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
- 1.80 Notably ONS population projections report a significant 22.4% projected increase in the 65+ household population between 2021 and 2033 compared to a relatively static 0-64 household population over the same period.

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.

3 Con

Changes in life expectancy

1.81 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

4 Con

Indices of multiple deprivation scores and change over time

1.82 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 North East, Waltham Abbey High Beach and Waltham Abbey Paternoster wards in the 30% most deprived (3rd decile).⁵

5 Con

Overall employment and unemployment rate

1.83 In the period July 2020 to June 2021 79% of 16-64 year olds were in employment, which is a minimal decrease from 79.1% recorded in the period June 2019 to June 2020. This is fractionally higher than the East of England average of 76.9% and the average for Great Britain at 74.4%.

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 July 2020 to June 2021.

- 1.84 Male employment (79.2%) is higher than female employment (78.8%).
- 1.85 Self-employment makes up a 10.8% of overall employment and is higher than the East of England and Great Britain averages.
- 1.86 The unemployment rate (4.2%) is lower than the East of England and Great Britain averages, and has stayed stable for the last few years.⁶

Delivery of the Spatial Strategy

6a SS

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

1.87 198 homes were delivered in the monitoring period. The annual housing requirement set out in the emerging Local Plan and accepted by the Local Plan Inspector in her advice of 2 August 2019 is 518 homes. The annual delivery of housing as a percentage of the Local Plan is therefore 38% for 2020/2021.

6b SS

Housing Delivery Test Results

1.88 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 the next three year period which is calculated against the standard methodology figure.

1.89 The result of the 2020 Housing Delivery Test (HDT), published in January 2021 for Epping Forest District was 49%. The number of homes delivered in the 2017/18 – 2019/20 period was 1,213 homes - this was calculated against a requirement of 2,468 homes. The Council did not meet the 95% HDT threshold for housing delivery in the period 1 April 2017 to 31 March 2020. As a result the Council has prepared an [Action Plan](#). The primary reasons for not meeting the HDT are that the Council has been unable to grant permission for new development in the District that would result in a net increase in vehicle movements through

the Epping Forest Special Area of Conservation, as a result of advice from Natural England received in June 2018. As outlined in paragraph 1.63 above the Council's Interim Air Pollution Mitigation Strategy (APMS December 2020), and the interim strategy for managing recreational pressure (adopted October 2018), alongside the emerging Green Infrastructure Strategy, will form the combined strategic approach for mitigating the effects of new development on air quality and recreational pressure impacts on the Epping Forest Special Area of Conservation allowing for the release of withheld planning decisions. Additionally, the Local Plan is yet to be adopted which will allow some sites to be released from the Green Belt to provide the land for much needed homes.

1.90 Once the Local Plan is adopted, the Council is satisfied that it can meet a five-year land supply as set out in the Council's Housing Implementation Statement Update (2019) and the HDT. Since the publication of the HIS Update, the Local Plan Inspector has accepted the Council's housing figure of 11,400 until 2033 as set out in the Inspector's Advice Letter ([ED98](#)). Upon adoption of the Local Plan the Council will be tested against the stepped trajectory as set out in the Main Modifications and will no longer be tested against the higher standard methodology figure allowing the Council to perform more positively against the HDT.

7 SS

Number of homes permitted, and number of homes completed in accordance with the strategy of Policy SP 2 on:

- Allocated sites
- Garden Town sites
- Other Masterplan and Concept Framework sites
- Other Allocations

1.91 There were no homes permitted on residential allocation sites in accordance with the strategy of Policy SP2. There were no homes permitted on any Garden Town sites or on Other

Masterplan and Concept Framework areas; there were 4 dwellings permitted on Other Allocations (WAL.E1) in this monitoring year.

- 1.92 There were 30 homes completed in accordance with the strategy of Policy SP2 on allocated sites, whilst 1 home was lost as a result of applications for demolition / replacement development. Therefore, the net number of new homes completed in the monitoring year on allocated sites was 29.
- 1.93 There were no homes completed on Garden Town sites; Other Masterplan and Concept Framework areas; or Other Allocations in this monitoring year.

- 1.97 There have been no homes permitted or completed in the monitoring year, on rural exception sites.

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

- 1.94 In the monitoring year, 239 net homes were permitted on windfall sites whilst 169 net homes were completed on windfall sites.
- 1.95 Of the 239 homes permitted on windfall sites, 116 were permitted on previously developed land within settlements and 38 homes were permitted on previously developed land within the Green Belt.
- 1.96 Of the 169 homes completed on windfall sites, 67 were on previously developed land within settlements and 94 homes were completed on previously developed land within the Green Belt.

Delivery of Housing

Residential Development

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

1.98 In the 2020/21 monitoring year, 220 homes were completed. 22 homes were lost as a result of applications for demolition/

replacement development, therefore the net total of new homes in the District is 198.

1.99 Figure 1 shows how completions from the monitoring year are distributed across each Parish within the District. 72% of all net dwellings built were located in Loughton, Ongar, Waltham Abbey and North Weald Bassett, reflecting the more densely populated parts of the district. There were fewer completions in the more rural parishes and in the Green Belt.

1.100 The 198 homes completed in 2020/21 brings the total number of homes completed since the start of the Local Plan Period (2011) to 2,695.

1.101 Figure 2. shows the net number of new homes completed in the District from 2011/12 to 2020/21.

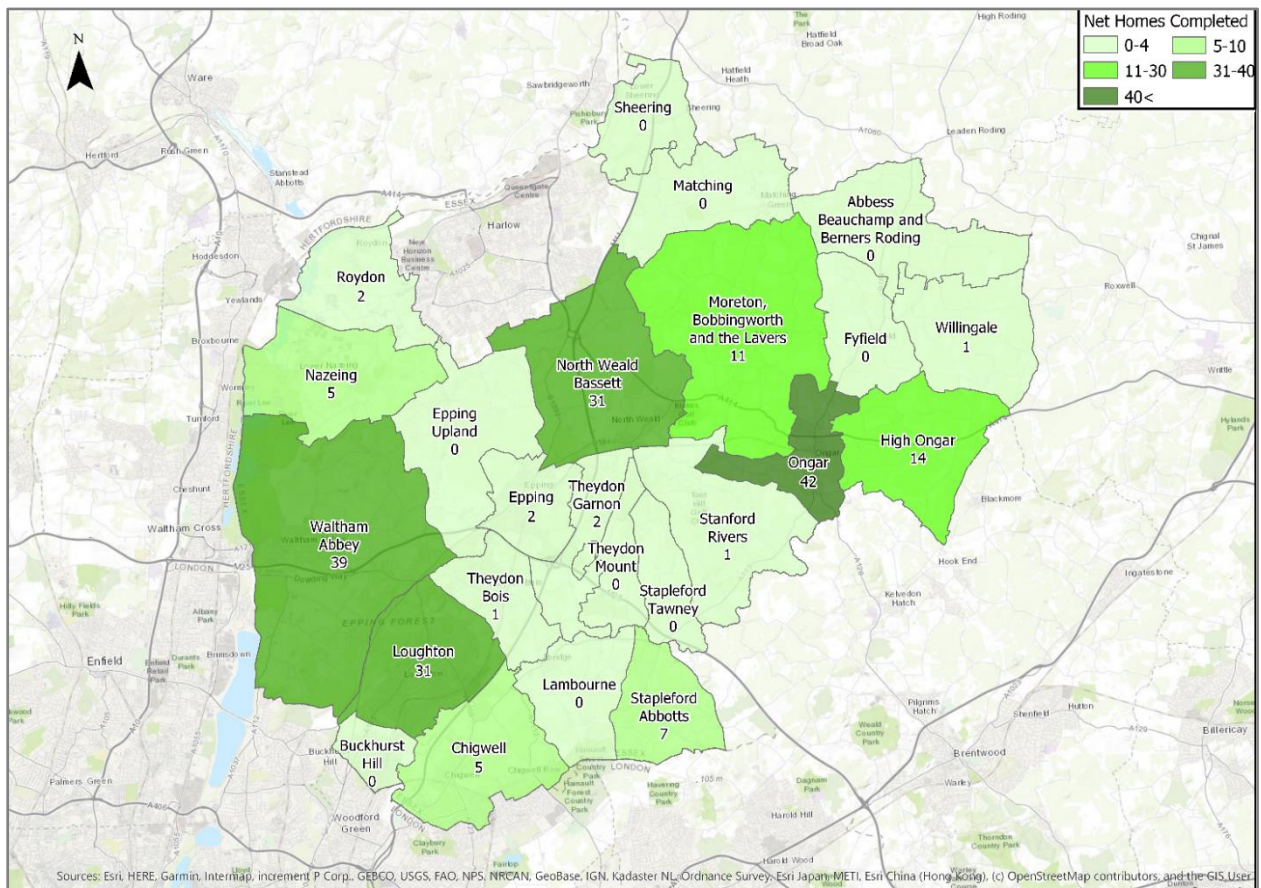


Figure 1. Net number of homes completed by Parish in the 2020/21 monitoring period



Figure 2. Annual net housing completions

1.102 Figure 3 shows the number of homes completed in the District by bedroom size. 32% of homes completed were 3 bedroom units. 2 and 4+ bedroom units comprised 27% and 26%

of completed homes respectively, whilst 1 bedroom homes comprised 14% of net homes completed in the monitoring year.

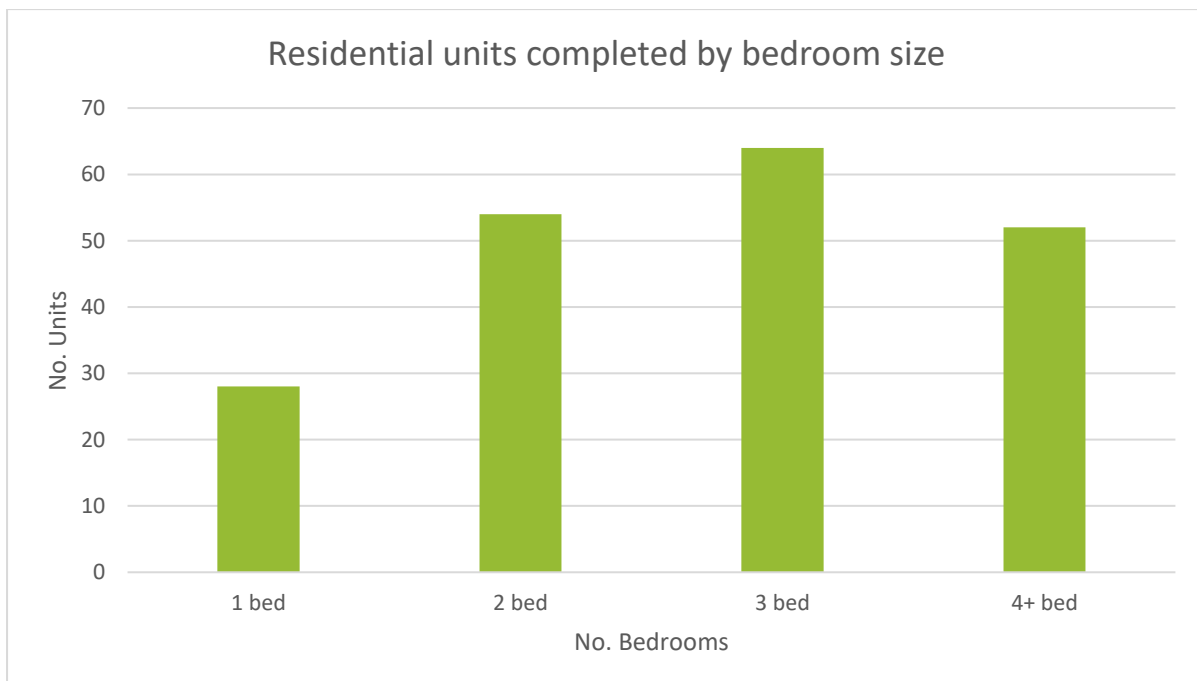


Figure 3. Residential homes completed in the 2020/21 monitoring year by bedroom size

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

1.103 The net number of homes permitted in the 2020/21 period was 244.

Figure 4 shows how these permissions are distributed across each Parish within the District. 62% of permitted dwellings were located in Waltham Abbey and Chigwell.

1.104 Figure 5 shows the number of homes permitted by bedroom size. Of the homes permitted in the monitoring year, 37% are one bedroom homes and 27% are 4+ bedroom homes. 2 and 3 bed homes comprise the remaining 36% of homes permitted.

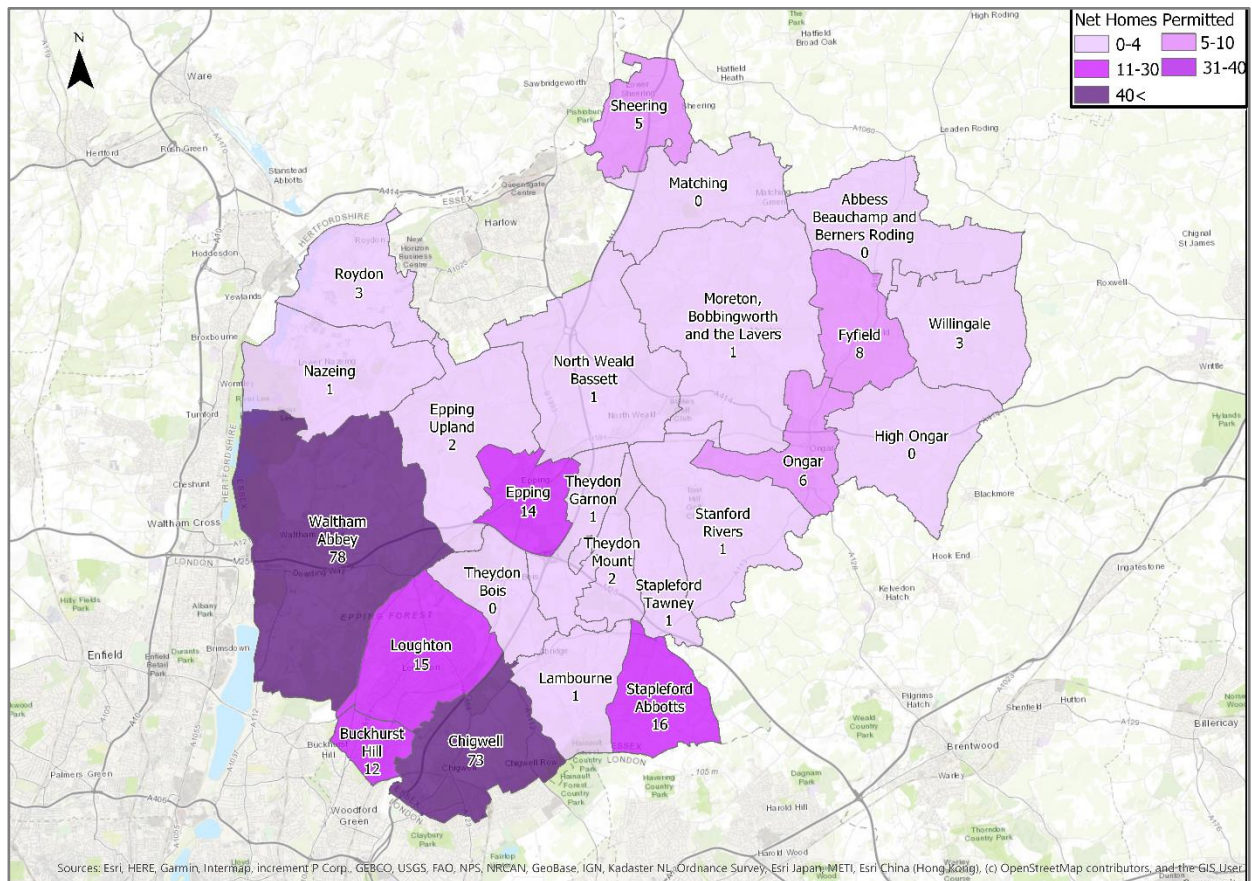


Figure 4. Net number of homes permitted by Parish in the 2020/21 monitoring period

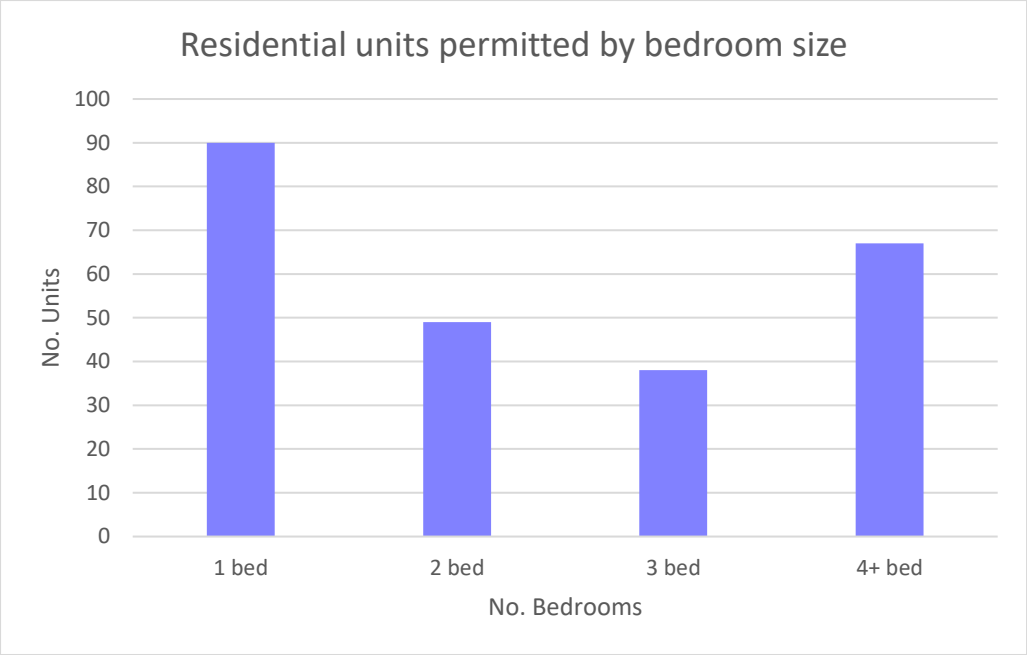


Figure 5. Residential homes permitted in the 2020/21 monitoring year by bedroom size.

Five-year land supply

10a H

Five-year housing land supply position

1.105 The Council's Five Year Land Supply position is set out in the Housing Implementation Strategy Update which was published in January 2019 and can be found on the Council's website.

Affordable Homes

11a AH

Net gain of affordable homes completed by category

1.106 47 new affordable homes were completed across the District in the monitoring year. These include a mixture of homes completed through the Council's house building programme as well as those provided through private development. Of the 47 homes completed, 43 were affordable-rent and 4 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

Table 2. Affordable housing units completed by monitoring year

11b AH

Net affordable housing units permitted

1.107 15 affordable homes were permitted within the monitoring year.

Bungalows

12 BU

Net gain/loss of bungalows -completions

1.108 In the monitoring year there was a loss of eight bungalows in the District, whilst one new bungalow was constructed. This has resulted in a net loss of seven bungalows.

1.109 There were no single storey dwellings completed as a result of the conversion of agricultural buildings.

Specialist Housing

13a HS

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

1.110 There have been no specialist housing units completed within this monitoring year.

13b HS

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

1.111 There has been one application permitted in the monitoring year, located in Waltham Abbey, for the change of use from a care home to C3 residential which would result in a loss of 19 bedrooms.

1.112 Another proposal was permitted in Chigwell for one additional bedroom within a care home.

14a SB

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

1.113 Planning permission was granted for the replacement of single dwellings on 18 sites in 2020/21. 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 LPSV.

14b SB

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

1.114 The replacement of single dwellings was completed on 10 sites in 2020/21. 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 LPSV.

Traveller Accommodation

15a HT

Net gain/loss of traveller caravans and pitches completed

1.115 There were no applications completed within the monitoring year.

15b HT

Net gain/loss of traveller caravans and pitches permitted

1.116 There were no applications permitted within the monitoring year.

Economic Development

Employment

16a ED

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

- 1.117 It is important to note the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 introduced significant changes to the system of use classes. The changes which came into force on 1 September 2020 include the removal of Classes A (retail), B1 (office) and D1 (non-residential institutions and leisure uses). These are replaced with Class E (Commercial, business and service), allowing a mix of retail, leisure and business uses. New F classes include Class F.1 (Learning and non-residential institutions), introduced for wider public use such as school, libraries and art galleries and F.2 (Local community) include community halls and meeting spaces. The monitoring data for 2020/ 21 continues to use the A, B, D, E, F Use Classes to reflect the indicators in the emerging Local Plan.
- 1.118 There were 8 applications completed in the monitoring year which resulted in a gain or loss of employment floorspace (B class uses).
- 1.119 Of the 8 applications completed, 5 resulted in the loss of B Class employment floorspace. The majority of these applications involved the loss of employment space to residential. Two of these applications are designated employment sites identified within the Local Plan. The sites identified are located within Waltham Abbey.
- 1.120 Of the 8 applications completed, 3 resulted in the gain of B Class employment floorspace. Two of these applications are designated employment sites identified within the Local Plan.

- 1.121 Overall, a net loss of 2,384m² B Class employment space has occurred from these completions. The greatest loss in employment space involved use class B1 to residential.

16b ED

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

- 1.122 There were 25 applications permitted in the monitoring year which resulted in a gain or loss of employment floorspace (B class uses).
- 1.123 Of the 25 applications, 15 if implemented, would result in a loss of B Class employment floorspace. The majority of these applications involved the loss of employment space to residential uses.
- 1.124 Of the 15 applications that, if implemented, would result in a loss of B Class employment floorspace, 11 are not designated employment sites identified within the LPSV (2017). Four of the applications permitted are designated employment sites identified within the Local Plan. The application sites are located within Waltham Abbey, Chigwell, Epping, Nazeing, Stapleford Abbots, Roydon and Loughton.
- 1.125 10 applications if implemented would result in a gain in B Class employment floorspace.
- 1.126 Overall, a net gain of approximately 1272m² B Class employment floorspace would occur if all permissions were implemented. The greatest loss in B Class employment floorspace would involve use class B8, with a loss of 1182m² whilst the greatest gain in employment floorspace would be of 2454m² B1 uses.

District and Town Centres

17 ED

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

- 1.127 There were 25 applications permitted in the monitoring year which resulted in a gain or loss of town centre uses (A Use Class).
- 1.128 Of the 25 applications, 10 if implemented, would result in a loss of an A Class Use.
- 1.129 9 applications, if implemented, would result in a gain in town centre uses.
- 1.130 Of the 25 applications, 6 if implemented, would result in changes within A Class Use.
- 1.131 Overall, a net loss of 1,990m² would occur if all permissions were implemented. The greatest loss in town centre uses would involve use class A3 with a loss of 2,886m². Whilst the greatest gain in town centre uses would also involve use class A3 with a gain of 1,003m².
- 1.132 Of these 25 applications, 16 were within a defined town or district centre, whilst the remaining 9 were outside of a defined town or district centre.
- 1.133 Of the 16 applications identified within a defined Town or District Centre, 8 applications were in Epping, 3 in Loughton Broadway, 3 in Loughton, one in Ongar, and one in Waltham Abbey.

18 ED

Changes to proportions of units in use classes within defined Town Centre retail frontages

- 1.134 This indicator looks at the current health of the Town Centres and Small District Centres identified in Policy E 2 of the LPSV.
- 1.135 Surveys were carried out in all six of the centres – Epping, Loughton High Road, Waltham Abbey, Loughton Broadway, Ongar and Buckhurst Hill – in October 2021.
- 1.136 The surveys looked at all non-residential uses within the centre boundary as defined in the places policies (P 1-P 12) in the LPSV, checking and updating the use classes and locations against the data from the 2020 survey.
- 1.137 In 2021, a total of 763 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 'A' class categories (see Table 3 for a breakdown of these).

Table 3: Types of A Use Class

Types of A Use Class	Description
A1	Shops (including hairdressers, dry cleaners and funeral directors)
A2	Financial and Professional Services (including banks and estate agents)
A3	Restaurants and Cafes
A4	Drinking Establishments
A5	Hot food takeaways

- 1.138 Despite the impact of Covid 19, the 6 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.
- 1.139 In order for the data to be measurable against the policies in the Local Plan Submission Version (2017), the surveys were undertaken using the old Use Class system.

Centre Breakdown

Buckhurst Hill

Summary of Change

- 1.140 In Buckhurst Hill, the total number of units surveyed in 2021 was 107 and there was a slight increase in A2 and A5 uses compared to 2020. The proportion of A2 uses rose from 9% to 10% and the proportion of A5 rose from 4%

to 5%. Sui Generis⁶ uses decreased from 11% to 10% of non-residential uses within the district centre and the proportion of A3 uses decreased from 17% to 14%. The proportion of A1 uses remained at 44% within the district centre boundary. There were no A4 units recorded in the Centre in 2021.

Performance against Local Plan Policies

1.141 In the LPSV, Policy P 5 requires that at least 65% of ground floor Primary Retail Frontage and at least 40% of ground floor Secondary Retail Frontage should be maintained within A1 uses. The percentage of ground floor uses is assessed by measuring the total frontage lengths of A1 units. In Buckhurst Hill, 56% of Primary Frontage is within A1 use, which is below the 65% requirement in Policy P 5. Within the Secondary Frontage, 35% is within A1 use, which is just below 40% policy requirement.

Ongar

Summary of Change

1.142 In Ongar, the total number of units surveyed in 2021 within the identified district centre boundary was 80. The proportion of A1 uses within the district centre boundary overall decreased very slightly from 48% in 2020 to 46% in 2021. A2 uses in Ongar increased from 4% in 2020 to 6% in 2021. A3 uses increased from 6% to 13% whilst A4 decreased slightly and A5 uses remained the same. Sui Generis⁷ increased slightly from 8% to 10%.

Performance against Local Plan Policies

1.143 In the LPSV, Policy P 4 requires that at least 50% of ground floor Primary Retail Frontage and at least 45% of Secondary Retail Frontage should be maintained within A1 use. The percentage of ground floor uses is assessed by measuring the total frontage lengths of A1 units. In Ongar, 46% of Primary Frontage is within A1 use which is below the 50% policy

requirement. Within the identified Secondary Frontage, A1 uses represent 50% of the frontage lengths which is above the 45% requirement.

Epping

Summary of Change

1.144 In Epping, the total number of units surveyed in 2021 within the identified town centre boundary was 169. The proportion of A1 uses in Epping increased from 48% in 2020 to 49% in 2021. A2, A3, A4 and A5 uses in Epping remained relatively similar when compared with 2020.

Performance against Local Plan Policies

1.145 In the LPSV, Policy P 1 requires that at least 70% of ground floor Primary Retail Frontage and at least 20% of ground floor Secondary Retail Frontage should be maintained within A1 use. The percentage of ground floor uses is assessed by measuring the total frontage lengths of A1 units. In Epping, A1 uses represent 60% of the Primary Retail Frontage length in 2021, which is below the 70% requirement. Of Secondary Retail Frontage, 35% is within A1 use, which is well above the requirement set out in Policy P 1 of 20%.

Loughton High Road

Summary of Change

1.146 In Loughton High Road, the total number of units surveyed in 2021 within the identified Town Centre was 213. The proportion of A1 uses within the town centre remained at 46% of non-residential units in 2021. A2 uses increased from 11% in 2020 to 12% in 2021 and A3 uses increased from 15% to 16% over the same period. The proportion of A4, A5 and Sui Generis uses remained the same as that in 2020.

⁶ Sui Generis (“of its own kind”) are uses that do not fall within any use class and include betting offices, pay day

loan shops, theatres, petrol stations, taxi businesses and beauty salons.

Performance against Local Plan Policies

1.147 In the LPSV, Policy P 2 requires that at least 70% of ground floor Primary Retail Frontage and at least 35% of ground floor Secondary Retail Frontage should be maintained within A1 use. The percentage of ground floor uses is assessed by measuring the total frontage lengths of A1 units. In Loughton High Road, 54% of the Primary Frontage is within A1 use, 16% lower than the policy requirement. Along the identified Secondary Frontage, 28% of uses are within A1 use, which is also lower than the policy requirement.

Loughton Broadway*Summary of Change*

1.148 In Loughton Broadway, the number of units surveyed in 2021 within the District Centre was 66. The proportion of A1 uses fell slightly from 55% in 2020 to 51% in 2021. The proportion of A2 and A4 uses remained the same between 2020 and 2021 with A3 uses increasing slightly from 15% to 16%. A5 uses represented 3% of uses in the District Centre in 2021 compared to 5% in 2020. The proportion of Sui Generis increased from 8% in 2020 to 10% in 2021.

Performance against Local Plan Policies

1.149 In the LPSV, Policy P 2 requires that at least 60% of ground floor Primary Retail Frontage should be maintained within A1 use. The percentage of ground floor uses is assessed by measuring the total frontage lengths of A1 units. Loughton Broadway has very limited Secondary Retail Frontage, so no policy requirement has been set. A1 uses represent 55% of the total Primary Frontage in Loughton Broadway, which is below the policy requirement but the same figure as for 2020.

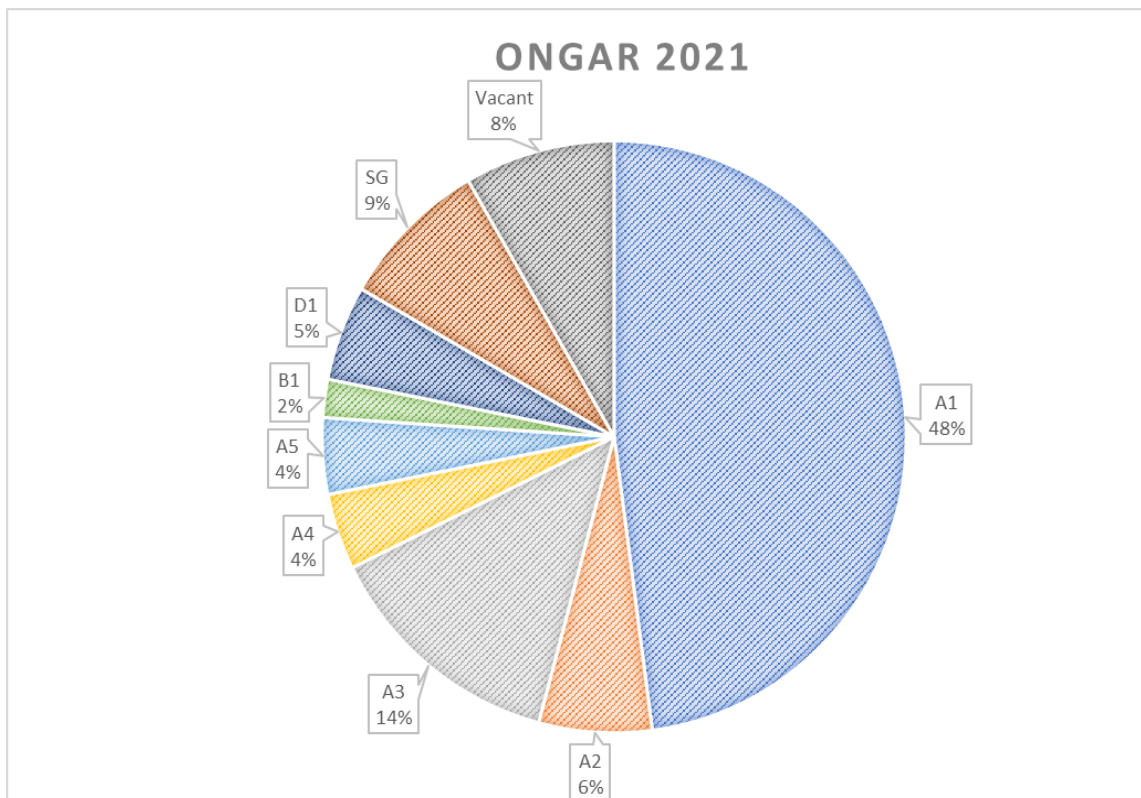
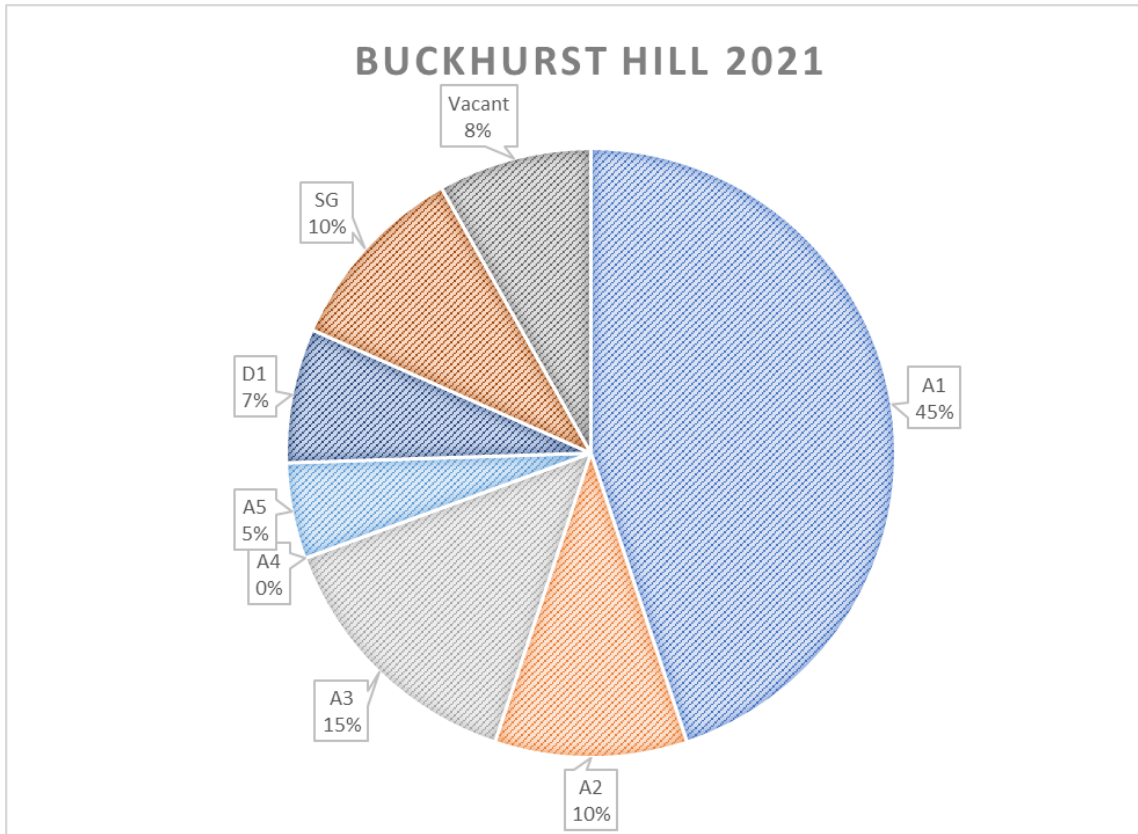
Waltham Abbey*Summary of Change*

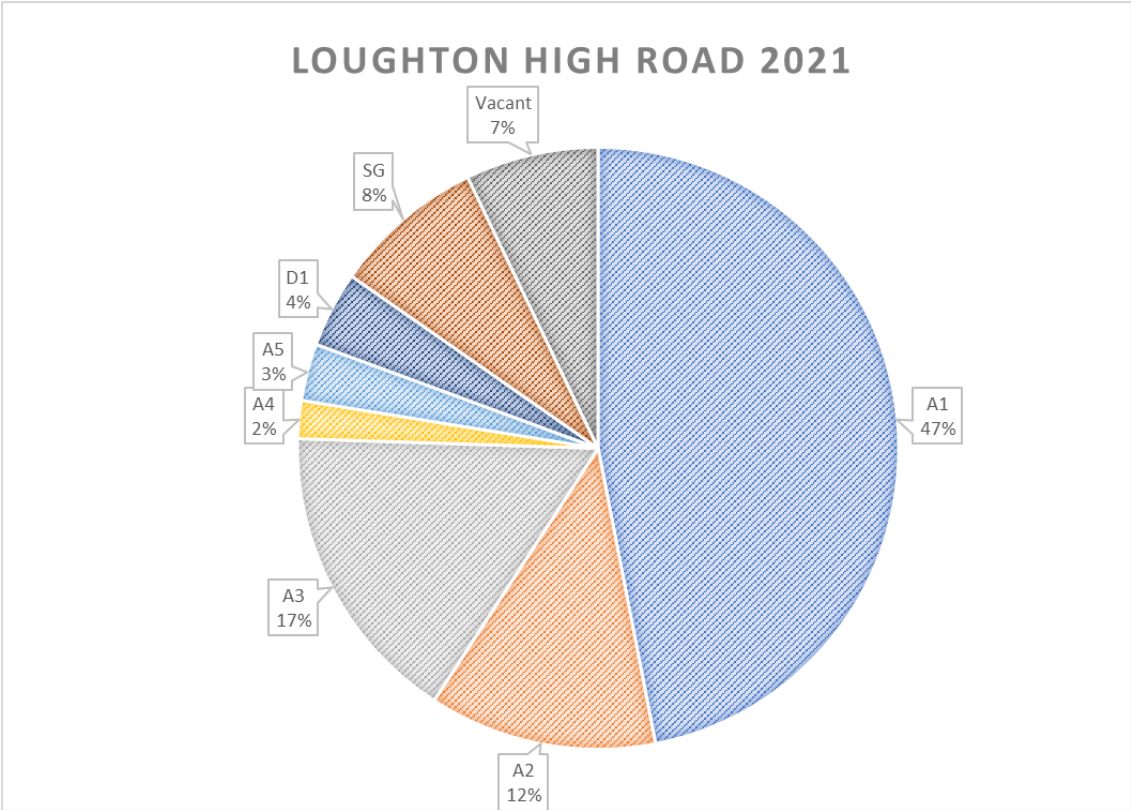
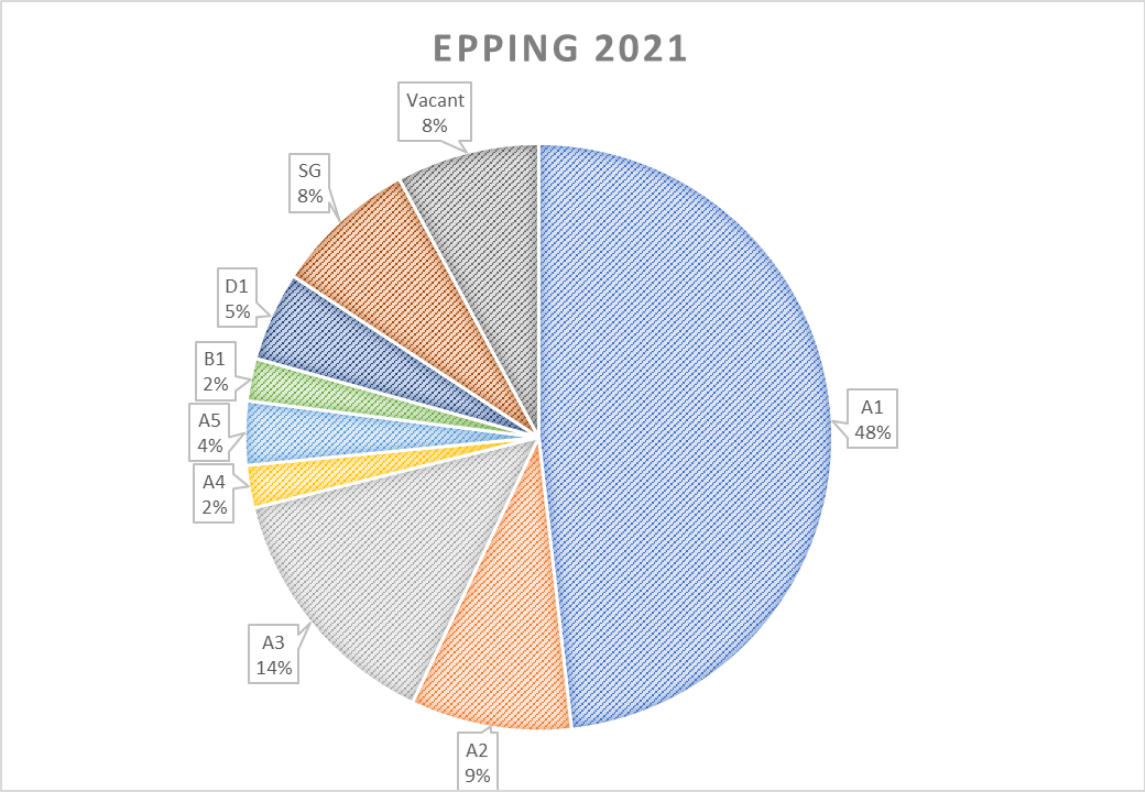
1.150 In Waltham Abbey, the number of units surveyed in 2021 within the District Centre was 129. The proportion of A1 uses within the centre boundary remained at 41% in 2021. The

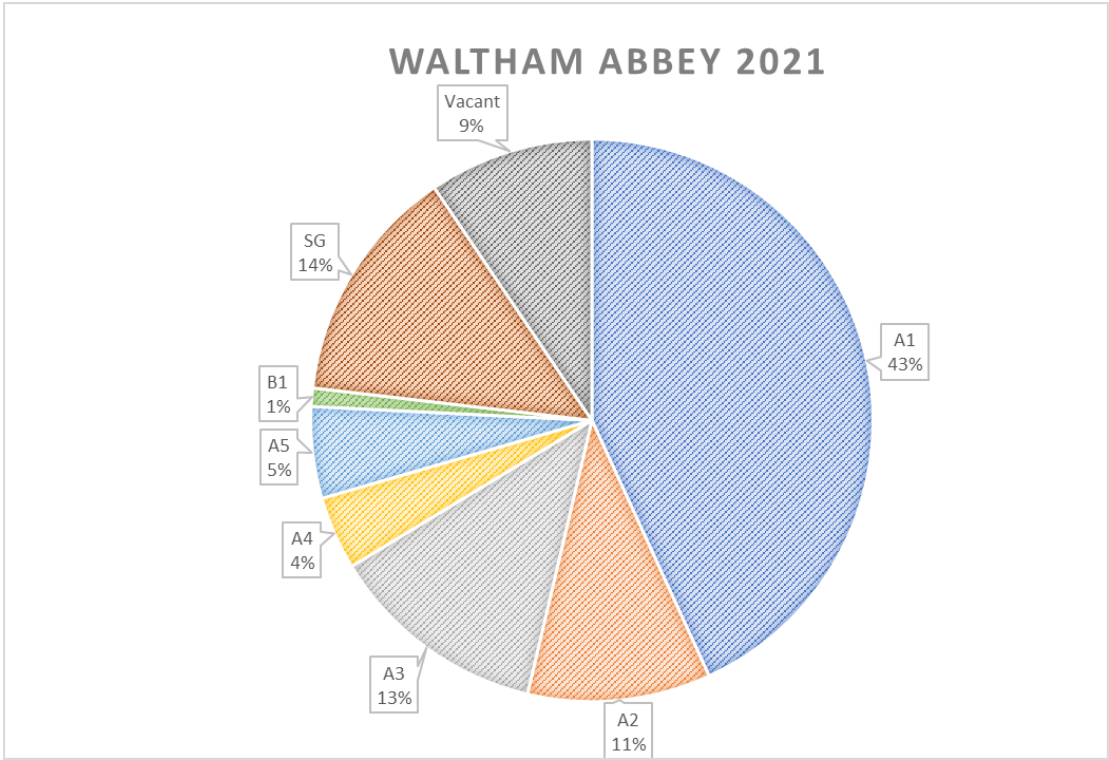
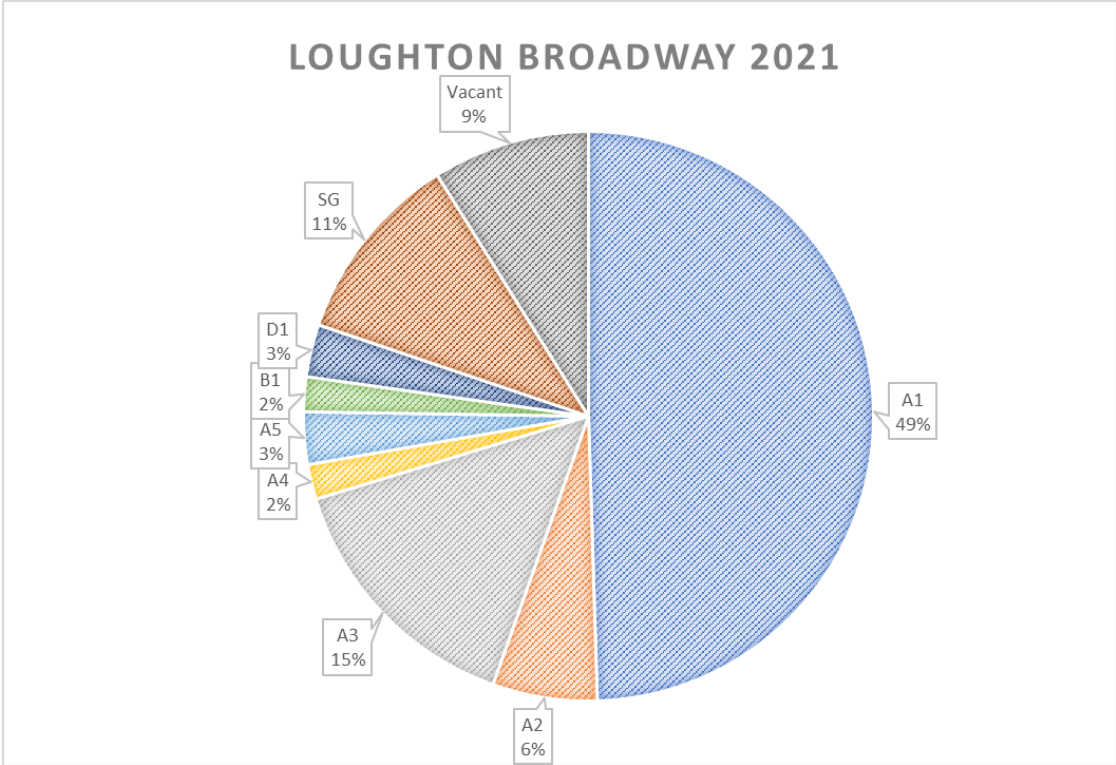
proportion of A2 decreased from 12% to 10% in 2021 and A3 uses declined by 1% whilst the proportion of A4 and A5 uses remained the same. Sui Generis uses increased by 1% when compared to 2020.

Performance against Local Plan Policies

1.151 In the LPSV, Policy P 3 requires that at least 40% of the ground floor Primary Retail Frontage and at least 25% of the ground floor Secondary Retail Frontage should be maintained within A1 use. The percentage of ground floor uses is assessed by measuring the total frontage lengths of A1 units. In Waltham Abbey, 44% of the Primary Frontage is within A1 use, which is higher than the policy requirement. Along Secondary Frontage, 29% is within A1 use which also exceeds the required level set in Policy P 3.







19 ED**Vacancy rates in town and district centres**

1.152 Vacancy rates for the District are generally positive when compared against the national average high street vacancy rate. In October 2021, the British Retail Consortium reported the average retail vacancy rate to be 14.5%. The vacancy rates exhibited in all of the town and district centres are below the national average.

1.153 Compared with the vacancy rates in 2020, the number of empty units has improved for Ongar, Epping, Loughton High Road and Waltham Abbey. Ongar has had the most significant change with a vacancy rate of 11%, compared with 20% in 2020. Most of the units which were vacant in 2020 are now occupied by new outlets.

1.154 The final column in the table below shows how many of the vacant units recorded this year, were also recorded in the 2020 survey. It shows that there is a mix of persistent vacant units as well as new vacant units.

Table 4: Vacancy Rates –2020-2021

Town/District Centre	Number of Vacant Units 2020	Proportion of overall units	Number of Vacant Units 2021	Proportion of overall units	% Change	Continuous Vacancies (2020-2021)
Buckhurst Hill	7	7%	9	8%	1%	Of the 9 units recorded as vacant in 2021, 4 were recorded as vacant in the 2020 survey
Ongar	16	20%	7	9%	11%	Of the 7 units recorded as vacant in 2021, 6 were recorded as vacant in the 2020 survey
Epping	17	10%	14	8%	2%	Of the 14 units recorded as vacant in 2021, 8 were recorded as vacant in the 2020 survey
Loughton High Road	21	10%	15	7%	3%	Of the 15 units recorded as vacant in 2021, 9 were recorded as vacant in the 2020 survey
Loughton Broadway	5	8%	6	9%	1%	Of the 6 units recorded as vacant in 2021, 4 were recorded as vacant in the 2020 survey
Waltham Abbey	13	10%	12	9%	1%	Of the 12 units recorded as vacant in 2021, 11 were recorded as vacant in the 2020 survey

Glasshouses

20 ED

Net gain/loss of horticultural glasshouses and ancillary facilities

- 1.155 The Council approved three applications which related to glasshouses and ancillary facilities in this monitoring year. The application sites were located in Nazeing and Roydon.
- 1.156 On one site, the application was for the construction of a glasshouse and ancillary service area. If implemented, the total gain from this application would be 2,673m². On another site, the application was for a new glasshouse. If implemented, the total gain from this application would be 1,050m². The other application was for a covered planting area. None of the planning applications resulted in a loss of glasshouse and ancillary facilities.

Tourist Accommodation

21 ED

New tourist bedspaces completed

- 1.157 There were no tourist bedspaces completed in the monitoring year and there were no new permissions granted involving tourist bedspaces.

Effectiveness of Green Belt Policy

22a GBH

Net number of new dwellings completed in the Green Belt

1.158 The number of new dwellings completed in the Green Belt in the monitoring year was 130 whilst 9 dwellings were lost as a result of applications for demolition /replacement development. Therefore, the net number of new dwellings completed in the Green Belt in the monitoring year was 121.

22b GBH

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

1.159 The number of new dwellings completed in the Green Belt on Previously Developed Land in the monitoring year was 123 whilst 9 dwellings were lost as a result of applications for demolition/replacement development. Therefore, the net number of new dwellings completed in the Green Belt on Previously Developed Land in the monitoring year was 114.

23a GED

Net new employment floorspace completed in the Green Belt

1.160 The number of applications completed in the Green Belt this monitoring year was 5, three applications resulted in a gain in employment floorspace (B use class).

1.161 The new floorspace completed in the Green Belt this monitoring year is 13,376m², with a loss of 14,860m², resulting in a net loss of 1,484m².

23b GED

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

1.162 The number of applications completed in the Green Belt on Previously Developed Land this monitoring year was 5, 3 of these 5 applications resulted in a gain in employment floorspace (B use class).

1.163 The new floorspace completed in the Green Belt on Previously Developed Land this monitoring year is 13,376m², with a loss of 14,860m², resulting in a net loss of 1,484m² of B Use Class floorspace.

Delivery of Climate Change and Adaptation and Mitigation Measures

Green and Blue Infrastructure

24 CC

Change in land used as Green and Blue Infrastructure

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

1.164 Following consultation on the Draft Green Infrastructure Strategy in 2020, Epping Forest District Council's Green and Blue Infrastructure Strategy was formally adopted as a material planning consideration in April 2021.

1.165 Although the Strategy was well advanced, it was adopted just outside the monitoring period and therefore no applications were permitted or completed this monitoring year that could lead to a change in land use of Green and Blue Infrastructure.

Air Quality

25 CC

Progress on the implementation of the Air Pollution Mitigation Strategy and the Interim Mitigation Strategy for recreational pressure

1.166 The Extraordinary General Meeting of Full Council on the 8 February 2021 confirmed its decision to adopt the 'Interim Air Pollution Mitigation Strategy' (APMS December 2020), and alongside the interim strategy for managing recreational pressures (adopted October 2018) and the Green and Blue Infrastructure Strategy (adopted April 2021), and will form the combined approach for mitigating the effects of new development on air quality and recreational pressure impacts on the Epping Forest Special Area of Conservation (EFSAC). Further details are included in paragraphs 1.40 to 1.56 above.

1.167 The Council has been collecting contributions towards its implementation. The Council is working with the other competent authorities and Natural England to put in place governance and financial arrangements to oversee the implementation of the measures in the Strategy.

27 CC

Number of applications permitted with electric vehicle charging points identified and new electric vehicle charging points permitted, by location

1.168 26 of the 44 residential permissions granted in 2020/21 that included provision of parking spaces included a condition requiring the provision of one or more Electric Vehicle Charging Points (EVCPs). If implemented this would result in 116 new EVCPs being provided to new residential developments in the District.

1.169 12 permissions for new dwellings or change of use to dwellings did not include provision of parking spaces so there was no requirement to provide any EVCPs.

1.170 The remaining 6 permissions included 1 outline permission and 5 Certificates of Lawful Development where a condition for EVCPs could not be included.

1.171 The site location and number of EVCPs conditioned in the 26 permissions were as follows:

Settlement	No. of sites	No. of EVCPs
Buckhurst Hill	2	2
Chigwell	4	62
Epping	2	10
Ongar	1	1
Loughton	3	4
Nazeing	1	1
Rural	6	9
Sheering	1	5
Stapleford Abbots	2	9
Waltham Abbey	4	13
Total	26	116

Table 5. Number of electric car charging points permitted by location

Flood Risk

28a CC

Number of applications permitted in flood risk zones 2, 3a and 3b

- 1.172 This monitoring year there were 3 applications for residential development permitted that are located or partially located in flood zones 2, 3a and 3b. If completed this would result in 6 (net) new homes.
- 1.173 A Flood Risk Assessment was submitted for each application.

28b CC

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

- 1.174 This monitoring year there were 4 applications for residential development completed on sites located within flood zone 2 or 3, with a net total of 38 new homes.
- 1.175 A Flood Risk Assessment was submitted for each application.
- 1.176 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 LPSV, 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 in 2016 and 2017.

Sustainable Drainage

29 CC

Number and location of schemes contributing to sustainable drainage

- 1.177 There were 8 applications granted in the monitoring year which include sustainable drainage schemes/systems as part of the development. These schemes are located in Chigwell, Theydon Bois, Roydon, Nazeing, and Waltham Abbey.
- 1.178 The sustainable drainage elements of the proposals include permeable paving, open swales, pumped outfall, soakaways, hydrobrake flow control device, leaky dams and underground cellular storage.

Low carbon and renewable energy

30 CC

Number of:

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

- 1.179 This will be recorded as part of the sustainability checklist. The Sustainability Guidance and Checklist Volume 1 for major development (+10 dwellings) was adopted in October 2020. The Sustainability Guidance and Checklist Volume 2 for large scale development (+1 to +9 dwellings) was adopted by the Council in March 2021. The requirement for submission of a Sustainability Checklist is also included within the Council's planning application Validation requirements. Data for the next monitoring period will be collected and reported.

Water Efficiency

31 CC

Number of new homes completed meeting water efficiency standards

1.180 This will be recorded as part of the Sustainability Checklist, Data will be collected and reported for the next monitoring period.

Quality of Development

32 QUA

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

1.181 Within Epping Forest District 19 reviews were undertaken between 1 April 2020 and 31 March 2021:

- 1 review of a Strategic Masterplan
- 1 review of a Strategy Document
- 1 review of a Commercial Site
- 1 review of a Mixed-use Masterplan
- 3 reviews of Housing (under 50 units)
- 3 reviews of Housing (50+ units)
- 7 reviews of Site Strategies
- 1 review of related Garden Town Infrastructure

1.182 The impact this has had on proposals includes:

- Improvement in design quality which have 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 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 are 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, socio-economic impact and passive sustainability.
- 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.

Heritage Protection

34 HER

Net gain/loss of designated heritage assets

1.183 There has been no change in the number of Conservation Areas, Scheduled Monuments or Registered Parks and Gardens within the monitoring year. One building has been added to the National Heritage List for England (NHLE); St Leonard's House with dairy and dovecote, Nazeing, statutory listed at Grade II.

35 HER

Net gain/loss of non-designation heritage assets

1.184 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 are currently taking part in an Essex wide submission to access government funding to support the development of the Council's Local List.

Infrastructure

36 INF

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

- 1.185 The emerging Epping Forest District Local Plan sets out the strategy in Policy SP2 to meet the housing requirement of 11,400 new homes and around 10,000 new jobs over the Plan period (2011-2033). This growth comes with a need for supporting infrastructure including transport, education, health and community facilities to mitigate development impacts and support new communities.
- 1.186 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.
- 1.187 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).
- 1.188 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.
- 1.189 The IDP sets out how the s106 income will be spent and prioritised over the Plan period. The level of s106 contributions will depend on the nature and scale of the development, the

number of implemented permissions, build out rates and the phasing of development etc. and the contributions must be spent in accordance with the terms of any agreement.

Further detail can be found in the Council’s [Infrastructure Funding Statement 2020/2021](#).

37 INF

Provision of essential facilities measured against the Infrastructure Delivery Plan (IDP)

- 1.190 There has been no provision of essential facilities measured against the IDP.

Planning Policy

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