

Epping Forest District Local Plan Examination

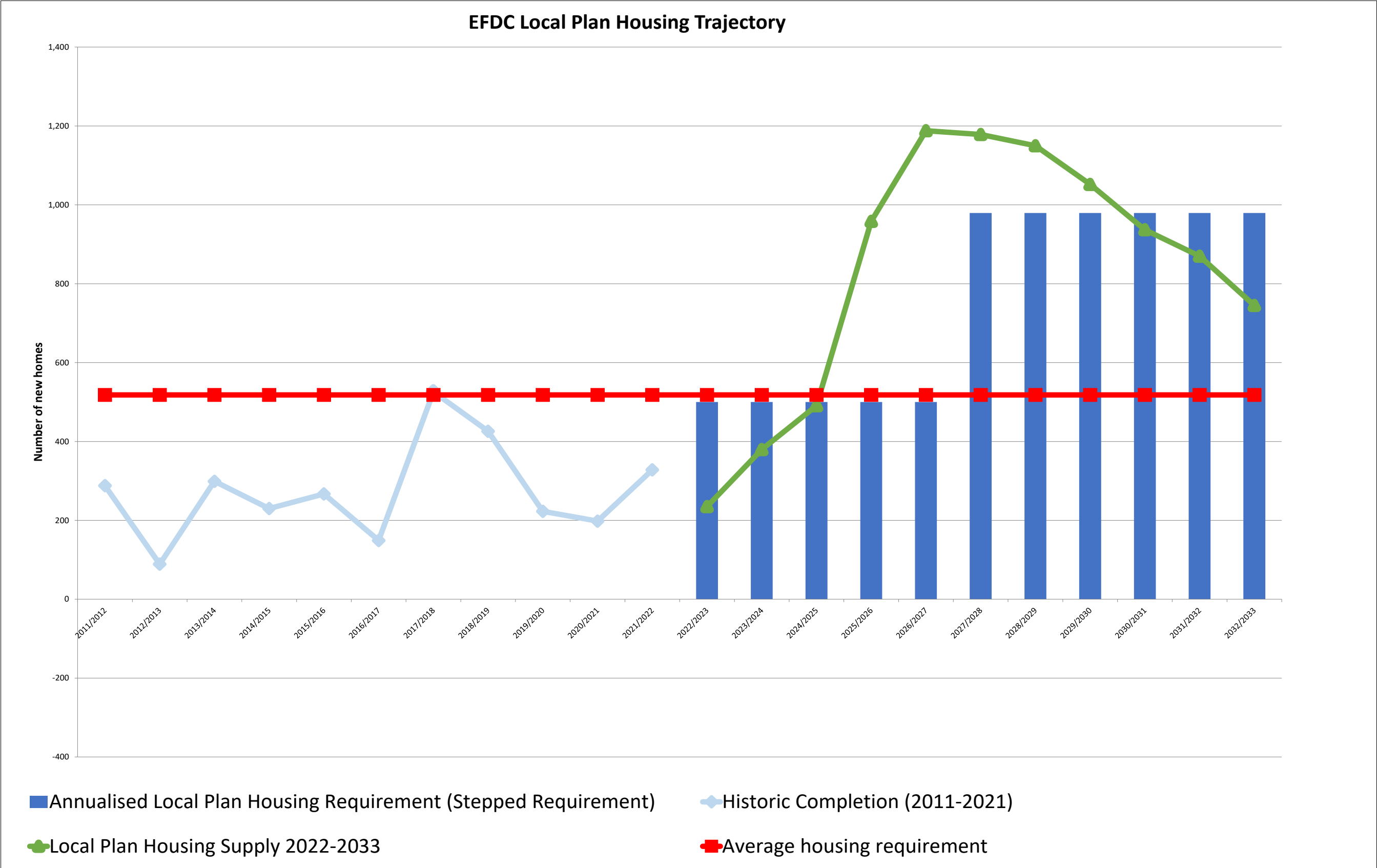
Appendices to Council's response to Actions outlined in Inspector's Note 16 June 2022 (Examination Document reference number ED141), October 2022 (ED144A)

Amended version (10 November 2022) with the inclusion of correspondence from engagement with site promoters of Latton Priory Strategic Masterplan Area (SP5.1) within Appendix B.

Epping Forest District Local Plan Examination

Appendices to Council's response to Actions outlined in Inspector's Note 16 June 2022 (Examination Document reference number ED141), October 2022 (ED144A) ¹

Appendix A: Housing Trajectory



Appendices to Council's response to Actions outlined in Inspector's Note 16 June 2022 (Examination Document reference number ED141), October 2022 (ED144A)

Trajectory - Housing Requirement and Housing Supply

Housing Requirement		Start of Plan Period											Years 1-5					Years 6-10					Year 11
	Total	2011/ 12	2012/ 13	201 3/14	2014 /15	2015/2 016	2016/2 017	2017/2 018	2018/2 019	2019/2 020	2020/2 021	2021/2 022	2022/2 023	2023/2 024	2024/2 025	2025/2 026	2026/2 027	2027/2 028	2028/2 029	2029/2 030	2030/2 031	2031/2 032	2032/2 033
Net Completions	3023	288	89	299	230	267	149	526	426	223	198	328											
LP Housing Requirement	11400	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518	518
Yearly Shortfall	-2677	-230	-429	-219	-288	-251	-369	8	-92	-295	-320	-190											
Number of homes to be delivered in future years	8377																						
Updated Stepped Requirement																							
Stepped Requirement	11400	275	275	275	275	275	275	275	275	275	275	275	500	500	500	500	500	980	980	980	980	980	980
Stepped Requirement @5%	11400	275	275	275	275	275	275	275	275	275	275	275	525	525	525	525	525	959	959	959	959	959	959
Stepped Requirement @10%	11400	275	275	275	275	275	275	275	275	275	275	275	550	550	550	550	550	938	938	938	938	938	938
Stepped Requirement @20%	11400	275	275	275	275	275	275	275	275	275	275	275	600	600	600	600	600	896	896	896	896	896	896

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Housing Supply		Start of Plan Period											Year 1-5					Years 6-10					Year 11
	Total	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033
Completion	3023	288	89	299	230	267	149	526	426	223	198	328											
Commitments (sites with planning permission)	1850												261	373	353	428	179	155	101	0	0	0	0
Strategic Site Allocations around Harlow	3400												0	0	0	50	250	450	500	500	550	550	550
Other SVLP Allocations	3901												0	44	173	515	777	554	524	517	352	285	160
Commitments and Allocations	9151												261	417	526	993	1206	1159	1125	1017	902	835	710
10% Slippage / non- implementatio n rate for commitments	-185												-26	-37	-35	-43	-18	-16	-10	0	0	0	0
Windfall	210																	35	35	35	35	35	35
Future Housing Supply	9176												235	380	491	950	1188	1179	1150	1052	937	870	745
Total LP supply	12199	288	89	299	230	267	149	526	426	223	198	328	235	380	491	950	1188	1179	1150	1052	937	870	745
Remaining number of years		22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1

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Projected delivery rate for commitments

Reference	Address	Parish	Outstanding net dwellings to be completed	22/23	23/24	24/25	25/26	26/27	27/28	28/29
EPF/0398/13	Waldas, Manor Road, Loughton, Essex, IG10 4RP	Buckhurst Hill	1	1	0	0	0	0	0	0
EPF/2173/16	Little London Farm, Gravel Lane, Chigwell, Essex, IG7 6DQ	Chigwell	2	2	0	0	0	0	0	0
EPF/0684/18	Willow Park Farm, Millers Lane, Chigwell, Essex, IG7 6DG	Chigwell	1	0	1	0	0	0	0	0
EPF/0479/17	Amar Nivas, 146 Hainault Road, Chigwell, Essex, IG7 5DL	Chigwell	10	0	10	0	0	0	0	0
EPF/0958/15	144 High Street, Epping, Essex, CM16 4AS	Epping	6	6	0	0	0	0	0	0
EPF/0450/18	309 High Street, Epping, Essex, CM16 4DA	Epping	2	2	0	0	0	0	0	0
EPF/2727/17	Priory Farm, Norwood End, Fyfield, Essex, CM5 0RJ	Fyfield	3	3	0	0	0	0	0	0
EPF/1471/17	The Retreat, Market Place, Abridge, Essex, RM4 1AU	Lambourne	5	5	0	0	0	0	0	0
EPF/1478/16	Marshgate Farm, Nazeing Road, Nazeing, Waltham Abbey, Essex, EN9 2JD	Nazeing	2	2	0	0	0	0	0	0
EPF/3214/17	Piggotts Farm, Abridge Road, Theydon Bois, Essex, RM4 1TX	Theydon Bois	2	2	0	0	0	0	0	0
EPF/1551/18	Cozens Farm, Chelmsford Road, High Ongar, Ongar, Essex, CM5 9NX	High Ongar	1	1	0	0	0	0	0	0
EPF/1778/16	Argosons, Kents Lane, Magdalen Laver, Ongar, Essex, CM16 6AX	Moreton, Bobbingworth and the Lavers	1	1	0	0	0	0	0	0
EPF/2930/18	BARN 1, Cozens Farm, Chelmsford Road, High Ongar, Ongar, Essex, CM5 9NX	High Ongar	1	1	0	0	0	0	0	0
EPF/1873/15	Barn off Millers Lane, Chigwell, Essex	Chigwell	1	1	0	0	0	0	0	0
EPF/1900/17	Bloomfield, Ashlyns Lane, Ongar, Essex, CM5 0NB	Moreton, Bobbingworth and the Lavers	2	2	0	0	0	0	0	0
EPF/0321/17	Forest Lodge, Manor Road, Lambourne, Romford, Essex, RM4 1NA	Lambourne	1	1	0	0	0	0	0	0
EPF/2066/15	Ashlings Farm House, Ashlings Farm Lane, High Ongar, Essex, CM4 0JU	High Ongar	1	1	0	0	0	0	0	0
EPF/2235/17	Ashlings Farm, Ashlings Farm Lane, High Ongar, Essex, CM4 0JU	High Ongar	1	1	0	0	0	0	0	0
EPF/2386/15	Morgans Farm, Moor Hall Road North, Matching, Harlow, Essex, CM17 0LP	Matching	2	2	0	0	0	0	0	0
EPF/2594/16	Shonks Farm, Mill Street, Hastingwood, North Weald, Essex, CM17 9JQ	North Weald Bassett	1	1	0	0	0	0	0	0
EPF/1428/21	70 Alderton Hill, Loughton, Essex, IG10 3JB	Loughton	1	0	1	0	0	0	0	0
EPF/0388/17	Chestnuts, Hastingwood Road, Magdalen Laver, Ongar, Essex, CM5 0EN	Moreton, Bobbingworth and the Lavers	1	1	0	0	0	0	0	0
EPF/1052/17	Tilegate Barn, Tilegate Farm, Tilegate Road, High Laver, Ongar, Essex CM5 0EA	Moreton, Bobbingworth and the Lavers	3	3	0	0	0	0	0	0
EPF/0122/19	Greens Farm, Little Laver Road, Moreton, Ongar, Essex, CM5 0JE	Moreton, Bobbingworth and the Lavers	1	1	0	0	0	0	0	0
EPF/2067/17	Patience Cottage, Belchers Lane, Nazeing, Essex, EN9 2SA	Nazeing	3	3	0	0	0	0	0	0
EPF/2858/16	15 Pound Close, Nazeing, Essex, EN9 2HR	Nazeing	1	1	0	0	0	0	0	0
EPF/0409/17	Presdale Farm Nurseries, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	3	3	0	0	0	0	0	0
EPF/2047/17	Land at Burleigh Lodge, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	5	5	0	0	0	0	0	0
EPF/2933/17	Maes Mawr, Stapleford Road, Stapleford Abbots, Essex, RM4 1EJ	Stapleford Abbots	3	3	0	0	0	0	0	0
EPF/0617/19	Utopia, Pecks Hill, Nazeing, Essex, EN9 2NX	Nazeing	1	0	1	0	0	0	0	0
EPF/3500/17	Stoneshot Farm, Hoe Lane, Nazeing, Essex, EN9 2RW	Nazeing	35	0	15	20	0	0	0	0
EPF/3147/15	Wardens Hall, Fyfield Road, Willingale, Ongar, Essex, CM5 0QA	Willingale	1	1	0	0	0	0	0	0
EPF/3264/17	Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT	Chigwell	14	7	7	0	0	0	0	0
EPF/3288/16	Lockwood Farm, Bournebridge Lane, Stapleford Abbots, Romford, Essex	Stapleford Abbots	1	1	0	0	0	0	0	0
EPF/3460/17	Colemans Farm, Toot Hill Road, Ongar, Essex, CM5 9QN	Stanford Rivers	2	2	0	0	0	0	0	0
EPF/0047/18	Barn to East of Taw Lodge, Epping Lane, Stapleford Tawney, Romford Essex, RM4 1ST	Theydon Mount	1	1	0	0	0	0	0	0
EPF/0090/19	185 High Street, Ongar, Essex, CM5 9AA	Ongar	2	2	0	0	0	0	0	0
EPF/1668/16	Widows Farm, Toot Hill Road, Ongar, Essex, CM5 9QR	Stanford Rivers	1	1	0	0	0	0	0	0
EPF/0174/18	Highlands Farm, Old Rectory Road, Stanford Rivers, Ongar, Essex, CM5 9PR	Stanford Rivers	1	1	0	0	0	0	0	0

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EPF/0065/18	Berwick Farm, Berwick Lane, Stanford Rivers, Ongar, Essex, CM5 9PY	Stanford Rivers	5	0	5	0	0	0	0	0	0
EPF/0181/18	Maltings Farm, Maltings Hill, Church Road, Moreton, Ongar, Essex, CM5 0JY	Moreton, Bobbingworth and the Lavers	2	2	0	0	0	0	0	0	0
EPF/2301/17	3 Kensington Park, Oak Hill Road, Stapleford Abbots, Essex, RM4 1AF	Stapleford Abbots	1	1	0	0	0	0	0	0	0
EPF/2605/17	Olives Farm, Murthering Lane, Stapleford Abbots, Essex, RM4 1JT	Stapleford Abbots	1	1	0	0	0	0	0	0	0
EPF/1860/17	Tudor Rose, Oak Hill Road, Stapleford Abbots, Essex, RM4 1JJ	Stapleford Abbots	1	1	0	0	0	0	0	0	0
EPF/0963/18	3 Belchers Lane, Bumbles Green, Nazeing, Essex, EN9 2SA	Nazeing	1	1	0	0	0	0	0	0	0
EPF/1116/20	1 Brickfield House, Tawney Lane, Stapleford Tawney, Romford, RM4 1EE	Stapleford Tawney	2	0	2	0	0	0	0	0	0
EPF/2147/18	Cutlers Forge Cottage, Tawney Lane, Stapleford Tawney, Essex	Stapleford Tawney	3	3	0	0	0	0	0	0	0
EPF/1331/18	59 Princesfield Road, Waltham Abbey, Essex, EN9 3PJ	Waltham Abbey	1	1	0	0	0	0	0	0	0
EPF/2086/18	Piggotts Farm, Abridge Road, Theydon Bois, Epping, Essex, RM4 1TX	Theydon Bois	4		4	0	0	0	0	0	0
EPF/1837/18	Copped Hall Garden Nursery, High Road, Epping, Essex, CM16 4DH	Epping	1	1	0	0	0	0	0	0	0
EPF/1945/18	The White House, Epping Road, Epping Green, Essex, CM16 6PU	Epping Upland	1	1	0	0	0	0	0	0	0
EPF/2207/16	Now known as Waltham Abbey Leisure Centre, Playing Fields and Community Centre, Hillhouse, Ninefields, Waltham Abbey, Essex, EN9 3EH	Waltham Abbey	60	0	0	0	0	0	30	30	
EPF/2982/18	164 Nine Ashes Road, High Ongar, Ongar, Essex, CM4 0JY	High Ongar	1	1	0	0	0	0	0	0	0
EPF/0592/18	Crown Hill Garden Centre, Crown Hill, Waltham Abbey, Essex, EN9 3TF	Waltham Abbey	1	1	0	0	0	0	0	0	0
EPF/1056/18	Ground Floor 2 and 3, Sewardstone Road, Waltham Abbey, Essex, EN9 1NA	Waltham Abbey	4	0	4	0	0	0	0	0	0
EPF/3233/18	180 High Street, Ongar, Essex, CM5 9JJ	Ongar	2	2	0	0	0	0	0	0	0
EPF/3079/18	35 Howard Business Park, Howard Close, Waltham Abbey, Essex, EN9 IXA	Waltham Abbey	2	0	2	0	0	0	0	0	0
EPF/3302/18	Rear of 165 High Road, Loughton, Essex, IG10 4LF	Loughton	2	0	2	0	0	0	0	0	0
EPF/0141/18	Land East of Church Lane, Sheering, Essex	Sheering	3	0	3	0	0	0	0	0	0
EPF/1242/18	143-149 High Road and 2 Old Station Road, Loughton, Essex, IG10 4LY	Loughton	5	0	5	0	0	0	0	0	0
EPF/0043/18	Harry Green Restaurant, Wellington Hill, Loughton, Essex, IG10 4AH	Waltham Abbey	3	0	3	0	0	0	0	0	0
EPF/0308/19	Little Colemans, London Road, Stanford Rivers, Ongar, Essex, CM5 9PQ	Stanford Rivers	1	0	0	1	0	0	0	0	0
EPF/0226/19	Rolls House, Rolls Park, High Road, Chigwell, Essex, IG7 6DJ	Chigwell	1	0	1	0	0	0	0	0	0
EPF/0193/18	19 Cranleigh Gardens, Loughton, Essex, IG10 3DD	Loughton	1	0	1	0	0	0	0	0	0
EPF/0338/19	92 Alderton Hall Lane, Loughton, Essex, IG10 3HD	Loughton	2	0	2	0	0	0	0	0	0
EPF/1169/18	Pipers Farm, Lippitts Hill, Waltham Abbey, Essex, IG10 4AL	Waltham Abbey	3	0	3	0	0	0	0	0	0
EPF/0834/19	Ashlings Farm House, Ashlings Farm Lane, High Ongar, Essex, CM4 0JU	High Ongar	2	0	2	0	0	0	0	0	0
EPF/0115/19	Horizon Oaks, Church Road, High Beech, Loughton, Essex, IG10 4AJ	Waltham Abbey	1	0	1	0	0	0	0	0	0
EPF/0722/19	Robroy, Mill Lane, High Ongar, Ongar, Essex, CM5 9RQ	High Ongar	1	0	1	0	0	0	0	0	0
EPF/2208/18	Moor Hall Lodge, Moor Hall Road North, Matching, Essex, CM17 0PH	Matching	1	0	1	0	0	0	0	0	0
EPF/0490/19	Camps Farm, Hoe Lane, Nazeing, Essex, EN9 2RG	Nazeing	4	0	0	4	0	0	0	0	0
EPF/1243/19	Ground Floor, Vincent House, Grove Lane, Epping, Essex, CM16 4LH	Epping	1	0	0	1	0	0	0	0	0
EPF/1244/19	1st and 2nd Floor, Vincent House, Grove Lane, Epping, Essex, CM16 4LH	Epping	4	0	0	4	0	0	0	0	0
EPF/1478/19	Fickle Field, Norton Lane, High Ongar, Ongar, Essex, CM4 0LN	High Ongar	5	0	5	0	0	0	0	0	0
EPF/0870/19	15A Queens Road, Buckhurst Hill, Essex, IG9 5BZ	Buckhurst Hill	2	0	0	2	0	0	0	0	0
EPF/1675/19	Bundish Hall, Ongar Road, Fyfield, Ongar, Essex, CM5 0HP	Moreton, Bobbingworth and the Lavers	5	0	0	5	0	0	0	0	0
EPF/1268/19	The Grange, 75 High Road, Chigwell, Essex, IG7 6DL	Chigwell	1	0	0	1	0	0	0	0	0
EPF/0803/19	Foster Street Farm, Foster Street, Hastingwood, Essex, CM17 9HS	North Weald Bassett	10	10	0	0	0	0	0	0	0
EPF/2246/19	New Farm Barn, Copped Hall Estate, High Road, Epping, CM16 5HT	Epping Upland	3	0	0	3	0	0	0	0	0
EPF/3222/18	Paradise Farm, Hamlet Hill, Roydon, Essex, CM19 5JZ	Roydon	3	0	0	3	0	0	0	0	0
EPF/2355/19	Parvills Farm, Chambers Manor Farm Lane, Epping Upland, Epping, CM16 6PL	Epping Upland	2	0	0	2	0	0	0	0	0
EPF/2092/18	Taylor Piggeries, Lippitts Hill, High Beech, Loughton, Essex, IG10 4AL	Waltham Abbey	7	0	7	0	0	0	0	0	0
EPF/1237/19	The Yard Hill Farmhouse, Hamlet Hill, Roydon, Essex, CM19 5LD	Roydon	2	0	0	2	0	0	0	0	0

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EPF/1568/19	The Orchards, Crown Park Farm, Bournebridge Lane, Stapleford Abbots, Essex, RM4 1LU	Stapleford Abbots	1	0	0	1	0	0	0	0
EPF/2451/19	Purlieu House, 11 Station Road, Epping, Essex, CM16 4HA	Epping	6	0	0	6	0	0	0	0
EPF/1440/18	Millers Farm, Manor Road, Lambourne, Essex, RM4 1NB	Lambourne	1	0	1	0	0	0	0	0
EPF/1342/18	Spring Lodge, Moreton Bridge, Moreton, Ongar, Essex, CM5 0LN	Moreton, Bobbingworth and the Lavers	1	0	1	0	0	0	0	0
EPF/2105/19	Three Horseshoes Farm, Church Road, Loughton, IG10 4AJ	Waltham Abbey	2	0	2	0	0	0	0	0
EPF/1547/18	Hillview, St Leonards Road, Nazeing, Essex, EN9 2HQ	Nazeing	4	0	4	0	0	0	0	0
EPF/0604/19	Threshers, Hobbs Cross Road, Matching, Essex, CM17 0NP	Matching	1	0	1	0	0	0	0	0
EPF/0834/18	Bramstons, Roding Lane, Chigwell, Essex, IG9 6BJ	Chigwell	1	0	0	1	0	0	0	0
EPF/2219/19	Dallance Farm, Breach Barns Lane, Waltham Abbey, EN9 2AD	Waltham Abbey	2	0	0	2	0	0	0	0
EPF/0081/20	Bakers Cottage, Flux's Lane, Epping, CM16 7PE	Epping	-1	0	0	-1	0	0	0	0
EPF/1061/19	Manor Farm, Mott Street, Waltham Abbey, Essex, IG10 4AP	Waltham Abbey	5	0	0	5	0	0	0	0
EPF/2999/19	Bantham Cottage Wellington Hill And Bowls Club Site, Land Adjoining Rats Lane, Loughton, IG10 4AQ	Waltham Abbey	2	0	0	2	0	0	0	0
EPF/0103/19	Honey Cottage (formerly Bee Croft Annexe), Newmans End, Matching Tye, Harlow, Essex, CM17 0QU	Matching	1	0	0	1	0	0	0	0
EPF/0187/20	158 Queens Road, Buckhurst Hill, IG9 5BD	Buckhurst Hill	4	0	4	0	0	0	0	0
EPF/0214/16	Land and Garages at Millfield, High Ongar, Ongar, Essex, CM5 9RJ	High Ongar	2	2	0	0	0	0	0	0
EPF/2035/16	Land and garages, Kirby Close, Loughton, Essex, IG10 3BA	Loughton	4	0	4	0	0	0	0	0
EPF/3089/16	Land and Garages adjacent 13 Pick Hill, Waltham Abbey, Essex, EN9 3HA	Waltham Abbey	2	0	2	0	0	0	0	0
EPF/2871/16	Land and Garages, Denny Avenue, Waltham Abbey, Essex, EN9 1NS	Waltham Abbey	3	0	3	0	0	0	0	0
EPF/2271/16	Burleigh Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	6	0	6	0	0	0	0	0
EPF/2590/15	Garages rear of 119-125 Chester Road, Loughton, Essex, IG10 2LR	Loughton	3	0	3	0	0	0	0	0
EPF/0258/16	Land and Garages accessed to the rear of 82 Alderton Hall Lane and to the rear of 139 Chequers Road	Loughton	2	2	0	0	0	0	0	0
EPF/1758/16	Land and Garages, Ladyfields, Loughton, Essex, IG10 3RP	Loughton	6	6	0	0	0	0	0	0
EPF/0198/20	Ashlar Day Care Centre, St Margaret's Hospital, The Plain, Epping, CM16 6TY	Epping	4	0	4	0	0	0	0	0
EPF/1957/15	Forest Place, Roebuck Lane, Buckhurst Hill, Essex, IG9 5QL	Buckhurst Hill	42	21	21	0	0	0	0	0
EPF/0238/19	Stapleford Farm, Oak Hill Road, Stapleford Abbots, Essex, RM4 1EH	Stapleford Abbots	8	0	0	8	0	0	0	0
EPF/0522/20	Suttons Farm, Tawney Lane, Stapleford Tawney, Romford, RM4 1EE	Stapleford Tawney	1	0	1	0	0	0	0	0
EPF/0540/20	Grain Store 2, Hunters Hall Farm, Chambers Manor Farm Lane, Epping Upland, CM16 6PL	Epping Upland	1	0	0	1	0	0	0	0
EPF/0541/20	Grain Store 1, Hunters Hall Farm, Chambers Manor Farm Lane, Epping Upland, CM16 6PL	Epping Upland	1	0	0	1	0	0	0	0
EPF/0513/20	The Coach House, Willingale Road, Fyfield, Ongar, CM5 0PY	Fyfield	1	0	1	0	0	0	0	0
EPF/2087/19	The Crown Inn, The Street, Sheering, Harlow, CM22 7LZ	Sheering	5	0	0	5	0	0	0	0
EPF/0215/18	Building Design Consultants Rear of 1 Hereward Close, Waltham Abbey Essex, EN9 1QP	Waltham Abbey	1	0	0	1	0	0	0	0
EPF/0836/20	Land at Drapers Corner, Greensted, Ongar, CM5 9LS	Ongar	1	0	0	1	0	0	0	0
EPF/0612/20	Little London Farm, Gravel Lane, Chigwell, IG7 6DQ	Chigwell	5	0	0	5	0	0	0	0
EPF/0789/20	143-149 High Road, Loughton, IG10 4LT	Loughton	8	0	0	8	0	0	0	0
EPF/0885/20	230 High Street, Epping, CM16 4AP	Epping	5	0	0	5	0	0	0	0
EPF/0621/18	Warehouse at Tutein Farm, Grove Lane, Chigwell, Essex, IG7 6JQ	Chigwell	4	0	0	4	0	0	0	0
EPF/0999/20	Pickerells Farm, Dunmow Road, Fyfield, Ongar, CM5 0NP	Fyfield	5	0	0	5	0	0	0	0
EPF/2495/20	Esperanza Nursery, Stapleford Road, Stapleford Abbots, Romford, RM4 1EJ	Stapleford Abbots	8	0	0	8	0	0	0	0
EPF/1171/20	Garden House, Laundry Lane, Nazeing, Waltham Abbey, EN9 2DY	Nazeing	1	0	0	1	0	0	0	0
EPF/1396/20	13 - 17 High Beech Road, Loughton, IG10 4BN	Loughton	5	0	0	5	0	0	0	0
EPF/0620/20	47 Forest View Road, Loughton, IG10 4DY	Loughton	1	0	0	1	0	0	0	0
EPF/1615/20	Conquest House, Church Street, Waltham Abbey, EN9 1DX	Waltham Abbey	49	20	29	0	0	0	0	0
EPF/0395/19	Game Farm Cottages, Old House Lane, Roydon, Essex, CM19 5DN	Roydon	1	0	0	1	0	0	0	0

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EPF/1603/20	Oak Lodge Stud, Mill Lane, Stanford Rivers, Ongar, CM5 9SF	Stanford Rivers	1	0	0	1	0	0	0	0
EPF/1918/20	Farm Workshop, Gallmans End Farm, Manor Road, Lambourne, Romford, RM4 1NA	Lambourne	1	0	0	1	0	0	0	0
EPF/0892/20	Rear of 47 High Street, Ongar, CM5 9DT	Ongar	5	0	0	5	0	0	0	0
EPF/2021/20	Garage Block, Pentlow Way, Buckhurst Hill, Essex, IG9 6BZ	Buckhurst Hill	7	0	0	7	0	0	0	0
EPF/3426/18	Garages to the rear of nos 13-43 Charles Street, Epping, Essex, CM16 7AU	Epping	9	0	0	9	0	0	0	0
EPF/2758/20	Barn, Moreton House, Little Laver Road, Moreton, Ongar, CM5 0JE	Moreton, Bobbingworth and the Lavers	1	0	0	1	0	0	0	0
EPF/2171/20	Cobbins End Farm, Cobbinsend Road, Waltham Abbey, Epping, EN9 2AA	Waltham Abbey	4	0	0	4	0	0	0	0
EPF/2397/20	Land and Garages, Woollard Street, Waltham Abbey, EN9 1HE	Waltham Abbey	8	0	0	8	0	0	0	0
EPF/2967/20	16-23 Brook Parade, Chigwell, Essex, IG7 6PF	Chigwell	4	0	0	4	0	0	0	0
EPF/0152/21	11 Woodfield Terrace, High Road, Epping, CM16 6LL	North Weald Bassett	1	0	0	1	0	0	0	0
EPF/3082/20	Taw Lodge, Epping Lane, Stapleford Tawney, Romford, RM4 1ST	Theydon Mount	2	0	0	2	0	0	0	0
EPF/0228/21	Longfields, Radley Green Road, Willingale, Ongar, Essex, CM5 0QJ	Willingale	3	0	0	3	0	0	0	0
EPF/1681/19	Chigwell Primary Academy, High Road, Chigwell, Essex, IG7 6DW	Chigwell	59	0	30	29	0	0	0	0
EPF/2726/19	Rear of 184 - 186 High Road, Loughton, IG10 1DF	Loughton	1	0	0	1	0	0	0	0
EPF/0161/21	Cedar Lodge, Mott Street, Waltham Abbey, E4 7RW	Waltham Abbey	1	0	0	0	1	0	0	0
EPF/0826/18	48 Russell Road, Buckhurst Hill, Essex, IG9 5QE	Buckhurst Hill	2	0	0	0	2	0	0	0
EPF/1453/18	142 Buckhurst Way, Buckhurst Hill, Essex, IG9 6HP	Buckhurst Hill	1	0	0	0	1	0	0	0
EPF/2766/20	89 Palmerston Road, Buckhurst Hill, IG9 5NH	Buckhurst Hill	1	0	0	0	1	0	0	0
EPF/3043/20	2 Princes Road, Buckhurst Hill, IG9 5EG	Buckhurst Hill	-1	0	0	0	-1	0	0	0
EPF/0269/19	Oakfields, 1 - 23 St. Winifred's Close, Chigwell, Essex, IG7 5PU	Chigwell	5	0	0	0	5	0	0	0
EPF/0635/20	Former MOD Site, Roding lane, Chigwell	Chigwell	1	0	0	0	1	0	0	0
EPF/0840/18	1 Tomswood Road, Chigwell, Essex, IG7 5QP	Chigwell	6	0	0	0	6	0	0	0
EPF/0931/19	12 High Elms, Chigwell, Essex, IG7 6NF	Chigwell	1	0	0	0	1	0	0	0
EPF/1072/18	Phig Na Vira, 64 High Road, Chigwell, Essex, IG7 6QB	Chigwell	1	0	0	0	1	0	0	0
EPF/1441/19	Globe Cottage, 19 Lambourne Road, Chigwell, Essex, IG7 6HA	Chigwell	2	0	0	0	2	0	0	0
EPF/1798/18	105 Manor Road, Chigwell, Essex, IG7 5PN	Chigwell	3	0	0	0	3	0	0	0
EPF/2267/19	41 Manor Road, Chigwell, IG7 5PL	Chigwell	1	0	0	0	1	0	0	0
EPF/2496/21	4 Linkside, Chigwell, IG7 5DN	Chigwell	1	0	0	0	1	0	0	0
EPF/0352/21	1 Buttercross Lane, Epping, CM16 5AA	Epping	2	0	0	0	2	0	0	0
EPF/0504/21	Purlieu House, 11 Station Road, Epping, CM16 4HA	Epping	6	0	0	0	6	0	0	0
EPF/0917/21	Former School, Centrepont Building and Council Depot, Land at St John's Road, Epping, CM16 7JU	Epping	184	92	92	0	0	0	0	0
EPF/0918/21	Epping Sports Centre, 25 Hemnall Street, Epping, CM16 4LU	Epping	41	0	0	20	21	0	0	0
EPF/0919/21	Civic Offices, Conder Building and Car Park, 323 High Street, Epping, CM16 4BZ	Epping	45	20	25	0	0	0	0	0
EPF/1042/18	Garages to north of Crows Road, Epping, Essex	Epping	6	0	0	0	6	0	0	0
EPF/1054/19	1 Laburnum Road, Coopersale, Epping, Essex, CM16 7RA	Epping	1	0	0	0	1	0	0	0
EPF/1080/19	Land rear of 287-291 High Street, Epping, Essex, CM16 4DA	Epping	3	0	0	0	3	0	0	0
EPF/1286/20	Broadbanks, 23 Ivy Chimneys Road, Epping, CM16 4EL	Epping	2	0	0	0	2	0	0	0
EPF/1376/19	4A Kendal Avenue, Epping, Essex, CM16 4PN	Epping	2	0	0	0	2	0	0	0
EPF/1952/21	185 - 187 High Street, Epping, CM16 4BL	Epping	2	0	0	0	2	0	0	0
EPF/1986/19	Land adjacent no. 24 Vicarage Road, Coopersale, Epping, Essex, CM16 7RB	Epping	2	0	0	0	2	0	0	0
EPF/2056/21	Falconry Court, Bakers Lane, Epping, CM16 5DQ	Epping	51	0	0	0	25	26	0	0
EPF/2210/19	Duke Of Wellington Public House, 36 High Street, Epping, CM16 4AE	Epping	2	0	0	0	2	0	0	0
EPF/2225/19	15 Rayfield, Epping, Essex, CM16 5AD	Epping	1	0	0	0	1	0	0	0
EPF/2320/21	43 Rayfield, Epping, CM16 5AD	Epping	1	0	0	0	1	0	0	0

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EPF/2523/19	36 Centre Drive, Epping, CM16 4JF	Epping	1	0	0	0	1	0	0	0
EPF/2705/19	Great Oak, Coopersale Street, Epping, CM16 7PG	Epping	1	0	0	0	1	0	0	0
EPF/3196/18	Land behind 1-3 Coopersale Common, Coopersale, Epping, Essex, CM16 7QS	Epping	1	0	0	0	1	0	0	0
EPF/0622/19	Land at Epping Long Green, Epping Upland, Epping, Essex, CM16 6PU	Epping Upland	4	0	0	0	4	0	0	0
EPF/0243/21	The Longhouse, Ongar Road, Fyfield, Ongar, CM5 0RB	Fyfield	2	0	0	0	2	0	0	0
EPF/1071/18	Stretton, Ongar Road, Fyfield, Ongar, Essex, CM5 0RD	Fyfield	1	0	0	0	1	0	0	0
EPF/0826/19	Cozens Farm, Chelmsford Road, High Ongar, Ongar, Essex, CM5 9NX	High Ongar	3	0	0	0	3	0	0	0
EPF/1225/19	Little Acre Farm, Norton Lane, Norton Mandeville, High Ongar, Essex, CM4 0LN	High Ongar	1	0	0	0	1	0	0	0
EPF/1597/21	Paslow Common Farm, Nine Ashes Road, High Ongar	High Ongar	9	0	0	0	5	4	0	0
EPF/1859/19	Ashlings Farm Cottage, Ashlings Farm Lane, High Ongar, Essex, CM4 0JU	High Ongar	2	0	0	0	2	0	0	0
EPF/2601/18	199 Nine Ashes Road, Nine Ashes, High Ongar, Essex, CM4 0JY	High Ongar	1	0	0	0	1	0	0	0
EPF/1471/21	Auction Square, Formerly Auction House, Market Place, Abridge, Essex, RM4 1UA	Lambourne	4	0	0	0	4	0	0	0
EPF/1624/21	Land Between 42 And 44, Ongar Road, Lambourne, Romford, RM4 1UH	Lambourne	2	0	0	0	2	0	0	0
EPF/2060/18	61 Pancroft, Lambourne, Essex, RM4 1BX	Lambourne	1	0	0	0	1	0	0	0
EPF/2225/20	114 Pancroft, Lambourne, Romford, RM4 1DA	Lambourne	1	0	0	0	1	0	0	0
EPF/0046/19	1 Torrington Gardens, Loughton, Essex, IG10 3TB	Loughton	1	0	0	0	1	0	0	0
EPF/0287/18	51 High Road, Loughton, Essex, IG10 4JE	Loughton	2	0	0	0	2	0	0	0
EPF/0413/21	Connaught House , 112 - 120 High Road, Loughton, Essex, IG10 4HJ	Loughton	18	0	0	0	9	9	0	0
EPF/0507/21	Land and garages, Whitehills Road, Loughton, Essex, IG10 1TS	Loughton	2	0	0	0	2	0	0	0
EPF/0659/21	22 Alderton Hill, Loughton, IG10 3JB	Loughton	4	0	0	4	0	0	0	0
EPF/1169/21	152 Church Hill, Loughton, IG10 1LJ	Loughton	1	0	0	0	1	0	0	0
EPF/1177/19	Garages at Lower Alderton Hall Lane, Loughton, Essex, IG10 3HA	Loughton	2	0	0	0	2	0	0	0
EPF/1471/19	113 Church Hill, Loughton, Essex, IG10 1QR	Loughton	10	0	0	5	5	0	0	0
EPF/1508/18	16 Eleven Acre Rise, Loughton, Essex, IG10 1AN	Loughton	1	0	0	1	0	0	0	0
EPF/1573/21	186 Forest Road, Loughton, IG10 1EG	Loughton	2	0	0	0	2	0	0	0
EPF/1864/19	89 Forest Road, Loughton, Essex, IG10 1EF	Loughton	1	0	0	1	0	0	0	0
EPF/1880/19	Parking area at southern end of cul-de-sac, Thatchers Close, Loughton Essex, IG10 3SP	Loughton	1	0	0	0	1	0	0	0
EPF/2090/21	1 Langston Road, Loughton, IG10 3SD	Loughton	57	0	0	20	20	17	0	0
EPF/2123/21	The Chestnuts, Ollards Grove, Loughton, IG10 4DL	Loughton	2	0	0	0	2	0	0	0
EPF/2449/20	9-11 High Beech Road, Loughton, IG10 4BN	Loughton	8	0	0	0	4	4	0	0
EPF/2784/18	Land Adjacent to 16 Grasmere Close, Loughton, Essex, IG10 1SL	Loughton	1	0	0	0	1	0	0	0
EPF/1531/19	Land adjacent The Fox Inn PH, Harlow Road, Matching Tye, Essex, CM17 0QS	Matching	2	0	0	0	2	0	0	0
EPF/3206/18	10 Parkside, Harlow Road, Matching Tye, Essex, CM17 0QW	Matching	1	0	0	0	1	0	0	0
EPF/0287/19	Rolyn Lodge, Sedge Green, Nazeing, Essex, EN9 2PA	Nazeing	2	0	0	0	2	0	0	0
EPF/0751/20	The Elms, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RB	Nazeing	1	0	0	0	1	0	0	0
EPF/1092/18	The Bungalow, Hoe Lane, Nazeing, Essex, EN9 2RQ	Nazeing	2	0	0	2	0	0	0	0
EPF/2274/21	1-6 River View, The Mead, Nazeing, EN10 6GG	Nazeing	4	0	0	0	4	0	0	0
EPF/3059/18	J & W Fencing Ltd, Pecks Hill, Nazeing, Essex, EN9 2NY	Nazeing	25	0	0	0	0	0	15	10
EPF/0928/19	Canes Farm, Canes Lane, Hastingwood, North Weald, Essex, CM17 9LD	North Weald Bassett	6	0	0	0	6	0	0	0
EPF/1834/18	171 High Road, North Weald, Epping, Essex, CM16 6EB	North Weald Bassett	2	0	0	2	0	0	0	0
EPF/2113/21	Brickfield House, High Road, Epping, CM16 6TH	North Weald Bassett	5	0	0	0	5	0	0	0
EPF/2348/18	9 Church Lane, North Weald, Epping, Essex, CM16 6HX	North Weald Bassett	1	0	0	0	1	0	0	0

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EPF/0785/21	Land adjacent to 8 Cripsey Avenue, Cripsey Avenue, Ongar, CM5 0AT	Ongar	1	0	0	0	1	0	0	0
EPF/1321/18	72A Cripsey Avenue, Ongar, Essex, CM5 0AU	Ongar	1	0	0	0	1	0	0	0
EPF/1357/21	11 Woodland Way, Ongar, CM5 9EP	Ongar	1	0	0	0	1	0	0	0
EPF/1556/18	Site at Basons Lane, Ongar, Essex, CM5 9AR	Ongar	7	0	0	3	4	0	0	0
EPF/1559/21	151 – 153, 151 High Street, Ongar, CM5 9JD	Ongar	1	0	0	0	1	0	0	0
EPF/1854/19	Site at Basons Lane, Ongar, Essex, CM5 9AR	Ongar	5	0	0	0	5	0	0	0
EPF/2390/19	Land to rear of Rodney Road, Ongar, CM5 9HU	Ongar	3	0	0	0	3	0	0	0
EPF/2829/18	Basons Yard, High Street, Ongar, Essex, CM5 9AA	Ongar	1	0	0	0	1	0	0	0
EPF/0228/19	Land adjacent to Tanfields, Old House Lane, Roydon, Essex, CM19 5DN	Roydon	2	0	0	0	2	0	0	0
EPF/1482/21	Temple Farm Turkeys, High Street, Roydon, Harlow, CM19 5LW	Roydon	2	0	0	0	2	0	0	0
EPF/1549/18	Racedale, Tylers Road, Roydon, Essex, CM19 5LJ	Roydon	1	0	0	0	1	0	0	0
EPF/2553/20	Dolphins, Eldon Road, Roydon, Harlow, EN11 0BH	Roydon	1	0	0	0	1	0	0	0
EPF/2811/18	52 Hansells Mead, Roydon, Essex, CM19 5HZ	Roydon	1	0	0	0	1	0	0	0
EPF/2851/18	Eagle House, Hamlet Hill, Roydon, Essex, CM19 5JY	Roydon	1	0	0	0	1	0	0	0
EPF/3069/18	Fairlawn, Epping Road, Nazeing, Essex, EN9 2DH	Roydon	1	0	0	0	1	0	0	0
EPF/3339/18	Low Hill Nursery, Sedge Green, Nazeing, Essex, CM19 5JS	Roydon	1	0	0	0	1	0	0	0
EPF/0438/19	Land at Gainsborough House, Sheering Lower Road, Sheering, Essex, CM21 9FL	Sheering	10	0	0	0	5	5	0	0
EPF/0777/20	Daubneys Farm, The Street, Sheering, Harlow, CM22 7LU	Sheering	2	0	0	0	2	0	0	0
EPF/1003/20	The Stables, 16 Sheering Lower Road, Sheering, Harlow, CM21 9LF	Sheering	1	0	0	0	1	0	0	0
EPF/1706/19	1 Church Lane, Sheering, Essex, CM22 7NR	Sheering	1	0	0	0	1	0	0	0
EPF/1892/21	The Maltings, Nitronics House, Station Road, Sheering, Harlow, CM21 9JX	Sheering	5	0	0	0	5	0	0	0
EPF/0478/20	Tawney Oaks, Epping Road, Stanford Rivers, Ongar, CM5 9SQ	Stanford Rivers	1	0	0	0	1	0	0	0
EPF/1774/21	Land adjacent to Maybanks Farm, Ongar, Toot Hill, CM5 9SQ	Stanford Rivers	1	0	0	0	1	0	0	0
EPF/1826/20	Land At The Rear Of The White Bear P.H. 149, London Road, Stanford Rivers, Ongar, CM5 9QF	Stanford Rivers	1	0	0	0	1	0	0	0
EPF/1889/19	Land to south side of Steers Farm, School Road, Toot Hill, Ongar, Essex, CM5 9SD	Stanford Rivers	1	0	0	0	1	0	0	0
EPF/2140/21	Clements Farm, Toot Hill Road, Ongar, CM5 9LL	Stanford Rivers	1	0	0	0	1	0	0	0
EPF/3119/21	Land to south side of Steers Farm, School Road, Toot Hill, Ongar, CM5 9SD	Stanford Rivers	1	0	0	0	1	0	0	0
EPF/0291/19	Argyl, Bournebridge Lane, Stapleford Abbots, Essex, RM4 1LT	Stapleford Abbots	1	0	0	0	1	0	0	0
EPF/0524/20	High House Farm, Stapleford Road, Stapleford Abbots, Romford, RM4 1EJ	Stapleford Abbots	20	0	0	0	10	10	0	0
EPF/1009/19	Woodlands Farm, Stapleford Road, Stapleford Abbots, Essex, RM4 1EJ	Stapleford Abbots	8	0	0	0	4	4	0	0
EPF/1117/18	The Drive, Stapleford Road, Stapleford Abbots, Essex, RM4 1EJ	Stapleford Abbots	5	0	0	0	5	0	0	0
EPF/1473/21	Woodside Farm, Stapleford Road, Stapleford Abbots, Romford, RM4 1ER	Stapleford Abbots	9	0	0	0	5	4	0	0
EPF/1658/18	The Haven, Stapleford Road, Stapleford Abbots, Essex, RM4 1EJ	Stapleford Abbots	2	0	0	0	2	0	0	0
EPF/1774/18	The Stables, Stapleford Road, Stapleford Abbots, Essex, RM4 1ER	Stapleford Abbots	1	0	0	0	1	0	0	0
EPF/1815/18	4 Kensington Park, Oak Hill Road, Stapleford Abbots, Essex, RM4 1AF	Stapleford Abbots	1	0	0	0	1	0	0	0
EPF/1871/19	The Manor House Of Suttons, 175 London Road, Stapleford Tawney, Essex, RM4 1BF	Stapleford Tawney	1	0	0	0	1	0	0	0
EPF/1072/19	Meadow View, Abbess Road, Abbess Beauchamp And Berners Roding, Ongar, Essex, CM5 0JJ	The Rodings - Abbess, Beauchamp and Berners	1	0	0	0	1	0	0	0
EPF/0021/22	2 Dukes Avenue, Theydon Bois, Epping, CM16 7HE	Theydon Bois	1	0	0	0	1	0	0	0
EPF/2433/21	2 Dukes Avenue, Theydon Bois, Epping, CM16 7HE	Theydon Bois	1	0	0	0	1	0	0	0
EPF/2538/20	Searles Hall Farm, Mount Road, Theydon Garnon, Epping, CM16 7PH	Theydon Garnon	3	0	0	0	3	0	0	0
EPF/0132/22	Norton Fishery, Epping Lane, Stapleford Tawney, Romford, RM4 1ST	Theydon Mount	1	0	0	0	1	0	0	0
EPF/1339/21	Taw Lodge, Epping Lane, Stapleford Tawney, Romford, RM4 1ST	Theydon Mount	2	0	0	2	0	0	0	0
EPF/1741/19	1 Mount End, Mount End Road, Theydon Mount, Epping, Essex, CM16 7PS	Theydon Mount	2	0	0	0	2	0	0	0

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EPF/3085/18	1 Mount End, Mount End Road, Theydon Mount, Epping, Essex, CM16 7PS	Theydon Mount	1	0	0	0	1	0	0	0
EPF/0088/22	10 - 12 Sun Street, Waltham Abbey, EN9 1EE	Waltham Abbey	6	0	0	0	6	0	0	0
EPF/0141/21	Woodredon House, Woodredon Farm Lane, Waltham Abbey, Essex, EN9 3SX	Waltham Abbey	1	0	0	0	1	0	0	0
EPF/0203/22	First, second & third floors, Trinity House, Foxes Parade, Sewardstone Road, Waltham Abbey, EN9 1PH	Waltham Abbey	13	0	0	0	7	6	0	0
EPF/0249/21	Garden Centre, Crown Hill, Waltham Abbey, EN9 3TF	Waltham Abbey	4	0	0	0	4	0	0	0
EPF/0533/19	Lakeview Kennels, Claverhambury Road, Waltham Abbey, Essex, EN9 2BL	Waltham Abbey	4	0	0	0	4	0	0	0
EPF/0601/18	Land between 32a and 33 Downlands, Waltham Abbey, Essex, EN9 1UH	Waltham Abbey	2	0	0	0	2	0	0	0
EPF/0681/19	Horseshoe Cottage, Horseshoe Hill, Waltham Abbey, Essex, EN9 3SN	Waltham Abbey	1	0	0	0	1	0	0	0
EPF/0775/21	Knoll House, Bury Road, Waltham Abbey, E4 7QL	Waltham Abbey	1	0	0	0	1	0	0	0
EPF/0885/18	176 Honey Lane, Waltham Abbey, Essex, EN9 3BA	Waltham Abbey	4	0	0	4	0	0	0	0
EPF/1326/19	Leverton County GM Junior and Infant School, Honey Lane, Waltham Abbey, Essex, EN9 3BE	Waltham Abbey	2	0	0	2	0	0	0	0
EPF/1367/19	Woodgreen Farm, Honey Pot Lane, Waltham Abbey, Essex, EN9 3SG	Waltham Abbey	2	0	0	0	2	0	0	0
EPF/1533/20	Former Duke Of Wellington, Wellington Hill, Loughton, IG10 4AH	Waltham Abbey	8	0	0	0	8	0	0	0
EPF/1709/19	Garden Centre, Crown Hill, Waltham Abbey, Essex, EN9 3TF	Waltham Abbey	2	0	0	0	2	0	0	0
EPF/2207/21	The Cottages, Hawes Lane, Waltham Abbey, E4 7RN	Waltham Abbey	2	0	0	0	2	0	0	0
EPF/3109/21	Ground Floor, Trinity House, Foxes Parade, Sewardstone Road, Waltham Abbey, EN9 1PH	Waltham Abbey	2	0	0	0	2	0	0	0
EPF/3156/21	Trinity House, Foxes Parade Sewardstone Road, Waltham Abbey, EN9 1PH	Waltham Abbey	11	0	0	0	6	5	0	0
EPF/3381/18	69 Farm Hill Road, Waltham Abbey, Essex, EN9 1NG	Waltham Abbey	1	0	0	1	0	0	0	0
EPF/2684/19	Seattle, Fyfield Road, Willingale, Ongar, CM5 0QB	Willingale	1	0	0	0	1	0	0	0
EPF/2919/19	55 High Street, Epping, Essex, CM16 4BA	Epping	1	0	0	0	1	0	0	0
EPF/3005/20	187 Lindsey Street, Epping, CM16 6RF	Epping	1	0	0	0	1	0	0	0
EPF/0379/20	Playing Field Site, Epping Forest College, Borders Lane, Loughton, IG10 3SA	Loughton	285	0	50	50	50	50	50	35
EPF/2905/19	Epping Forest College - Library and Middle Building , Borders Lane, Loughton, Essex, IG10 3SA	Loughton	139	0	0	35	35	35	34	0
EPF/0695/19	Langley and Mile Nurseries, Waltham Abbey, Essex, EN9 2ER	Waltham Abbey	52	0	0	0	0	0	26	26
Total				261	373	353	428	179	155	101

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Projected delivery rate for Local Plan Housing Allocations

Allocation reference	Settlement	Capacity	Net Dwellings permitted	Remaining Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Matters factored into delivery assumptions (see response to Inspector's Action 2)
BUCK.R1	Buckhurst Hill	31		31			15	16								Pre-app stage
BUCK.R2	Buckhurst Hill	41		41				20	21							
BUCK.R3	Buckhurst Hill	15		15											15	Potential for existing uses to delay delivery
CHIG.R4	Chigwell	105		105				30	35	40						Refusal of EPF/1182/18
CHIG.R5	Chigwell	65		65						30	35					Application awaiting determination (EPF/0503/22)
CHIG.R8	Chigwell	6		6				6								
CHIG.R9	Chigwell	8	14	0												Planning permission granted
CHIG.R10	Chigwell	11		11				11								
CHIG.R11	Chigwell	11	11	0												Planning permission granted
COOP.R1	Coopersale	6		6								6				Potential for existing uses to delay delivery
EPP.R1	Epping	225		225						45	45	45	45	45		Promoter engagement Summer 22: delivery could commence sooner and capacity could exceed Plan allocation as per MMs. Note connection with Inspector's Actions 29/30
EPP.R2	Epping	225		225						45	45	45	45	45		Note connection with Inspector's Actions 29/30
EPP.R4	Epping	34	184	0												Planning permission granted
EPP.R5	Epping	42	41	0												Planning permission granted
EPP.R6 & EPP.R7	Epping	78	0	0												Planning permission granted
EPP.R8	Epping	44	45	0												Planning permission granted

Appendices to Council's response to Actions outlined in Inspector's Note 16 June 2022 (Examination Document reference number ED141), October 2022 (ED144A)

EPP.R9	Epping	50		50				25	25							
EPP.R11	Epping	11		11								11				Potential for existing uses to delay delivery
FYF.R1	Fyfield	14		14			14									Application awaiting determination (EPF/0016/19)
HONG.R1	High Ongar	10		10			10									Application awaiting determination (EPF/1718/18)
LOU.R3	Loughton/Debden	9		9				9								
LOU.R4	Loughton/Debden	217	285	0												Planning permission granted
LOU.R6	Loughton/Debden	10	9	0												Completed
LOU.R7	Loughton/Debden	20		20								20				Pre-app stage. Potential for existing uses to delay delivery
LOU.R9	Loughton/Debden	111	139	0												Planning permission granted
LOU.R10	Loughton/Debden	12	1	12					12							
LOU.R11	Loughton/Debden	9		9					9							Potential for existing uses to delay delivery
LOU.R12	Loughton/Debden	10		10								10				Potential for existing uses to delay delivery
LOU.R13	Loughton/Debden	6	-1	6								6				
LOU.R14	Loughton/Debden	19		19								19				Pre-app stage. Potential for existing uses to delay delivery
LOU.R15	Loughton/Debden	6		6					6							
LOU.R16	Loughton/Debden	18		18		9	9									Application awaiting determination (EPF/0304/19)
LOU.R18	Loughton/Debden	8	8	0												Completed
LSHR.R1	Lower Sheering	14		14					14							
NAZE.R1	Lower Nazeing	33		33				16	17							
NAZE.R2	Lower Nazeing	25	25	0												Planning permission (outline) granted
NAZE.R3	Lower Nazeing	39		39				19	20							
NAZE.R4	Lower Nazeing	21		21				10	11							

Appendices to Council's response to Actions outlined in Inspector's Note 16 June 2022 (Examination Document reference number ED141), October 2022 (ED144A)

NWB.R1	North Weald Bassett	223		223				23	40	40	40	40	40			Promoter engagement Summer 22: confirmed start date and delivery rates realistic and achievable
NWB.R2	North Weald Bassett	21		21				21								Promoter engagement Summer 22: confirmed start date and delivery realistic and achievable, with potential to deliver sooner
NWB.R3	North Weald Bassett	728		728				28	100	100	100	100	100	100	100	Promoter engagement Summer 22: delivery could commence sooner and deliver at higher rate
NWB.R4	North Weald Bassett	27		27				27								
NWB.R5	North Weald Bassett	51		51				25	26							Promoter engagement Summer 22: confirmed start date and delivery rates realistic and achievable
ONG.R1	Ongar	99		99					33	33	33					
ONG.R2	Ongar	135		135					30	35	35	35				
ONG.R3	Ongar	27		27				13	14							
ONG.R4	Ongar	163		163					40	40	40	43				
ONG.R5	Ongar	107		107			35	35	37							Application awaiting determination (EPF/2627/20)
ONG.R6	Ongar	33		33				16	17							Pre-app stage
ONG.R7	Ongar	17		17				17								Pre-app stage
ONG.R8	Ongar	9		9				9								
ROYD.R1	Roydon	7		7			7									At Appeal
ROYD.R2	Roydon	21		21				10	11							
ROYD.R4	Roydon	20		20				10	10							
SHR.R1	Sheering	10		10				5	5							
SHR.R2	Sheering	62		62					20	21	21					
SHR.R3	Sheering	12		12					12							
STAP.R1	Stapleford Abbotts	33		33		16	17									Application awaiting determination (EPF/0216/20)

Appendices to Council's response to Actions outlined in Inspector's Note 16 June 2022 (Examination Document reference number ED141), October 2022 (ED144A)

THOR.R1	Thornwood	124		124			40	40	44							Pre-app stage
THOR.R2	Thornwood	48		48				24	24							Planning application (outline) awaiting determination (EPF/0332/22)
THYB.R1	Theydon Bois	39		39		19	20									Application awaiting determination (EPF/0292/21)
THYB.R2	Theydon Bois	12		12					12							
THYB.R3	Theydon Bois	6		6			6									Application awaiting determination (EPF/3001/19)
WAL.R1	Waltham Abbey	295		295					30	40	45	45	45	45	45	Promoter engagement Summer 22: confirmed start date realistic and achievable, amendment required to delivery rates
WAL.R2	Waltham Abbey	315		315				25	40	50	50	50	50	50		Promoter engagement Summer 22: confirmed start date realistic and achievable, amendment required to delivery rates
WAL.R3	Waltham Abbey	130		130				25	35	35	35					Promoter engagement Summer 22: confirmed start date realistic and achievable, amendment required to delivery rates
WAL.R4	Waltham Abbey	16		16								16				Potential for existing uses to delay delivery
WAL.R5	Waltham Abbey	53		53								26	27			Potential for existing uses to delay delivery
WAL.R6	Waltham Abbey	27		27					27							Application awaiting determination (EPF/1869/21)
SP5.1		1050		1050				50	100	150	150	150	150	150	150	Promoter engagement Summer 22: confirmed start date realistic and achievable, consider can deliver at higher rate and capacity could exceed Plan allocation.
SP5.2		2100		1600					150	200	250	250	250	250	250	Promoter engagement Summer 22: confirmed start date realistic and achievable, consider can deliver at higher rate
SP5.3		750		750						100	100	100	150	150	150	Promoter engagement Summer 22: confirmed start date realistic and achievable, consider can deliver at higher rate
Grand Total		8389	761	7301	0	44	173	565	1027	1004	1024	1017	902	835	710	

Appendix B: Engagement with site promoters/developers

Written evidence of engagement with relevant site promoters / developers in July/ August 2022 to help inform the up-to-date housing trajectory for the Local Plan.

Note: Correspondence from promoters/ developers is provided where consent has been given to publish this information and all personal details have been redacted.

Water Lane Strategic Masterplan Area (SP5.2)

Council provided the following working draft of trajectory for site for comment:

Allocation reference	Site Ref	LP Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	BEYOND PLAN PERIOD
SP5.2	Water Lane Area	2100	-	-	-	-	100	200	200	200	200	200	250	Based simply on rolling forward existing delivery rate 3 years@250 beyond Plan Period– seek input from site

Correspondence received from site promoter/ developer:

From: Robert Barber <[REDACTED]>

Sent: 29 July 2022 10:17

To: [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>

Cc: [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>

Subject: RE: EFDC Housing Trajectory: Masterplan Areas

Following our discussions on Wednesday I thought it would be helpful to set out our thoughts on a revised trajectory which is detailed below.

150 p.a. - 26/27

200 p.a. – 27/28

250 p.a. – 28/29 to the end of the Plan period

This effectively gives you an extra 250 completions in the Plan period (1600 v 1350) to include Tylers Cross and Manor Oak.

If you need to discuss further, please do not hesitate to come back to me.

Kind regards,

Robert Barber
Executive Director

Appendices to Council's response to Actions outlined in Inspector's Note 16 June 2022 (Examination Document reference number ED141), October 2022 (ED144A)

South Epping Strategic Masterplan Area EPP.R1

Council provided the following working draft of trajectory for site for comment:

Allocation reference	LP Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
EPP.R1	225							45	45	45	45	45

Correspondence received from site promoter/ developer:

From: Louise Steele <[REDACTED]>
 Sent: 11 August 2022 13:06
 To: [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>
 Cc: [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>
 Subject: RE: EFDC Local Plan Housing Trajectory: SEMPA (EPP.R1)

Dear [REDACTED]

We write in response to your email below. Please note this response is only in respect of EPP.R1 – due to your timescales for responding and the August holiday period we have not had an opportunity to consult with the promoters of EPP.R2.

We note the following from the recent update (ED141) by the Inspector:

1. The Inspector has asked to see the Council's overall capacity of the SEMPA pursuant to Action 29 detailed analysis of document ED120 that underpins its conclusions in ED133 (Action 29);
2. The Inspector has fundamentally queried the Council's ability to prevent any application being determined until the result of the air quality monitoring in 2024/25;
3. The Inspector has queried whether the requirement for a Master Plan will remain in the policy.

We also note that in the Inspector's covering letter in respect of the SEMPA he notes:

"Provided the Council can produce appropriately modified text as indicated in the Appendix, a sound and effective approach to the South Epping Masterplan Area, and convincing evidence in respect of housing land supply, further hearings will probably not be needed and I am hopeful that the outstanding issues can be speedily resolved." (my emphasis)

Before we are able to provide a meaningful response on the trajectory, we really need to understand the Council approach to addressing the issues raised by the Inspector.

However, from the language used by the Inspector we are able to interpret that:

Appendices to Council's response to Actions outlined in Inspector's Note 16 June 2022 (Examination Document reference number ED141), October 2022 (ED144A)

1. In absence of any evidence prepared by the Council as to its own assessment of capacity of the SEMPA, the evidence produced by the promoters of the SEMPA (ED120) should be reflected in the policy. We consider that this will assist the Council in demonstrating a 5 year housing land supply can be maintained following adoption of the Plan.
2. The inconsistent and restrictive nature of part L of the SEMPA policy should be deleted. Again, this feeds into the capacity point and will assist the Council in being able to demonstrate a 5 year housing land supply.
3. We have made representations to the Local Plan to the effect that we do not consider a separate master planning process is required and this will ultimately slow down delivery – as set out in policy we fear that the master planning process as currently set out in the SEMPA policy could take 12 – 24 months to conclude. Development of a suitable masterplan will be 'part and parcel' of the planning application process and therefore a separate process is unnecessary. Removing this requirement will assist the Council in demonstrating a 5 year housing land supply on adoption of the plan as the site will be able to make a greater contribution to supply within the initial period of the plan.

On the basis of the assumptions outlined above and in accordance with the Capacity Assessment submitted to the Council (ED120) which identifies EPP.R1 can accommodate up to 390 dwellings:

Allocation reference	Settlement	LP Capacity	Remaining Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
EPP.R1	Epping	390	???	Local Plan Adopted and Outline Planning Application prepared and submitted	Outline Planning Application determined. and RM application submitted and determined	50	50	50	50	50	50	50	40	

Please can you clarify as to what the 'Remaining Capacity' column in the table refers?

I trust this is for help, if you have any queries, please contact me.

With kind regards,

Louise Steele

Planning Director

Appendices to Council's response to Actions outlined in Inspector's Note 16 June 2022 (Examination Document reference number ED141), October 2022 (ED144A)

South Epping Strategic Masterplan Area EPP.R2

Council provided the following working draft of trajectory for site for comment:

Allocation reference	LP Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
EPP.R2	225							45	45	45	45	45

Correspondence received from site promoter/ developer:

From: Catherine Williams <[REDACTED]>

Sent: 06 September 2022 11:55

To: [REDACTED] <[REDACTED]>

Cc: [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>

Subject: RE: South Epping Masterplan Area

[REDACTED]

Thank you for your email. We are happy to assist with your response to the Inspector in respect of the trajectory, however, as we have not seen your responses in respect of the other actions relating to the SEMPA we think it would be premature for us to only provide a trajectory based on the 450 unit number and could also prejudice our clients position moving forwards. As such I have included two trajectories below; one for 225 units and one for 439 which is the higher limit within the Capacity Analysis. We would be happy to review these once we have more information on the Council's response to the Inspector's actions in relation to the SEMPA.

As I advised previously Bellway are now the freehold owners of the site and as a national housebuilder have the ability to bring the site forward for delivery at the earliest opportunity. The trajectories below are based on their experience of developing similar sites and their understanding of market conditions.

Allocation reference	Settlement	LP Capacity	Remaining Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
EPP.R2	Epping		439		25	50	50	50	50	50	50	50	50	14
EPP.R2	Epping	225	225		25	50	50	50	50					

We welcome your suggestion of starting discussions but given the Inspectors comments in relation to the masterplan procedure we question the need for these to be separate from pre-application engagement. However, we look forward to receiving some dates to discuss this further.

[REDACTED]

Regards

Catherine

Appendices to Council's response to Actions outlined in Inspector's Note 16 June 2022 (Examination Document reference number ED141), October 2022 (ED144A)

North Weald Bassett Masterplan Area NWB.R1

Council provided the following working draft of trajectory for site for comment:

Allocation reference	Site Ref	LP Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	BEYOND PLAN PERIOD
NWB.R1	SR-0036	223	-	-	-	23	40	40	40	40	40			

Correspondence received from site promoter/ developer:

From: Rachel Bryan <[REDACTED]>

Sent: 27 July 2022 08:24

To: [REDACTED] <[REDACTED]>

Cc: [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>

Subject: RE: Trajectory information (SAM2208 218013, KER410 217037, WAT953 207420, UNC077 207242)

[REDACTED]

Many thanks.

For North Weald, I can confirm that the start date and delivery rates proposed are realistic and achievable in respect of my client's site, NWB.R1. This is subject to site NWB.R1 being accessible in the first phase of development. We understand has been agreed through the masterplanning process, but as you know, we are not party to the PPA, so cannot comment further on phasing plans.

Kind regards

Rachel Bryan BSc (Hons) MA MRICS Director

Appendices to Council's response to Actions outlined in Inspector's Note 16 June 2022 (Examination Document reference number ED141), October 2022 (ED144A)

North Weald Bassett Masterplan Area NWB.R2

Council provided the following working draft of trajectory for site for comment:

Allocation reference	Site Ref	LP Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	BEYOND PLAN PERIOD
NWB.R2	SR-0072	21	-	-		21								

Correspondence received from site promoter/ developer:

From: Suzanne Mitchell <[REDACTED]>

Sent: 26 July 2022 10:08

To: [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>

Subject: EFDC Housing Trajectory: North Weald Bassett Masterplan Area

Ref Site NWB.R2

Dear [REDACTED]

Thank you for your email regarding EFDC Housing Trajectory within the North Weald Bassett Masterplan Area.

As owners of site NWB.R2 we can confirm that we are able to complete development of the site within the suggested timeframe, or earlier if required.

As a family, we have been in the construction industry since the 1960s and have in depth knowledge and experience of delivering developments to requested timescales.

We hope this is sufficient confirmation, and look forward to working with you in the near future.

Yours sincerely

Suzanne Mitchell

Michael Ward

Appendices to Council's response to Actions outlined in Inspector's Note 16 June 2022 (Examination Document reference number ED141), October 2022 (ED144A)

North Weald Bassett Masterplan Area NWB.R3

Council provided the following working draft of trajectory for site for comment:

Allocation reference	Site Ref	LP Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	BEYOND PLAN PERIOD
NWB.R3	SR-0158A	728	-	-	-	70	70	70	74	74	74	74	74	Based simply on rolling forward existing delivery rate 2 years @74 beyond Plan Period – seek input from site promoters to inform

Correspondence received from site promoter/ developer:



COUNTRYSIDE

Places People Love

Countryside response to EFDC consultation on proposed housing trajectory

From Countryside's perspective the rate of completions appears to relate to a realistic assumption of occupancy rate assuming a single sales outlet and associated affordable homes.

However, that is not our intention where we would very much want to have two sales outlets operating at the same time with the second to follow reasonably quickly after the first. This being a model we use on almost all our large strategic sites and enables a faster occupancy rate and gives greater consumer choice. It also fits with the outcomes of a government housing review.

In that regard, we are working on a development of 722 dwellings (almost entirely the same size as our NWB site at 728) where in less than two years more than 150 dwellings have already been completed since September 2020 i.e. even during Covid working restrictions.

END

Latton Priory Masterplan Area (SP5.1)

Council provided the following working draft of trajectory for site for comment:

Allocation reference	Site Ref	Settlement	LP Capacity	Planning Application Reference	Net Dwellings permitted	Remaining Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	BEYOND PLAN PERIOD
SP5.1	Latton Priory		1050			1050	-	-	-	50	100	100	100	100	100	100	100	Based simply on rolling forward existing delivery rate 2 years@150 beyond Plan Period– seek input from site promoters to inform

Correspondence received from site promoter/ developer:

From: Nick Freer <[REDACTED]>

Sent: 18 October 2022 16:07

To: [REDACTED] <[REDACTED]>

Cc: [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>

[REDACTED] <[REDACTED]>

Subject: FW: EFDC Housing Trajectory: Latton Priory Masterplan Area

Further to your email below and our subsequent discussions, I can confirm that CEG/HLM/DLA have engaged in dialogue with EFDC regarding delivery timescales and the trajectory for development at Latton Priory as outlined in the Draft Local Plan.

CEG/HLM/DLA have set out, as requested, an indicative programme and trajectory. This was provided to the Council on 2nd August 2022. The programme envisaged the following key landmarks:

- Submission of Outline Planning Application Q1, 2023
- Resolution to Grant Consent Summer 2023
- Granting of Planning permission, November 2023
- Commencement on site May 2024
- First Housing Occupations April/May 2025
- Some 1,290 occupations within the plan period.

The Indicative Programme and Trajectory was accompanied by an Explanatory Note supporting that Timetable and trajectory (copies of both are attached). CEG/HLM are content that the Indicative Trajectory and the Explanatory Note be provided directly to the Inspector and published, either alongside the forthcoming Main Modifications or separately. Indeed we would encourage their publication. The only stipulation in agreeing to publication is that this email accompanies their publication.

Appendices to Council's response to Actions outlined in Inspector's Note 16 June 2022 (Examination Document reference number ED141), October 2022 (ED144A)

We understand that the District Council has considered the Latton Priory trajectory provided when updating their overall Local Plan trajectory. Assuming the two broadly align then we, CEG/HLM, support the trajectory. This is on the basis of the programme and explanatory notes provided to the Council which presume that the route of the STC is safeguarded in the Latton Priory proposals and forthcoming application for the Latton Priory Local Plan Allocation, and that the Latton Priory allocation, with others in the Local Plan, will make commensurate financial contributions towards the delivery of the STC. It equally presumes that the STC is not required to be delivered prior to the occupation of development. Equally, the Programme does not provide for submission and/or approval of details of the STC between Latton Priory and Harlow Town Centre (or part thereof) prior to the granting of consent for the Latton Priory allocation or its subsequent implementation according to a phased development programme.

I trust that this note is helpful to you and the Inspector and in informing the Main Modifications.

Any queries then please do not hesitate to contact me.

Kind regards

Nick Freer

Chairman



Note on Delivery Trajectory for Latton Priory(SP5.1)

CEG Ltd and Hallam Land Management Ltd (HLM)

2 August 2022

Context

The Local Plan Inspector's latest update dated 16 June 2022 indicates that although changes are required to the text of the submitted Plan and the Main Modifications in order to meet the tests of soundness as set out in the National Planning Policy Framework, the update expressed confidence that the Plan was capable of being brought to an adoptable state as soon as possible.

One aspect that the Inspector seeks is a review of the Local Plan's Housing Trajectory as required by the Inspector's Action 2. Reflecting upon changes to allocations through the Main Modifications and also that time has moved on, the Inspector outlines his requirement for an up-to-date and realistic site by site housing delivery schedule for the Plan, supported by appropriate commentary.

At the invitation of the District Council, and in consultation with the Council, this brief note seeks to provide information on the current expectations for the delivery of Latton Priory (SP5.1). Further more detailed information is set out in the spreadsheet attached as Appendix 1.

Momentum

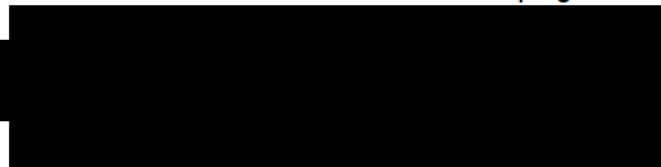
The Local Plan Inspector's latest update note is a very positive development in providing momentum for the delivery of the strategic sites in the Local Plan. The Inspector asks the Council to update its 5 year supply assessment based on the "anticipated plan adoption date of Autumn 2022". Assuming that this transpires, then the programme for the delivery of Latton Priory (already underpinned by extensive site specific work undertaken by CEG/HLM and with EFDC and delivery partners) is unlocked.

In addition the momentum to secure the early delivery of Latton Priory has been significantly enhanced by:

- EFDC and its delivery partners securing DLUHC Pathfinder Funding to produce an authority- led design code for the Latton Priory Local Plan allocation. The programme – already being progressed in consultation/partnership with CEG/HLM – will result in the endorsement of the Design Code for the site by May 2023; and
- Substantial additional work (including additional workshops and external Quality Review Panel) completed by the respective partners to finalise a Strategic Master Plan Framework for the allocated site, the result of which is a commitment to seek cabinet approval for the framework in October 2022 as a precursor to a final round of consultation with final endorsement anticipated in Q1 2023.

Planning Application

While the Inspector is clear in his update note that *"the plan cannot require development to be in general conformity with a strategic masterplan because the latter is not part of the development plan and has not been through the rigours of examination"*, the strategic master plan has proved an important tool in helping to inform and develop detailed parameters and application proposals. The prospect of early endorsement is also considered likely to provide EFDC and HGT with further confidence to progress consideration of an application for Latton





Priory, confidence that is expected to be enhanced further by a final stage of consultation on the document once endorsed by the Council.

Indeed the parties have now prepared a fresh up-to-date Planning Performance Agreement that sets out a shared project vision, and key project milestones, as well as resourcing. While the PPA is to be published in finalised form, it is not limited to finalising the SMF as outlined above but addresses also the preparation of an outline planning application to include pre application discussions on key topics including section 106 heads of terms, to be conducted in the second half of 2022.

CEG/HLM have advised the Council and can confirm in this context that substantial preparatory work, necessary for the submission of a timely application, has been completed. In particular all necessary surveys of archaeology, ecology and biodiversity are complete.

Any remaining technical work has been commissioned including the traffic modelling and transport assessment work which is progressing in accordance with robust technical briefs.

CEG/HLM have appointed a comprehensive technical team to prepare application proposals and anticipate being in a position to lodge an outline planning application at the end of this year or in the first quarter of 2023. CEG/HLM control in excess of 90% of the land within the allocated site plus the land necessary to deliver a link road to London Road and all necessary SANG land to mitigate the impact of the development.

Start and Delivery Rates

Appendix 1 sets out an indicative timescale for both the pre commencement stages of the development programme and also an indicative trajectory for the development once commenced. CEG/HLM believe that the indicative programme is realistic reflecting:

- The substantial progress already made;
- The work already programmed (including completion of site wide Design Code by May 2023);
- The commitment of all parties to expedite delivery not least to help support the early delivery of infrastructure (community, education and movement) and the realisation of commercial opportunities in the mixed use centre which will also support modal shift assumptions; and
- A commitment by all parties to progress the respective stages of permission and design in parallel rather than sequence;
- The ability of CEG/HLM to market the site upon grant of outline planning permission

The attached programme demonstrates that:

- A start on site could be achieved in spring/summer 2024 delivering supporting infrastructure and undertaking groundworks;
- A commencement in housebuilding could take place in the first quarter of 2025 with first completions in spring/early summer 2025

From the outset CEG/HLM would look to make available two separate market outlets capable in due course of delivering 40-50 new homes each year (but, cautiously, assumed to each deliver just 30 occupied house in year 1 and 2). It is likely that a third private outlet would be opened at some point between years 3 and 5 of the housebuilding programme.

In addition, affordable housing occupations would add to, and support delivery rates. If 40% of the houses were in affordable tenures then early completion rates would be boosted and maximum rates of 200 units a year achieved by around year 5. The indicative trajectory is included in the attached spreadsheet.

In total, CEG/HLM believe that some 1,290 occupations could be achieved by the end of the plan period.



APPENDIX 1: INDICATIVE PROGRAMME AND TRAJECTORY

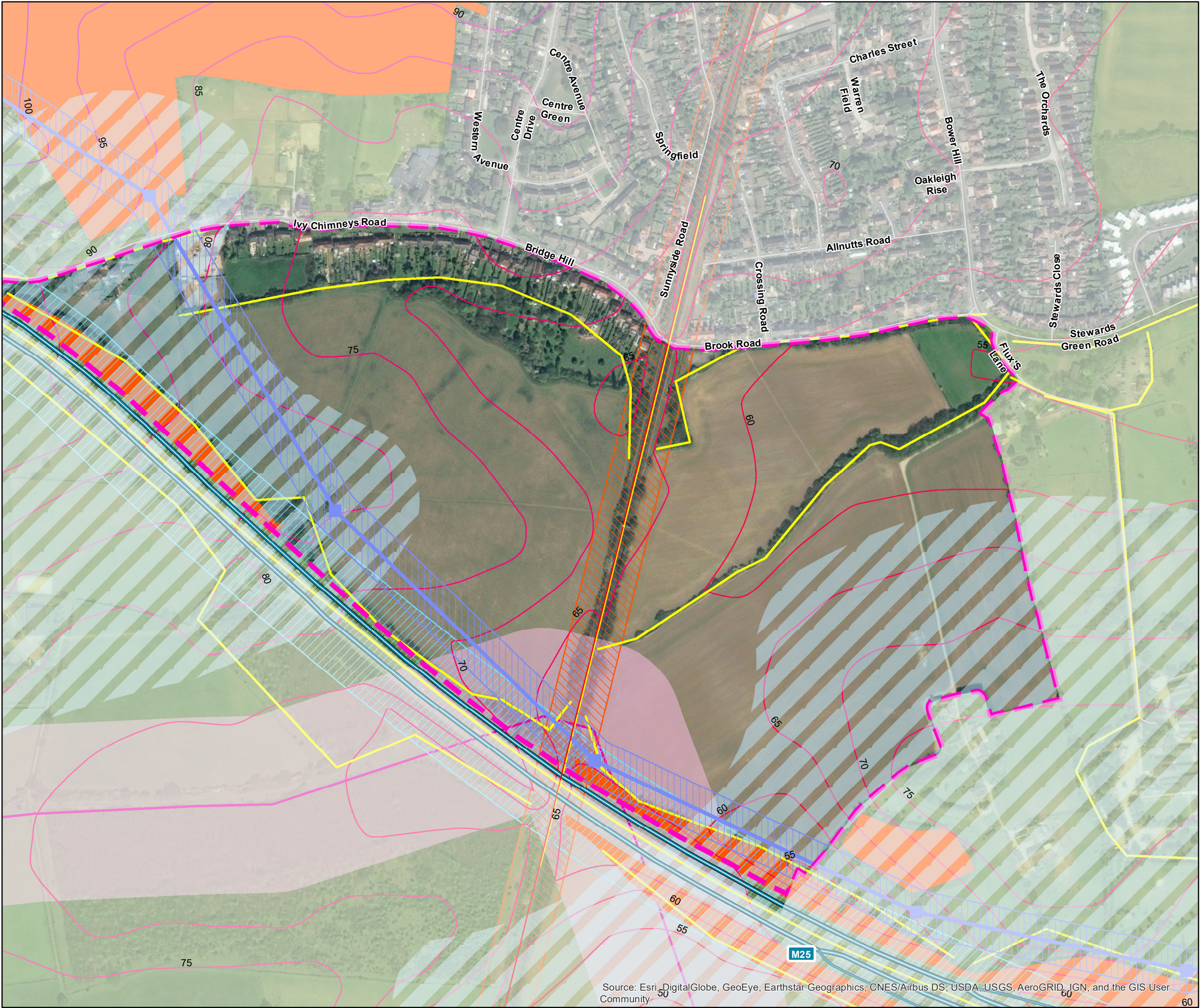
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Epping Forest District Local Plan Examination

Appendices to Council's response to Actions outlined in Inspector's Note 16 June 2022 (Examination Document reference number ED141), October 2022 (ED144A)

1

Appendix C: South Epping Masterplan Area Site Constraints and Developable Areas



- ED144A.1
- Legend

Electricity Pylon

SEMPA

Overhead Electricity Line

Overhead Electricity Line Buffer

Area of Landscape Sensitivity

Defensible Boundaries

LU Central Line Noise Buffer

M25 Air Quality and Noise Buffer

Policy Constraints

BPA Oil Pipeline

BPA Oil Pipeline Buffer

LPSV Green Belt Boundary

Content
South Epping Capacity Note - Site Constraints

Scale: 1:4,000 @A3

Date: Septembert 2019

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community
Contains Ordnance Survey & Royal

ARUP



ED144A.1

- Indicative Green Belt Boundary
- Developable Areas
- SEMPA
- LPSV Green Belt Boundary

Content
South Epping Capacity Note -
Developable Areas

Scale: 1:4,000 @A3

Date: Septembert 2019

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.
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