



# Executive Report No. 1

## EFDC Building Programme

### Phase 5 Sites

08/02/2022  
ISSUE 0

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All Movement indicated in Red

## Programme Summary - Mix & No. of Homes

Sites / Codes			Units	RIBA G/W	Flats			Houses			Total	Comments - Change Since Last Report
					1b	2b	3b	1b	2b	3b		
Beechfield Walk (B)	5	HR---	3	2				3				
Burney Drive Loughton	5	HR---	2	3	2							
Castell Road Loughton	5	HR---	4	3	2	2						
Fairfield Road/Millbank Av Ongar	5	HR---	2	3						2		
Hornbeam Close Site A (Buckhurst Hill)	5	HR---	4	2					4			
Hyde Mead (Nazeing)	5	HR---	7	3				7				
Pyrles Lane A (Loughton)	5	HR---	2	2				2				
Pyrles Lane B (Loughton)	5	HR---	3	2				3				
St Peters Acres Avenue	5	HR---	1	3					1			
St Peter's Avenue (Ongar)	5	HR---	57	2	23	26	5			3		
												Updated 8/2/22
<b>Total</b>			<b>85</b>		<b>27</b>	<b>28</b>	<b>5</b>	<b>15</b>	<b>5</b>	<b>5</b>	<b>85</b>	

*RIBA Gateway - This generally refers to the RIBA stage that the project is currently WITHIN.*

## Progress and Key Issues

### Scheme Notes

#### General Progress

ECD have been developing designs and procuring surveys to enable planning applications to be submitted. Target planning submissions from end of March to July for St Peters  
Cost plans to be updated for current RIBA Stage 2 schemes & current market conditions, the number and type of units has changed in some cases. Passivhaus costs to be incorporated.  
General appropriation of sites to take place.  
All sites CCTV of drains to wider area to main sewers is procured.  
Detailed review of adjacent levels to take place.  
Decision on level of garage demolition pre tender (i.e. roofs and side walls to be removed and leave rear walls)  
Garage tenancies to be terminated  
Topo & arbo reports received. Soils investigations are ordered.  
Consultation with Essex Fire and EFDC Refuse has taken place.

#### Beechfield B

Scheme for 3 bungalows developed to avoid diverting overhead power cable.  
Services will need to run through neighbours garden to avoid oak tree Root Protection Zone

#### Burney Drive

2 flat scheme being developed

#### Castell Road

4 flat scheme being developed.  
Small area at end of council owned neighbours garden to be used for 2 parking spaces

#### Fairfield/ Millbank

2 house scheme being progressed

#### Hornbeam Close Site A

4 house scheme being developed  
Public ROW will be maintained through the site and the communal garden of the neighbouring flats will not be utilized.

#### Hyde Mead

Scheme being developed  
Flood risk assessment completed  
Single unit behind adjacent houses awaiting decision on proceeding.

#### Pyrles Lane A

2 bungalow scheme proceeding  
Adjacent flat garden area to be used for additional parking

#### Pyrles Lane B

3 bungalow scheme proceeding  
Services to run via garden into Pyrles Green to avoid Root Protection Zone

#### St Peters Acres Avenue

Single unit being developed as extension to terrace.  
Drainage runs under the site and build over is likely

#### St Peter's Avenue

Traffic assessment carried out  
Flood risk carried out  
Arbo survey carried out  
Topo and ground radar carried out  
Scheme developed and positive pre app taken place with Planners. Quality review Panel to take place.  
3d model to be provided.  
Biodiversity enhancements to be agreed  
Passivhaus is a requirement but consideration to imbedded carbon in final solution to be agreed.  
Decision on extend of playground enhancements to be made

## Other Sites To Be Reviewed

Sites To Add		

Sites Dropped		
Parklands		Winters Way 2, 3 and 4
Marlescroft Way		24 Western Av/Centre Drive
Barrington Close		Oakley Court
Pound Close		