



Epping Forest Local Plan

Examination Hearing Statement

Matter 2 – Context, Vision & Objectives and Sustainable Development

Prepared by Strutt & Parker on behalf of Scott Properties (Stakeholder ID 19LAD0086)

January 2019

Context

1. This Hearing Statement is prepared by Strutt & Parker on behalf of M Scott Properties Ltd (Stakeholder ID 19LAD0086) hereon referred to as 'Scott Properties', who have engaged in the preparation of the Emerging Local Plan (eLP) throughout the plan-making process.
2. Scott Properties specific interest is in land at Chigwell Garden Centre, Chigwell, which is proposed to be allocated (CHIG.R5) in the Local Plan Submission Version (Regulation 19) (the LPSV) for 65 homes.
3. The site has been assessed by Epping Forest District Council (EFDC) in the plan-making process as site references:
 - a. SR-0478B (the CHIG.R5 allocation comprising 1.66ha);
 - b. SR-0478A (7.49ha);
 - c. SR-0586 (5.46ha)
4. CHIG.R5 forms part of the area proposed for allocation with the LPSV by Scott Properties (SR-0586). As per our representations on the LPSV (reference 19LAD0086-1 – 6), the principle of the allocation of land for development at this location is sound; but the extent of the site boundary is not. The LPSV has artificially divided the built form found on the site; by taking this approach the Local Authority has failed in its sequential approach to prioritising the redevelopment of previously development land, prior to developing green field sites.
5. An amendment to CHIG.R5 on this basis has been the subject of discussions with EFDC (see correspondence in Appendix 1) and is supported by a Landscape Note and Plan included within Appendix 1. The requested amendment would prevent the part of Chigwell Garden Centre artificially excluded from CHIG.R5 from going into disrepair as a result of development of the remainder of the site. This amendment also seeks to maximise the redevelopment of existing built form.

6. In addition, our principle concern with the LPSV is its failure to ensure the District's specialist accommodation needs are met, given the acute unmet need in the District. This is demonstrated the attached Needs Assessment (Appendix 2).
7. As set out within our LPSV representations, we consider that modifications can be made to the LPSV to ensure a sound Local Plan.
8. This Hearing Statement addresses Matter 2, Issue 1 of the Local Plan Examination. We have not sought to repeat points made in our LPSV representation, but do expand upon these here where relevant.
9. Two appendices accompany this Hearing Statement:
 - Appendix 1: Letter and appendices to EFDC 21 January 2019 regarding CHIG.R5 Site Assessment
 - Appendix 2: Needs Assessment - Carterwood

Issue 1

Are the context, vision and objectives for the Plan accurate and comprehensive?

Question 1

Does Figure 1.3 on page 7 accurately reflect the content of paragraph 1.36 in terms of the most common job types in the district? Figure 1.3 indicates that public administration, education and health industries employ the second largest number of people in the District, but this is not mentioned in paragraph 1.36.

10. Figure 1.3 on page 7 of the LPSV illustrates the important contribution the health sector currently makes to the local economy. In addition, we note that the West Essex and East Hertfordshire Assessment of Employment Needs (October 2017) (reference EB610) (the AEN) cites at paragraph 3.7 the growth in the sub-region's overall population, and suggests that this will result in higher demands for a range of services in the area, including in relation to health, and suggests higher levels of employment growth in these sectors should be assumed.
11. Separately, as acknowledged within the LPSV on a number of occasions (paragraphs 1.4, 3.4, and 3.86; Policy SP4) the District has an ageing population. Between 2016 and 2033 the District's over-80's population is projected to increase from 7,400 to 11,200 persons¹ - a 51% increase. It is probable that this dramatic increase will be accompanied by a similar scale increase in the demand for adult social care services.
12. Having regard to all of the above, not only is public administration, education and health industries already an important part of the economy and projected to become even more important; but the adult social care element of this is likely to experience

¹ ONS 2016-based subnational population projections (2018)

particular growth over the plan period. We consider that, in order to be justified, modifications to the LPSV's vision and objectives should be made to reflect this, with the Vision for the District being updated to read:

*“(vii) a more sustainable local economy including tourism, **health**, aviation, research and development, and food production will be developed;”*

13. Modifications to the vision and objectives should be followed by subsequent modifications to policies to ensure that the Local Plan is effective in delivering these, including in relation to the support for this adult social care sector. We will address these in our response to the specific Matters of the Local Plan Examination to which these are relevant.