

EFDC: Local Plan Examination

Hearing Statement

**Matter 3: The Quantitative Requirements
for Development**

Thursday 14th February 2019

Participant No. 19AD0113

Introduction:

David Lock Associates (DLA) act for the Fairfield Partnership (TFP) who control land within the South Epping Masterplan Area (SEMPA). This is designated as ***EPP.R2 Land South of Epping East – approximately 500 homes*** in *Policy P1 Epping* in the Epping Forest Local Plan Submission Version 2017. DLA & TFP have actively participated in meetings with District Council officers and other stakeholders to progress the South Epping Masterplan.

1.0 ISSUE 1

Is the housing requirement for the plan period 2011-2033 appropriately defined having regard to the composition of the Housing Market Area (HMA); and the Objectively Assessed Need (OAN) for housing within the HMA.

HMA

1.1 No further comment

OAN for Housing and the Housing Requirement

1.2 Epping Forest District Council (EFDC) have planned for some 11,400 homes in the District over the Plan period. The Fairfield Partnership (TFP) consider that this is the absolute minimum number of homes that should be planned for. The 2017 SHMA considers the various demographic assessments that have been made. It concludes that an OAN (objectively assessed need) of 12,573 is the appropriate starting position for a soundly based OAN figure.

1.3 One of the most important objectives of the Local Plan is the definition of long-term Green Belt boundaries together with the consequent development boundaries. The judgements that underly the selection of the boundaries are critical to the effectiveness and longevity of the Local Plan. Therefore, the requirements for additional development land should be based on the best available calculation of OAN. TFP's view is that the figure of 12,573 dwellings is the most robust minimum figure available, and as outlined in its previous representations there are clear and compelling grounds for considering higher numbers. Therefore, we would emphasise that this figure should be regarded as a minimum requirement. The SHMA itself has identified a further higher figure of 13,152. If that figure is shown to be robust then it should itself form the appropriate starting position.

2.0 ISSUES 2, 3 & 4

2.1 TFP offer no comment on the three other questions within Matter 3.

