



Epping Forest Local Plan

Examination Hearing Statement

Matter 5 – Site Selection Methodology and the Viability of Site Allocations

Prepared by Strutt & Parker on behalf of Countryside Properties Ltd (19LAD0095)

February 2019

Context

1. Strutt & Parker have participated in the plan-making process on behalf of Countryside Properties (Local Plan Examination Stakeholder ID 19LAD0095 throughout the preparation of the Epping Forest Local Plan, and in relation to land at North Weald Bassett. This has included representations on the Local Plan Submission Version (LPSV) (Regulation 19) consultation (Representation ID 19LAD0095-1 and 19LAD0095-27).
2. Countryside Properties have the principal land interests in relation to the North Weald Bassett residential site-specific allocations at P6 and NWB.R1 to R.5. They have control of NWB.R3, land south of Vicarage Lane, which is proposed for allocation for approximately 728 homes, the largest of the 5 allocations at North Weald Bassett.
3. As per our LPSV representations, Countryside Properties' overall position is one of firm support for the LPSV, albeit with some overarching concerns regarding matters of detail and soundness.
4. As such, we consider, that subject to some relatively modest modifications to the LPSV, the Local Plan can be made sound.
5. This Hearing Statement is made in respect of the Epping Forest Local Plan Examination Matter 5 – Site Selection Methodology and the Viability of Site Allocations and specifically Issue 4.1: At the broad strategic level, are the Plan's allocations financially viable?

Issue 4: At the broad strategic level, are the Plan's allocations financially viable?

6. Countryside Properties are a long established and highly experienced developer of large strategic sites throughout Eastern England and beyond. As part of the development process and securing options for and taking forward the delivery of development, it is a key consideration to ensure that sites are financially viable.

7. Paragraph 173 of the NPPF and Paragraphs 67, 76 and 122 of the 2019 NPPF, provide the context for the consideration of viability. The Council's Infrastructure Delivery Plan, provided at EB1101A and B, sets out strategic infrastructure and mitigation costs of the strategic sites including North Weald Bassett. Having regard to the schedule set out in the IDP, which sets out the identified outputs and infrastructure requirements. Countryside Properties are satisfied that the allocation would be financially viable.