



Ms L Phillips MA MSc MRTPI
Epping Forest District Council
Civic Office
323 High Street
Epping
Essex
CM16 4BZ

Our ref: JAC/11933

19th February 2019

Dear Ms Phillips

RE: MATTER 5 – SITE SELECTION OF VIABILITY

I write in respect of the above and to confirm that my client is now satisfied that his main concern in this matter will have been adequately addressed by the written submissions.

In reality the one important matter that we wish to cover is something that will in effect be covered by my submissions in respect of Green belt and site selection in respect of that matter. We do not therefore wish to take up Hearing time for a seat at the EIP for the afternoon session on the 19th of March.

Our very simply point in this matter is that the selection of sites should very much take into account a combination of factors.

One of these is clearly the sustainability of the settlement and where that settlement sits in the overall hierarchy. A second but very important matter is whether the site can meet its own requirements in respect of affordable housing and infrastructure contributions. It would appear that inadequate attention has been given to this to date.

In very simple terms the council will not meet its affordable housing needs and will not meet its education, medical, social care and other infrastructure needs if the sites that it promotes could potentially be argued to be not viable if all affordable housing and developer contributions were met.

I trust it is acceptable to make our submissions in this way and hope that this is an adequate submission on what is after all a very simple point.

If you have any queries please do not hesitate to contact me.

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t. 01622 776226 e. info@dhaplanning.co.uk w. www.dhaplanning.co.uk

Maidstone Office, Eclipse House, Eclipse Park, Sittingbourne Road, Maidstone, Kent, ME14 3EN

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