

**EXAMINATION IN PUBLIC OF THE EPPING FOREST DISTRICT LOCAL PLAN
HEARING STATEMENT**

21 February 2019

**MATTER 5 – SITE SELECTION METHODOLOGY AND VIABILITY OF SITE
ALLOCATIONS**

ELYSIAN RESIDENCES

REPRESENTOR 19LAD0094

Issue 1: Have the Plan's housing allocations been chosen on the basis of a robust assessment process?

Point 2: How were the conclusions reached about individual sites checked for accuracy and consistency?

1. Elysian Residences stated its support for the proposed allocation of site ref. LOU.R14 for redevelopment in its representations submitted in January 2018. However, it has become clear through Elysian Residences' attempts to assemble the site in single ownership that two of the existing five plots of land within draft allocation site (nos. 17 and 19 Alderton Hill) are not available due to the current owners not wishing to sell their land for redevelopment.
2. The land at 13 to 15A Alderton Hill has been assembled by Elysian Residences and is available and ready to be redeveloped.
3. The Council is aware of the above situation and it is therefore unclear why the extent of site ref. LOU.R14 has not been amended prior to the Examination in Public taking place. Appendix 5 of the January 2019 Housing Implementation Strategy ('HIS') Update identifies the site as being due to come forward for delivery in the period 2028-2030. However, contrary to the provisions of the NPPG (para. 020 ref. 3-020-20140306), the site cannot be considered to be available in its entirety due to the multiple ownership of nos. 17 and 19 Alderton Hill and the lack of a realistic prospect of the current situation changing in the foreseeable future.

4. Elysian Residences contends that the extent of the site of draft allocation ref. LOU.R14 should be revised to incorporate nos. 13 – 15A Alderton Hill only as this land is available and ready to be redeveloped now.

5. In addition, it is not clear how the indicative density suggested for site ref. LOU.R14 has been determined. The January 2019 HIS Update acknowledges that the Council is unable to demonstrate a five-year housing land supply and that greater development density on draft allocation sites could be considered. As part of the review of site ref. LOU.R14, the capacity of the site, which is in a highly accessible location close to Loughton town centre, and the range of residential uses that it could accommodate, should be revisited to consider a greater range and density of development than the 33 Class C3 residential dwelling density currently identified across all five existing plots of land at 13 – 19 Alderton Hill. This point is picked up in more detail in Elysian Residences' Hearing Statements in relation to Matters 6 and 15.

End.

DP9 Ltd

21st February 2019