

Epping Forest District Council

Local Plan 2011 – 2033 - Examination In Public

Hearing Statement on behalf of Mr John Padfield (REF: 19LAD0069)

Matter 14: Infrastructure and Delivery

Introduction

- 1.1 This statement has been prepared on behalf of Barwood Land as incumbent land promoter on behalf of Mr Padfield, in response to the Inspector's Questions for the following hearing session Matter 14: Infrastructure and Delivery.
- 1.2 Submissions have been made at previous consultations on the draft Local Plan and this statement should be viewed in the context of previous comments. The proposals for the site have been discussed with officers at the Council.

Issue 1: Will Policy D1 be effective in securing the infrastructure necessary to support development before it takes place?

- 1. Is Policy D1 clear that any infrastructure necessary to support a development must be provided up-front/in time to serve the development?**
- 2. Should Part A and the relevant supporting text explain that infrastructure and services for which contributions etc. could be sought might be derived from made Neighbourhood Plans as well as from the Infrastructure Delivery Plan? (Reps Chigwell PC).**
- 3. In Part B, how would a potential developer find out specifically which items of infrastructure might be required as part of their scheme? Is this clear?**
- 4. In Part C, is it intended that all the clauses (i)-(iv) should apply for an exception to be considered on viability grounds? If Part C(i) did not apply, would this risk development proceeding that could not be supported by infrastructure? Would this be justified?**

- 1.3 It is not agreed that it is necessary for all infrastructure to be provided upfront and in advance. It is submitted that the requirements for infrastructure is an issue to be finalised at the master planning stage and at the subsequent planning application submission stages.