

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

21 February 2019

MATTER 15 – PLACES AND SITES (POLICY P2 – LOUGHTON)

ELYSIAN RESIDENCES

REPRESENTOR 19LAD0094

Issue 2: Are the Plan's policies for the specific places and sites within the District justified, effective and consistent with national policy; and are the specific site allocations they include justified and deliverable?

Policy P2: Loughton

1. As set out in its Hearing Statement in relation to Matter 5, Issue 1, Point 2, 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. 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. The site as allocated cannot be considered to be available or deliverable 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. In addition, Elysian Residences wishes to reiterate its view that the allocation of Site LOU.R14 should recognise the need, as emphasised by the draft Local Plan Objectives, to ensure a mix of types of new homes is delivered during the Plan period by including reference within its

allocation to the suitability of the site for a range of types of residential accommodation, including accommodation for elderly people (i.e. Class C2 or Class C3).

5. Site LOU.R14 is located in a highly accessible location close to Loughton town centre and Loughton London Underground station which is suitable to accommodate a range of residential uses. Elysian Residences' reasons for this are set out in more detail in its Hearing Statement in relation to Matter 6.

End.

DP9 Ltd

21st February 2019