

**EPPING FOREST  
DISTRICT LOCAL PLAN  
EXAMINATION**

**MATTER 14:  
INFRASTRUCTURE &  
DELIVERY**

**ID: 19LAD0121**

**HEARING STATEMENT**

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## MATTER 14 – INFRASTRUCTURE & DELIVERY

### Introduction

- 1.1 This Matter 14 Statement has been prepared by Carter Jonas LLP on behalf of Pigeon Investment Management Ltd (Pigeon) to respond directly to the Inspector's questions for this Matter. The Statement only responds to the Inspector's Questions which are relevant to Pigeon's interests. Representations were submitted to the Epping Forest District Local Plan 2011-2033 (EFDLP) on behalf of Pigeon (Id. 19LAD0121). Pigeon are promoting land East of Epping for a residential-led mixed use development for around 400 dwellings (or greater)(Site Ref. SR-0153), which is generally consistent with the 2016 draft EFDLP (Regulation 18) which proposed at least 930 homes shared between South (not the Regulation 19 South) and East, but with East having a frontage onto Stewards Green Road included to provide independent access to East Epping and south being land east of the railway line. Pigeon has also promoted a more extensive area of land at East Epping based on Garden Settlement principles, replacing the allocation of 950 homes South of Epping. Alternatively, East Epping could in full or part supplement the South Epping preferred allocation.
- 1.2 East Epping has been promoted as a site that could deliver a mix of uses providing added benefits for Epping, including: a range of housing typologies including a high proportion of bungalows and self-build plots; a high quality mixed use community hub which could include a local convenience store and doctor's surgery and car parking to serve the local facilities and nearby tube station; a C2 Care Village; Primary School site; potential leisure centre with sports pitch provision; and an Eastern link road between Steward's Green Road and Stonards Hill which would assist in reducing traffic having to travel through the Town Centre.
- 1.3 The infrastructure related representations relevant to Matter 14 is Rep Id. 19LAD0121–26.

### MATTER 14: Infrastructure & Delivery

#### Issue 3: Is Policy D3 justified in requiring developers to fund improvements to utilities infrastructure where capacity issues exist?

*1. Is it correct that utility providers have a duty to provide services to new development? If so, is Part B justified?*

- 1.4 It is understood that utility providers have a general duty to develop their networks in order to meet demand from new connections. For example, a water company is required to develop and maintain the system of water supply so that it can make supplies available to meet demand, and a sewerage company is required to provide, improve and extend a system of public sewers in order to provide an effective drainage system. Other utility providers will have similar duties. It is expected that utility providers will invest in their networks and recover the cost of that investment from customers. It is normal practice for housebuilders and developers to ensure that sufficient utilities infrastructure and capacity exists to serve a development, and discussions take place with the local planning authorities and utilities providers during the planning application process and with utilities providers during the design and construction phase.
- 1.5 It is considered that Policy D3 is unnecessary and could be deleted.

