

**EPPING FOREST DISTRICT LOCAL PLAN**

**EXAMINATION HEARINGS**

**HOMEWORK NOTE 24**

**MATTER 15: PLACES AND SITES (POLICIES P 1 to P 15)**

**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?**

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**HW24: UPDATED SCHEDULE OF HOUSING LAND SUPPLY FROM SITE ALLOCATIONS INCORPORATING AGREED CHANGES**

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1. The Council provides this note which concerns Matter 15, Issue 2 and the Inspector's request that the Council provide an updated housing land supply schedule that takes account of the various proposed main modifications to the housing allocations within Chapter 5 (Places) and Appendix 6 (Site-specific Requirements for Site Allocations) of the LPSV that were discussed and agreed at the hearing sessions held during Week 4.
2. The Council's Housing Implementation Strategy – Update, dated January 2019 (EB410A) included a schedule at Appendix 6 entitled 'Projected delivery rate for LPSV allocations' (EB410B). Appendix 6 identified the number of new homes expected to be delivered on each site allocated for residential development within Chapter Five (Places) of the LPSV. The approximate number of homes indicated for each allocated site is based on the Approximate Net Capacity (Dwellings) identified in the site-specific requirements for each site allocation in Appendix 6 of the LPSV.

3. An updated version of the Appendix 6 schedule (EB410B) is attached to this note ("the Updated Schedule"), which takes account of the agreed modifications to the LPSV resulting in changes to the supply of housing land and the delivery of new homes on sites allocated for residential development. The Update Schedule highlights the changes to the Appendix 6 schedule using red, amber and green shading to identify, respectively, the proposed deletions, revisions and additions to the LPSV housing allocations.
4. Table 1 (below) provides a summary of the changes to Appendix 6 (EB410B) and the justification for each revision included in the Updated Schedule.

**Table 1: Changes made to the Appendix 6 schedule (EB410B)**

<b>Site Ref.</b>	<b>Change agreed</b>	<b>Justification</b>
CHIG.R11	Site capacity increased from 7 to 11 homes.  Projected delivery timescale remains unchanged.	To reflect recent appeal decision dated 27 July 2018 (PINS Ref: APP/J1535/W/17/3190595) granting planning permission for the demolition of the existing dwelling and the provision of 11 units
EPP.R4	Delivery timescale for the site moved forward from 2028-30 to 2021-23 and included in the Five Year Land Supply.	To reflect current progress on the redevelopment of this Council-owned site. As the sole landowner, the Council expects the proposed new homes to be delivered by 2022/23.
EPP.R5	Delivery timescale for the site moved forward from 2024-26 to 2021-23 and included in the Five Year Land Supply.	To reflect current progress on the redevelopment of this Council-owned site. As the sole landowner, the Council expects the proposed new homes to be delivered by 2022/23.
EPP.R11	Delivery timescale for the site is moved from 2022-23 to 2028-29.	The Council has proposed a main modification of the LPSV that requires the delivery of a replacement library service prior to the redevelopment of this site. This new site-specific requirement is likely to delay the delivery of the proposed new homes on this

Site Ref.	Change agreed	Justification
		site (as per the Council's Matter 15 Hearing Statement paragraph 68-71, pages 27-28).
WAL.R5	Capacity of site reduced from 67 to 53 homes.	The capacity of the site has been reduced as part land allocated for residential development has subsequently been identified as highway land, which is not available for development (as per the Council's Matter 15 Hearing Statement paragraphs 121-124, page 52).
WAL.R6	Delivery timescale for the site moved forward from 2028-29 to 2022/23 and included in the Five Year Land Supply.	To reflect progress made by site promotor to redevelop the site. The site is the subject of a current pre-application submission (ref: EF/2018/ENQ/01422) and meetings have already taken place between EFDC officers and the site promoters.
NAZE.R2	Capacity of site reduced from 29 to 25 homes.  Delivery timescale for the site moved forward from 2023-25 to 2022/23 and included in the Five Year Housing Land Supply.	The Council has recently resolved to grant outline planning permission to redevelop this site to provide 25 new homes (ref: EPF/3059/18)
ROYD.R3	Site allocation removed from the LPSV resulting in the loss of 14 homes.	The site is no longer available for development (see document ED61 - Matter 15 Issue 1 Proposed amendments to Policies P 7, P 9, P 10 and P 14, at page 5 to 6).
LOU.R14	Capacity of site reduced from 33 to 19 homes.  Projected delivery timescale remains unchanged.	To reflect the site area available for redevelopment and the consequential reduction in site capacity.

5. Please note that following discussions at the hearing sessions in relation to the Chigwell School site (Day 13, afternoon session on Policy P 7 Chigwell) and the Chimes Garden Centre site (Day 13, afternoon session on Policy P 13-15 Rural Sites) these sites have not been included in Table 1 as the Council awaits your advice in relation to how such Green Belt anomalies sites should be addressed in the Plan. Both sites are, however, already included in Appendix 5 of the Housing Implementation Strategy Update (EB410B) as commitments (EPF/1849/17 and EPF/0570/15 respectively).
6. The Updated Schedule takes account of all other proposed modifications to the LPSV site allocations that were discussed and agreed at the examination hearings.