

## Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	1447	Name	Kevin	Ellerbeck	ELA Design
Method	Email				
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### Letter or Email Response:

Dear Chloe, I refer to our recent meeting at the EFDC Offices to discuss the above site. I wish to resubmit the site in the "Call for Sites" procedure, but I have not completed another form as the site is already on your records. I hope this is ok. This site has already been evaluated, and included in the Draft Local Plan. It has an extant consent for 26 houses (EPF/0570/16). This matter is very important as this site has been used in the calculation of the 220 houses required for the Nazeing area. So without this consent in place, the quota for Nazeing would be increased by 26 units. But the approved consent is not presently implementable as there is landfill (contaminated land) on the site, and it encroaches on to the approved residential consent area. So at this point in time the Nazeing quota of 220 houses should in fact now be 246 houses! However, a revised planning scheme has been submitted for the site that "builds around" the landfill area. This has been submitted as two planning applications, as one part of the site is being developed as a "Self-Build" scheme as detailed in the Housing & Planning Act. The two applications are EPF/1232/16 and EPF/1492/16 for a total of 24 houses. I enclose the site plan with this submission. In addition, these proposals include for the remediation of the Landfill Land and to turn the area into a Country Park as community open space. The above is important, if you refer to the updated SLAA Report. It is clearly stated that the whole site has been subject to the assessment (2.45 Hectares), and that whilst the primary use is residential, the secondary use is for a "community facility". It is clear that the SLAA update was prepared after, and taking account of, these latest planning submissions for the site. Therefore, irrespective of whether the new scheme gains planning consent in the near future, I want to ensure that the site is put forward in the Call for Site procedure now. However, it is anticipated that the applications will be going to the Planning Committee in January, so that the issue of whether the site is included in the Draft Local Plan will be resolved by then. If, of course, the planning consent is issued in January, then the Nazeing quota will remain at 220 houses. If you have any queries or questions, please contact me by email or by phone **...Redacted...**

Can you please confirm receipt of this email.

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