

Stakeholder Reference:

Document Reference:

Part A

Making representation as Landowner

Personal Details		Agent's Details (if applicable)
Title	Mr	
First Name	Kevin	
Last Name	Ellerbeck	
Job Title (where relevant)		
Organisation (where relevant)		
Address	BDG Partners Ltd., [REDACTED], [REDACTED]	, ,
Post Code	[REDACTED]	
Telephone Number	[REDACTED]	
E-mail Address	[REDACTED]	

Part B

REPRESENTATION

To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?

Paragraph: 3.2

Policy: H 1 Housing mix and accommodation types

Policies Map:

Site Reference: None of the above

Settlement: Nazeing

Do you consider this part of the Pre Submission Local Plan to be:

Legally compliant: No

Sound: No

If no, then which of the soundness test(s) does it fail? Positively prepared, Effective, Justified, Consistent with national policy

Complies with the duty to co-operate? Don't Know

Please give details either of why you consider the Submission Version of the Local Plan is not legally compliant, is unsound or fails to comply with the duty to co-operate; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.

This whole section is to do with the fact that there are no specific policies for the provision of Self-Build Housing in the District in accordance with the Self-Build Act and the Housing & Planning Act.

Paragraph 3.2 refers to a "general" approach to this matter by the statement "This includes those with specialist housing requirements or who have a desire to build their own homes". This is no sufficient.

Paragraph 3.7 again sets out a general approach but without detailing how the delivery of Self-Build Houses will be provided.

Policy H1 C & G are non-specific and do not provide how these self-build homes will be provided. Again, no mention of the Self-Build Act and Housing & Planning Act.

The recent Housing White paper has not been considered with respect to the provision of "small sites". Self-Build Homes should be catered for on the small-site provision.

Please set out what change(s) you consider necessary to make the Pre Submission Local Plan legally compliant or sound, having regard to the test you have identified in the question above (Positively prepared/Justified/ Effective/ Consistent with National Policy) where this relates to soundness. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

A specific policy needs to be provided to ensure the provision of Self-Build Homes. Broxbourne Council have a purpose built policy for such delivery by the provision of Self-Build Housing being provided on derelict glasshouse sites located in the Green Belt. There are a number of such sites in the Lea Valley area of EFDC. A low density housing provision will ensure that the openness of the green belt is preserved but the government directive in accordance with the self-build register will be complied with.

A new policy should be included to take into account the recent Housing White paper with respect to the provision of "small sites". Self-Build Homes should be catered for on the small-site provision.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

Yes, I wish to participate at the oral part of the oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Its the only way I can ensure that my points can be covered in full.

Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination

Yes

Signature: Kevin Ellerbeck Date: 04/01/2018