

[REDACTED]

From: [REDACTED]
Sent: 21 January 2020 11:48
To: [REDACTED] _WEB_Local Plan
Cc: _CLLR_Pickering, Simon; _CLLR_Cornell, Doina; _CLLR_Hall, Trevor; [REDACTED]
Subject: Self Build, LHNA and the Local Plan Review Policy HC3

Follow Up Flag: Follow up
Flag Status: Flagged

Dear [REDACTED] and Local Plan Review Team,

We would like to give you some timely feedback about the Self-Build Register, as it is a central factor to how the Local Plan policy HC3 (currently under review) is implemented.

The Local Housing Needs Assessment has confirmed our suspicions that numbers of people applying for inclusion on the Register would drop off after the introduction of fees. I can confirm that we almost didn't bother, because it feels very much like a tax for simply letting our council know of our wish to build our own home.

From what we have seen so far, there is minimal personal or tangible benefit to most people in paying these fees.

Although we understand that without applying a charge, there might be a few people who are perhaps not fully committed to self-building, the self/custom-build industry continues to strengthen and is recognised as an important way to release the grip of profit-driven mass developers who persist in supplying poor quality housing at a high price and strangling land supply.

Surely the relatively small cost of administering the register could be absorbed as a necessary piece of work to feed into the delivery of good-quality, low-carbon-emission housing that the district so desperately needs?

We ask that the managers and councillors (Environment Committee?) re-visit the decision to apply fees, particularly as we strongly believe that the LHNA provides evidence that fee-charging hides the true un-tapped demand and is therefore counter-productive to the district's strategic aims.

We may decide to not pay the fees at renewal time this year, but I can assure you that we most definitely still wish to build our own low-carbon (Passivhaus standard) eco-home in the district that we have both grown up in.

Kind regards,

A solid black rectangular redaction box covering the signature area.