



**The Leisure Centre
Bumbles Green
Nazeing
Essex EN9 2SF**

Telephone: 01992 893012

Email address: council@nazeingparishcouncil.org

28th October 2022

Mr. N. Richardson
Head of Planning Services
Epping Forest District Council

Sent by email to nrichardson@eppingforestdc.gov.uk

Dear Mr. Richardson,

Ref: 120 Houses being proposed in St. Leonards Road, Nazeing - EPF/2280/22

Nazeing Parish Council seeks your assistance with respect to the above planning application.

It is being considered by the Parish Council at their Planning Committee Meeting on 10th November, and there has been substantial concern about this proposal made by local residents who are already raising serious concerns about this proposal.

It is understood that the proposal is in fact covered in the New Local Plan and described as the "South Nazeing Concept Framework Area". However, it is understood that the New Local Plan has been considered previously by the Full Members of EFDC and has been signed-off and ratified by the Full Council. Can you please confirm that this is correct?

Before we can answer any questions that might be asked of the Parish at our upcoming meeting, please can you to explain to us the status of the New Local Plan and whether the Parish (and the local residents) can have any real say into the approval/objection of this proposal, as long as it is compliant with the terms of reference in the New Plan documentation?

It is imperative that this question be asked, as the submitted application for this site is an Outline Application, so in effect it is granting consent for an in-principle scheme.

I note from the documents I have read that the "allocation" is for 93 housing units at this site, but this is described as a minimum net capacity, so I assume that 120 housing units acceptable in principle as long as other design criteria is followed correctly? Can you please confirm whether this is the case or not?



NAZEING PARISH COUNCIL

The Parish have also been consulted on a scheme by the developer at the former Chimes Garden Centre, that will provide for an Assisted Living Retirement Village with some Self-Build Housing and some Starter Homes that will be made available for local residents of the District. This scheme will be built alongside the existing residential scheme on this site, approved by EFDC for some 47 houses. The new proposal, will I understand provide a total of 79 housing units.

The Parish has indicated its in-principal support for this proposal at Chimes as it is a scheme that the Parish believes meets an established need in the area and is being built out on a Brownfield Site.

Is it feasible that rather than releasing valuable agricultural Green Belt land, that planners substitute the St. Leonards Road site in the Local Plan with the Brownfield site at Chimes? Please advise?

As this matter is so important to the locality, could you or a senior member from the planning department come along to the Parish Meeting on the 10th of November to explain to the Parish Council and the local residents what options we have to approve/object to this proposal?

If you or your officer's can show us that this housing is fully justified and that this is Nazeing's share towards the 11,400 homes required in the District then this would provide the Council with some comfort in this regard that these houses are essential and fully compliant with EFDC policy.

I will be copying in our local District Councillor's as well as I hope they too will come along to the Meeting.

I look forward to hearing back from you as soon as possible.

Yours sincerely,

David Stock

Councillor David Stock
Chairman to Nazeing Parish Council

CC

Cllr Richard Bassett, Cllr Ronda Pugsley, Cllr Nigel Avey