

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

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Method	Email				
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### Letter or Email Response:

I will be attending the Developer Forum Meeting on 2nd December, but I want to impart to you some important matters for your consideration as part of the “Call for Sites” procedure. I want this site to be resubmitted, but I have not completed another Call for Sites form as the site is already on your records. I hope this is ok. There is a current planning Application on this site (EPF/2880/16). This application is for a total of 49 Houses (including 20 Starter Homes, 4 Disabled Standard Homes & 29 open market Houses), with and construction of multi-purpose sports hall with associated car parking; two new football pitches; new access onto St Leonards Road; Community Hall: Shop with Post-Office; and drop-off/pick up car parking for primary school. As this site is one of the promoted sites in the Draft Local Plan, these 49 homes will make a substantial contribution to the 220 homes required in Nazeing. But this Application is more than just about providing Housing; it’s about the Community benefits that go with this scheme. So the starting point is the “Vision for Nazeing” in the Draft Local Plan. Draft Plan Policy P10 sets out a 64 homes allocation for this site, so the 49 houses proposed is slightly under this figure. But the reason for this is with respect to the other sport, recreation, leisure and community facilities that are going to be provided. The “Vision” for Nazeing is set out in the DLP Document and says that:- “Nazeing will maintain its rural character, with a new community centre acting as a focal point for the settlement”. But there are no current proposals anywhere in the DLP for the location of the new Community Centre. The Draft Local Plan Vision for Nazeing then goes on to state that “there are limited community facilities in Nazeing, including a lack of ..... recreation facilities for young people”. Both of these current deficiencies for Nazeing are being met by the current Planning Application in that it provides for a Community Centre located in the proposed Multi-Purpose Sport Hall. There is also going to be provided an All-Weather Sports Pitch and a new Grass Football pitch. These proposals have been fully supported by the Nazeing Parish Council, and it is intended that the site owner will build out the facility and hand it over to the Parish Council for a nil purchase price on a “turn-key” basis. So this Sport, Leisure, Recreation and Community facility will be provided for the Nazeing Residents at no cost to the Tax Payer or Local Tax Payer. This will be secured by a Legal Agreement. Finally, there is presently no Post Office in Nazeing, a very valuable resource that is missing since the previous post office was converted into a Dental Surgery. The current Multi-Purpose Hall includes a Shop Facility with a Post-Office Counter to be provided. This proposal is all-encompassing and ticks all the required boxes to achieve the full support for inclusion in the Draft Local Plan. A Site Layout Plan is included.

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