

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

Stakeholder ID	1447	Name	Kevin	Ellerbeck	ELA Design
Method	Letter				
Date	11/12/2016				

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Letter or Email Response:

Nazeing Glass Works site - Site Ref SR-0508 I refer to the above site and the Developer Meeting that took place on 21st November. Landvest Ltd are no longer the appointed Agent that will be promoting this site. ELA Design have been appointed by the current site owner (Supernova Holdings), to continue with the Forward Plan process. Can you please accept this letter as confirmation that this site should be considered in the Draft Local Plan for consideration as a commercial mixed-use site with a residential element. It is intended to re-develop the whole site for a variety of commercial and business usages that will be both compliant and complementary to its status as a major Employment Site, so detailed in both the Existing Local Plan and the Draft Local Plan. Background - Nazeing Glass Works was established on its site from 1928 when three families of glass makers bought the Goats, a former farmhouse on the banks of the River Lee between Broxbourne and Nazeing. The site was originally 11 acres, but in 1942 6.28 acres were sold off to The Rushey mead Country Club for a static caravan club for use from April to October only. Most of the buildings are 50 years old and some date back to 1956, built of concrete uprights and brick surrounds. They are energy inefficient, and contain roofs from sheeting made from asbestos. All have seen better days and are becoming uneconomic to repair or heat efficiently. As a recently commissioned April 2016 report on the site by Lambert Smith Hampton stated, " As from April 2018 residential and commercial properties must be brought up to a minimum Energy Efficient Rating of "E"- at present four main buildings are rated "D" but the rest are between "G and E", so would fail.(The Energy Act 2011). The time has come to build a new efficient glass factory and to demolish and rebuild all the old brick commercial buildings, with lightweight steel and glass and to be more energy efficient. It is also intended to incorporate and retain (wherever possible), all the existing tenants and business's on the current premises. The Proposal will be for a 100% new build Business Park with a "mixed use" site of modern energy efficient mixed size industrial and commercial units of different sizes. There would also be a substantial element of residential dwellings of various sizes and tenures. The current estimate is that 75 housing units will be provided. There will NOT be any loss of proposed commercial uses on the site. In fact it is hoped to increase the amount of commercial in the new scheme. The site is a Brownfield site. This site is a major Employment site in the area, and the provision of 75 new homes will contribute to the Nazeing allocation of 220 houses. A third of this requirement could be provided by this site, thus alleviating the pressure on the Nazeing area to release precious green-field, green belt land. A detailed and comprehensive scheme will be submitted to EFDC early in the New Year, and I would welcome the opportunity to have an in-depth discussion about the content and context of any such proposals. I look forward to hear from you with a view to make an appointment with yourself or one of your colleagues. Yours sincerely ...Redacted...

Nazeing Glass SR-0508 attachment needs adding

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