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From: .....Redacted.....  
Sent: 27 January 2018 07:15  
To: LDFconsult  
Subject: Draft Local Plan - Nazeing Site NAZE.R1 - Land off St Leonards Road, Nazeing, Essex, EN9 2HN

Categories: NAR

### Draft Local Plan Consultation

Dear Sir or Madam,

I refer to our recent communications with respect to the above site detailed below.

I would like you to consider this email as part of the consultation process for the New Local Plan.

I attended a Nazeing Parish Council Meeting last night to discuss this site in the context of the “concept framework”, and Appendix 6(f) of the Draft Local Plan. But there appears to still be some confusion in the locality as my clients site is being described as being located in “Perry Hill”. This is not correct and is both misleading and confusing not only for the Parish Council but for the wider public as well. So firstly I would request that EFDC write to Nazeing Parish Council setting out that the NAZE.R1 site is not situated in Perry Hill but St. Leonards Road.

You will note that my clients site has been subject to a recent planning submission, but this was have withdrawn as it was considered “premature” in relation to the Local Plan process. It is now intended to submit a new Application, and this being a resubmission of the outline application EPF/2880/16.

After some consultation/feedback from EFDC Leisure Services, it appears that the sports and recreation element required for Nazeing (with respect to the All-Weather Sports pitch and the Sports Hall elements) can be “scaled down”. So whilst the provision of the grass football pitches (senior and junior) will remain, the proposed Community Hall will be more community led rather than sports led. The Parish Council have resolved to set up a working party that will work with the site owners and their agent (me) to formulate the community services to be provided to be set around a new Community Hall as set out in the “Vision for Nazeing” in the DLP on page 157.

Whilst it is stated in the Draft Local Plan that the Community Hall and other leisure services are required in the Nazeing area, the DLP does not allocate any sites for the delivery of these facilities. This is clearly a flaw in the DLP that my clients can assist EFDC in rectifying.

Appendix 6(f) of the DLP also details matters in respect of the St. Leonards Road “concept framework” area, and I hope that we can work together to achieve the aims and objectives outlined in that document and the wider requirements of the New Local Plan.

I would welcome an early meeting to move matters forward.

I look forward to hear from you.

Kind Regards

Kevin Ellerbeck

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From: LDFconsult [<mailto:LDFconsult@eppingforestdc.gov.uk>]

Sent: 11 December 2017 11:16

To: .....Redacted.....

Subject: RE: Draft Local Plan - Nazeing Site

Dear Mr Ellerbeck,

You are correct in identifying that the site NAZE.R1 is part of a group of sites that are expected to deliver infrastructure through the medium of a concept framework plan to ensure that the place-shaping principles in Policy SP 3 are upheld and the appropriate infrastructure is delivered. The Council is not currently in a position to support discussions on concept framework plans given the aim to submit the DLP to the Secretary of State by March 2018 and the publication of the Submission Plan for Reg 19 that is happening currently. We will be communicating with site owners and developers about concept framework plans and masterplanning through the developer forum, and will be sending out an invitations to the next meeting in the new year.

Appendix 6 is a separate document and can be found in the document list attached to the recent Council report published for the Extraordinary Meeting happening on Thursday 14 December:

<http://rds.eppingforestdc.gov.uk/mgAi.aspx?ID=63797#mgDocuments>

Regards,  
Planning Policy

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From: .....Redacted.....

Sent: 08 December 2017 11:21

To: LDFconsult

Subject: Draft Local Plan - Nazeing Site

Dear Sirs,

I represent the owners of site NAZE R1 in the latest version of the Draft Local Plan.

My clients are looking to resubmit their plans for their site based on the recently withdrawn application. The designation for their site is part of the "Concept Framework" and I would like to progress discussions in this respect asap.

You will note, no doubt, that whilst the DLP details the need for Community Facilities, Village Hall and Sport facilities, the DLP does not designate any sites for the provision of these vital community services. My clients can accommodate all of these requirements on their site.

So I look forward to an early response to progress matters further.

But I have a query for you. In the latest version of the DLP, it states:-

5.137 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.

But I cannot locate an Appendix 6! Can you please direct me to where this information is located?

I look forward to hear from you.

Kind Regards

Kevin Ellerbeck

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Epping Forest District Council  
[Postmaster@Eppingforestdc.gov.uk](mailto:Postmaster@Eppingforestdc.gov.uk)