

.....Redacted.....

From:Redacted.....
Sent: 27 January 2018 07:50
To: LDFconsult
Subject: NAZE.R1 (EN9 2HN) in the Draft Local Plan - Revised Green Belt Boundary

Categories: NAR

Hi there,

The land in question is

Land off St Leonards Road, Nazeing, Essex, EN9 2HN

I hope that everything is now ok. Can you please confirm.

Kind Regards

Kevin Ellerbeck

.....Redacted.....

From: LDFconsult [<mailto:LDFconsult@eppingforestdc.gov.uk>]
Sent: 26 January 2018 09:04
To:Redacted.....
Subject: RE: Nazeing - Revised Green Belt Boundary

Dear Kevin,

If you would like your email below to be treated as a formal representation to the Local Plan, please can you provide a postal address as this is a legal requirement.

Kind regards,

Planning Policy Team

Planning Policy | 01992 564517
Epping Forest District Council | Civic Offices | 323 High Street | Epping | Essex | CM16 4BZ

From:Redacted.....
Sent: 26 January 2018 08:31
To: LDFconsult
Subject: Nazeing - Revised Green Belt Boundary

Draft Local Plan Consultation - Nazeing Area

Dear Sir or Madam,

I represent the site owner of NAZE.R1 in the Draft Local Plan.

The number of residential units required in Nazeing has been reduced in the latest version of the Plan, but I suspect that this will again be increased.

The extension of the Green Belt boundary is welcomed in the Nazeing "Concept Framework Area", but it does not provide a defensible Green Belt Boundary. Accordingly, I would like to submit that the Green Belt boundary be revised to the hatched red area shown in the enclosed plan. This follows the lines of existing boundary features and represents a defensible new boundary. The proposals in the DLP do not.

Whilst the provision of a Community Hall is detailed in the "Vision for Nazeing" (page 157 in the DLP), no site allocations are provided to achieve this. By the extension of the green belt boundary as detailed in the enclosed site plan, a community led facility, including sports element can be provided in the centre of the Village, whilst still providing the required housing.

The 3 allocated sites have been suggested to be developed together in the DLP to ensure that only one access point is provided on St. Leonards Road. As my client's site is required for access into the NAZE.3 site, it makes sense to provide the new access point in St. Leonards Road through my client's site as this roundabout access has already been "signed-off" by ECC Highways as a suitable access on a previous planning submission.

My client's planning application will be submitted shortly, and I will be writing to you separately in this respect. But I would welcome an early meeting with your Officer's discuss the Application with respect to both the Concept Framework Area and the Vision for Nazeing.

I hope that the proposed Green Belt Boundary can be considered in the context of the above submission.

Kind Regards

Kevin Ellerbeck

.....Redacted.....

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Epping Forest District Council
Postmaster@Eppingforestdc.gov.uk