



The Leisure Centre
Bumbles Green
Nazeing
Essex EN9 2SF

Telephone: 01992 893012

Email address: council@nazeingparishcouncil.org

06 December 2022

Dear Sirs

Re: Further Main Modifications to Local Plan - Public Consultation 2022

At the meeting of the Full Council, the proposed further Main Modifications to the Local Plan were considered. Please arrange for the Council's comments and observations to be noted on the appropriate files.

As a part of the Overall Local Plan published by Epping Forest District Council, Nazeing Parish Council had previously been allocated to provide 122 new homes in the village.

The areas identified are four parcels of land referred to as **NAZE.R1**, **NAZE.R2**, **NAZE.R3** and **NAZE.R4**.

NAZE.R2 - A brown field site on Pecks Hill, Nazeing previously occupied by a local company known as The Fencing Centre. The allocation for this site is currently 29 homes.

NAZE.R1 - Perry Hill. The allocation for this site is currently 33 homes.

NAZE.R3 - Land rear of Pound Close. The allocation for this site is currently 39 homes.

NAZE.R4 - St. Leonards Farm. The allocation for this site is currently 21 homes.

NAZE.R1, **NAZE.R3** and **NAZE.R4** are in fact one site which has been shown on the Plan as being accessible from St. Leonards Road. A recent planning application was submitted for 120 homes on this estate. This obviously exceeds the allocation of 99 homes previously mentioned in the Local Plan. These three parcels are all green belt agricultural land currently still being used for the production of crops.

The introduction of a new housing estate of this size at this location will put a severe strain on the busy St Leonards Road which has a great many large lorries



NAZEING PARISH COUNCIL

servicing the glasshouses causing traffic congestion and road damage. Additional traffic flow to and from the proposed housing estate will put intolerable pressure on this area. The services such as road drainage which are already overwhelmed during heavy rainfall would be under further pressure from additional waste and rain water from the proposed estate.

There are other areas of the village which are being used for new homes and the Parish Council would request that these small scale developments be part of Nazeing's allocation in the Local Plan. The nature of these, the Council feels, would be more in keeping with the village and where possible large developments are avoided.

In the outline 2016 document the following was quoted:

Vision for Nazeing

Nazeing will maintain its rural character, with a new community centre acting as a focal point for the settlement. The village will continue to support a thriving agricultural and horticultural economic base, supported by the glasshouse industry, and seek opportunities to improve the highway network in order to ease congestion.

The Parish Council would ask for their comments, observations and suggestions to be taken into consideration in the final Local Plan. The Council looks forward to the proposed improvements in highways and infrastructure which will accompany this plan.

Yours sincerely,

Lorraine Ellis

Mrs Lorraine Ellis
Clerk to Nazeing Parish Council