

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

Stakeholder ID	3390	Name	J K O'Connor
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### Letter or Email Response:

J KO'Connor ....Redacted.... Forward Planning/The Planning Policy Team Directorate of Neighbourhoods Epping Forest District Council Civic Offices 323 High Street Epping Essex CM164BZ 8th December 2016

Dear Sirs Re: Response to the Draft Local Plan 2016 Policy P10 Nazeing Firstly I would just say that I found the site allocation map of Nazeing presented within the Draft Local Plan Consultation 2016 document, figure 5-19 on page 167, not very easy to identify roads and therefore proposed areas for development. It also does not show the planning permission already granted for the former Total garage site and the map depicts two large lakes at the bottom end of Paynes Lane which were filled in sixteen years ago and which now have 22 acres of glasshouses built on them. I would like to bring to your notice is the fact that there appears to be hardly any proposals for new housing in the area between Broxbourne Station and Nazeing Crossroads. This is the ideal area within which to build new homes since it is in walking distance of Broxbourne Main Line Station providing train access for commuters who need not only to travel into London but can access connections to all areas eg Cambridge, Norwich, Stanstead Airport. This area is also within walking distance of Broxbourne buses, senior schools and Post Office I enclose a map outlining approximately 20 acres of our land which we are offering as potential for mostly affordable housing land together with a few slightly larger homes. Our vision is that all the houses would have bigger than average room sizes together with proper size gardens rather than the tiny houses with small garden areas that one often sees squeezed up close together. Room for families to breathe and even settle down rather than having to keep moving around as their families grow up. There is no openness of the green belt to spoil because adjacent to the east of the site we already have approximately 34 acres of glasshouses and warehousing; 22 acres of which was built in the last two years. In addition further north of the site, along with other glasshouse businesses, is an industrial area of motor repairs, paint spraying, soil screening, road repairs and concrete crushing. The land, outlined in Green, is currently designated as agricultural/horticultural/glass uses. Formerly it was used for gravel extraction and backfilled with inert infill. The 20 acres we are proposing has been backfilled for the last 28 years, was constantly monitored by the Environmental Waste Authority under an environmental permit and released as all clear from that permit restriction in 2010. The land used to be farmed in conjunction with the land that is now covered by Valley Grown's glasshouses, but with the reduction in size it is no longer viable for arable crops. It might be more suitable for horticulture or affordable housing. This land could be considered as a brownfield site. In summation:- 1 I don't know of any other flat, 20 acre site in flood zone 1 within this proximity to the Main line railway system and within walking distance of Hertfordshire senior schools and Broxbourne bus services and all the subsequent access that provides. 2 This is an attractive sized site providing space for families on limited incomes to have decent sized homes

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and gardens at affordable prices. 3 Jobs in all areas would be accessible to anyone living here. Whilst there is room for a car, it would not be essential as it is in other parts of Nazeing and further afield. 4 The land has been surveyed and modeled for flood risk assessment using the Environment Agency's modeling licence by Brandon Surveyors and Weetwood Environment Engineers. Weetwoods have proved the land is in Flood Zone 1 for both the 1:100 and 1:1000 year tests and will now be submitting their findings to the Environment Agency. 5 Apart from the 20 acres there is also further land available to provide scope for wider benefits for the Lea Valley Park and Lower Nazeing as a whole. I enclose a site map together with copies of local newspaper cuttings which illustrate my points regarding trains, buses and infrastructure investment in nearby Hertfordshire. In order for Nazeing to thrive and benefit from these wider opportunities it is necessary to grasp every chance to help current and future residents. Yours faithfully