



NAZEING PARISH COUNCIL  
The Leisure Centre  
Bumbles Green  
Nazeing  
EN9 2SF

14<sup>th</sup> October 2013

Dear Councillor

**Planning Application EPF/0303/13 Former Total Service Station, Nazeing.**

Whilst the history of this piece of land is well known to some District Councillors, it is repeated here as part of the background so as to make everyone aware of how the Parish Council became involved.

The site was purchased by the Parish Council from Total just prior to auction in May 2006. There had been many earlier discussions between the parties, District Council Officers and Councillors and the MP, Bill Rammell. The purchase price, £450,000, was high primarily because the District Valuer based his valuation on intimation that planning consent for housing would be granted. Temporary financial help with the purchase was provided by the District Council. A loan of £385,000 was taken from the Public Works Loan Board on a 50 year term at a fixed rate of 4 ½%. The current balance is some £369,000.

The original purpose was to use the land for a new hall in the centre of the village. It had been hoped to build this in conjunction with the adjoining Church and also with the Primary Care Trust for a Medical Centre, but both proved abortive. There were early attempts to go it alone and some grant offers were obtained but further substantial borrowing to fund the building cost was considered unacceptable. As a sole venture the size of the plot would have probably been insufficient anyway for a hall and necessary parking. The site has been derelict ever since and is an obvious eyesore with many residents complaining. Alternative uses have been considered but none were in keeping with the village scene or could offer the substantial financial return needed to extricate the Council from its investment or indeed its liability to the PWLB.



The location is obviously close to the shops and public transport and therefore ideal for low cost housing for which there is very strong local demand. Because its situation is so close to such services and the probable purchasers, full compliance with parking standards is unnecessary. Consent for this proposal will obviously assist the numbers of new affordable houses required by the District Council's forward plan.

The development is wholly within the footprint of the buildings and hard standing of the previous use. There is an existing wooden fence on the southern boundary of the site with adequate space beyond for any clearance work that might be needed along Nazeing Brook. No building will extend beyond the line of this fence. It is considered unreasonable that the Environment Agency should be seeking greater space now just because of this proposal.

Access to the six houses will be via a single entrance from Nazeing Road. Admittedly this is not far from the traffic lights but this is no different to the entrances of the houses opposite or to the adjoining Church car park or the shops. Furthermore, the volume of vehicles entering and leaving the petrol station was enormous. Future traffic numbers will be a fraction of the previous use.

The Parish Council does not have the internal skills or resources to develop the site on its own. Although various courses of action are open to the Council no decision has yet been taken as to how to proceed. If planning consent is granted for the proposed development, consideration will be given to decide the most advantageous way of dealing with the property. For example it might be decided that it should simply be sold. Early repayment of the PWLB loan may be required on disposal or, possibly, the proceeds might be transferred to rebuild the Bumbles Green Leisure Centre which is in a poor condition. Further consultation with residents on the alternatives will take place.

As you will appreciate the submission of this application has involved a great deal of time and effort including obtaining the views of the villagers which have been reflected in its preparation. Therefore it is hoped that you will support the application.

Yours sincerely

Daphne Borton  
Chairman