

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

Stakeholder ID	1959	Name	Mary	Simons	Simons & Sons Launderettes Limited
----------------	------	------	------	--------	--

Method	Letter
--------	--------

Date	2/2/2017
------	----------

This document has been created using information from the Council's database of responses to the Draft Local Plan Consultation 2016. Some elements of the full response such as formatting and images may not appear accurately. Should you wish to review the original response, please contact the Planning Policy team: ldfconsult@eppingforestdc.gov.uk

Letter or Email Response:

To Whom It May Concern, OBJECTIONS RE PLANNED REDEVELOPMENT IN LOWER QUEENS ROAD - EPPING FOREST DC LOCAL PLAN We have been leaseholders of the above named property (a launderette) since 1990 and the same property has been a launderette for a minimum of 20 years before that. The first we became aware of any planned redevelopment was via a newsletter from Buckhurst Hill Residents Society. Surely the people that needed to know first are those in the immediate area namely residents and shop owners! If it is true with what we have been told, how can you hold "behind doors" meetings without involving the people that will be effected? The area of Lower Queens Road is a community in itself and a very friendly and good one it is, this kind of project would have a severe impact on all concerned. We cannot understand how it would be economically viable to demolish buildings that are in excellent condition, forcing people to leave their homes, forcing businesses to close down, then to cause havoc, redevelop and end up with only 11 more flats. As far as our own situation is concerned we have just invested upwards of £50k in renewing all our machinery, decorating throughout and laying a new tiled shop floor; the work is still ongoing with a further £20k still to be invested with completion early in 2017. Our launderette is a constant within the Lower Queens Road community. We provide employment for three people, we are the only launderette that is fully staffed from morning until night offering a social as well as service atmosphere for all kinds of people including the elderly. We might be their only contact with the outside world offering conversation in an extremely friendly environment. Their visit to the launderette is truly their highlight of the week! Our customers are not only local, some drive many miles coming from Southend, Ongar, Epping, Theydon Bois and London etc. Our customers are professionals who have the benefit of leaving their laundry on their way to work and collecting on their return, families whose domestic machines cannot cope with all of the washing and drying day in, day out and want to get all their laundry processed within a couple of hours, single people who would not consider having a washing machine as their homes have water meters and they do not want to go to any extra expense! Our launderette is truly needed within the community. Finally, we would like to state how unbelievably disappointed we are with EFDC. We have been loyal tenants for many, many years and if it was not for the Buckhurst Hill Residents Society putting a leaflet through one of our staff's letter box we would still be none the wiser; this is an extremely perturbing situation. As a company and as individuals we are not adverse to change however this project is sheer lunacy ensuring that a fine community will be lost forever and upheaving, even destroying people's lives and businesses without the correct communication and forethought.

Response to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	1959	Name	Mary	Simons	
----------------	------	------	------	--------	--
