

Appendix 1

Question 6

Background

This representation is prepared by Phase 2 Planning and Development Ltd on behalf of Louise Barr who is the registered land owners of the Lea Valley Nursery site which has been allocated for residential development and is referred to as sites WAL.T1 and WAL.R2 within the Draft Local Plan and the land owners Maxens/Galley Hill Yard which have been allocated for the further expansion for B2/B8 class uses as referred to as site WAL.E6 of the Plan.

Mrs Barr has been actively promoting these sites for development through the plan process and therefore broadly support the Draft Local Plan and in particular the site allocations shown within map 5.6 of the Draft Local Plan, subject to those specific matters raised in those representations.

The Vision

The vision of Waltham Abbey on page 127 of the Draft Local Plan is too broad and does not provide enough detail and support regarding the need for small industrial and commercial business within and surrounding the town of Waltham Abbey.

Within the supporting evidence to the Draft Local Plan, the technical document 'Employment Review Final Report' dated December 2017 prepared by Hardisty Jones Associates highlights some relevant trends that are not reflected within the Vision for Waltham Abbey. Specifically, the Employment Review Final Report highlights the following:

- There will continue to be a demand for appropriate facilities which meet changing modern operational requirements.
- There is a general consensus that the manufacturing and industrial property market will trend towards smaller local and urban sites.
- Sites will need to be suited to meeting a trend towards smaller premises, including a strong start up and grow on market.

In addition to the above, the supporting evidence 'Economic and Employment Evidence to Support the Local Plan and Economic Development Strategy' (September 2017) also prepared by Hardisty Jones Associates states under paragraph 7.9:

Property agents Glenny suggest that most of the demand for property in the District is from local businesses. They suggest that smaller self-contained buildings would be more attractive to local owner-occupiers than large multi-occupier buildings, as there is strong demand for owner occupied property.

Waltham Abbey has a different social-economic profile to the rest of Epping Forest, which makes support for industrial development and support for business growth particularly important.

The town suffers from relatively high levels of social economic deprivation, when compared to the rest of Epping Forest, Essex County, and the East of England as whole.

The Waltham Abbey area is characterised by a workforce that is heavily dependent upon lower skilled and manual/routine jobs, rather than managerial and professional work. Paternoster ward (the ward within which the allocation WAL.E6 at Maxens/Galley Hill Yard lies) shows only around 4.5% of its workforce engaged in higher managerial and professional occupations, compared to an average of 9.1% for the East of England, and over 10% for Epping Forest (2001 Census).

By contrast, significantly greater proportions of the local population are engaged in non-professional occupations, including routine and semi-routine labour.

“It is this profile of the population that makes the employment opportunities offered in places such as Maxens/Galley Hill Yard so important. It offers the right type of employment opportunity to the local population”.

“Waltham Abbey also suffers from lower level of educational achievement. Around 36% of residents in Waltham Abbey and 40% of residents in Paternoster ward have no qualifications, according to the Census, compared to 29% for Epping Forest as a whole.

On this evidence it is suggested that not enough emphasis has been placed on the need for smaller industrial and commercial sites within the Vision Statement for Waltham Abbey as this is clearly an important material factor in supporting the towns economic growth and supporting sustainable community as highlighted within Council’s own supporting evidence.