



Local Plan Regulation 19 Representation
Planning Policy Team
Epping Forest District Council
Civic Offices
323 High Street
Epping
Essex
CM16 4BZ

Email
Direct
Mobile



LDFconsult@eppingforestdc.gov.uk

29/01/2018

Dear Sir / Madam,

ROYAL MAIL GROUP (RMG) REPRESENTATIONS:

Epping Forest District Council – Local Plan (Submission Version 2017)

We are instructed by our client, Royal Mail Group Ltd (Royal Mail), to submit representations to Epping Forest District Council – Local Plan (Submission Version 2017).

Background

Royal Mail is the UK’s designated Universal Postal Service Provider, supporting customers, businesses and communities across the country. This means it is the only company to have a statutory duty to collect and deliver letters six days a week (and packets five days a week) at an affordable and geographically uniform price to every address in the UK. Royal Mail’s services are regulated by Ofcom.

Land use planning is an important issue for Royal Mail with regard to protecting its assets and operations, and in planning future investment across its estate and supporting its infrastructure. On this basis, Royal Mail’s involvement in the plan making process and working with Local Planning Authorities to sharpen and influence planning policy is considered critical to the future success of its business and in its continued role as the UK’s designated Universal Postal Service Provider.

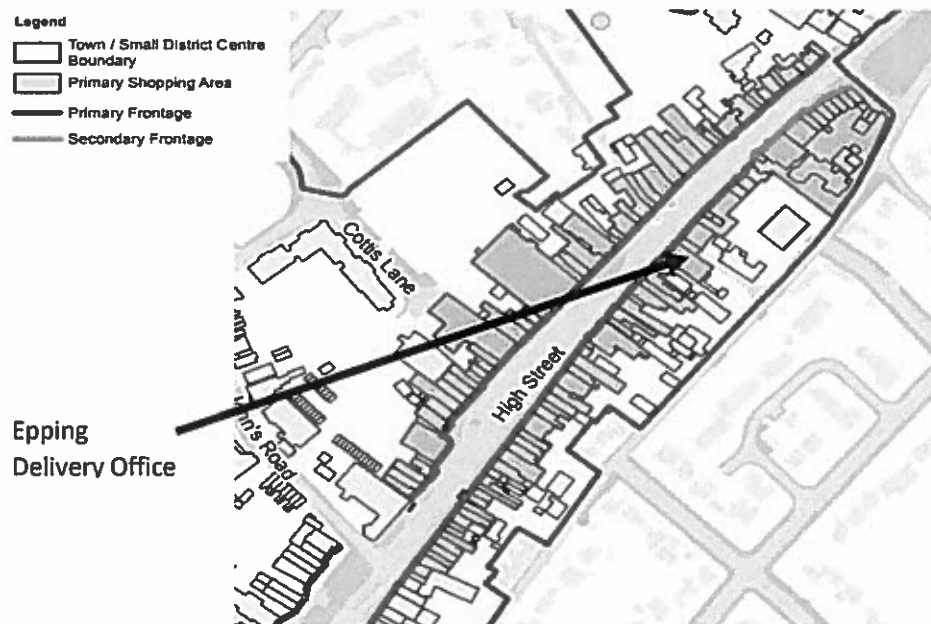
Epping Delivery Office

Royal Mail is continuously reviewing how to make their Delivery Offices operate more efficiently. The Epping Delivery Office is currently being examined internally, along with the RMG wider portfolio, for the possible consolidation with another nearby Delivery Office. The Delivery Office is located at 226 – 228 High Street, Epping, CM16 4AA. The premises are situated at the junction of Star Lane and Buttercross Lane, comprising a two storey building with attic dormers. The building is located within Epping conservation area and is locally listed. The Delivery Office is well served by public transport, with Epping tube station less than 1km from the premises that provides regular and frequent services into central London.

Representation

Policy P1 Epping Designated Primary Shopping Area

The Epping Forest Local Plan proposes the designation of specific Primary Shopping Areas, this Delivery Office has been designated within a Primary Shopping Area site, shown in the extract below.



The proposed Local Plan place policy P1 Epping allocates part of the Epping DO within a Primary Shopping Area. Town centre uses within this designation must be in accordance with Policy E2 Centre Hierarchy/ Retail Policy, for at least 70% ground floor primary retained frontage to be maintained in A1 use. More details are provided in Policy E2 Centre Hierarchy/ Retail Policy that stipulates the Council may permit development proposals in appropriate locations and within Primary or Secondary Retail Frontages where it is above the ground floor and would not lead to a loss of main town centre uses, floorspace or frontage. Main town centre uses are listed as retail, leisure, entertainment, offices, arts and cultural and tourism.

This site may become available in the medium term for redevelopment for alternative use(s), subject to viability and a suitable site being made available for relocation. It should be noted that the relocation/re-provision of Royal Mail's operations is essential prior to redevelopment of the site. This will ensure that their operations will not be prejudiced and that they can continue to comply with their statutory duty to maintain a 'universal service' for the UK.

The Epping Delivery Office is a favourable site for potential mixed use redevelopment, given its accessible location and situation to existing infrastructure. The site could be a prospective housing site for the Council, given the forecasted housing targets for the district. If Epping Forest faces a significant increase to its housing supply targets, the Council will need to revisit their policies and identify new housing sites.

The Royal Mail Epping Delivery Office is also located within Epping town centre, which has a combination of retail, commercial and residential uses in the immediate locality. In September 2015 planning permission was obtained for the redevelopment of the Old Court House, which is immediately adjacent to the Delivery Office for the erection of 8 apartments with associated car parking.

