

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

Stakeholder ID	4694	Name	Richard	Spearman	Happy Grow Garden Centre Ltd
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Method	Letter
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Date	6/12/2016
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Letter or Email Response:

Thank you supporting [...Redacted...] application. I have to say, now the news has sunk in we're all feeling a bit emotional as the Garden Centre has been a way of life for more than thirty years, and we'll certainly miss the customers. Anyway, I wanted to let you know my current feelings regarding the land next door, of which I own roughly a quarter. As you know, the land has been chosen for the Local Plan and the Telford Homes proposal for 124 dwellings seems to be the accepted figure. After Telford's consultation in Thornwood Village Hall in January 2011 (leaflet enclosed), a few people got together and formed Thornwood Action Group, who did their best to turn people against the proposal. Consequently, without the support of the whole village the application was never made. Had it gone ahead, there would have been a good chance of keeping the village pub - as it is, Thornwood only has a kitchen shop left. When I talk to my local customers, many realise that if we want retail outlets in Thornwood we need the people to support them. Unfortunately, as you know, most people who are in favour of the proposal - or who don't have strong feelings either way - will never write in, effectively giving the objectors a "blank canvass". The main objection to the proposed 124 dwellings is the increase in vehicles on the road. However, I'd like to point out that the Garden Centre has an average of 1,000 traffic movements per day, plus staff vehicles (I can supply evidence if needed). I appreciate this traffic is spread throughout the day, but it must go a long way to mitigate potential traffic problems. Regarding employment, I think Thornwood has over 200 units spread out at Hayleys Manor Farm, Esgors and at the bottom of Weald Hall Lane (owned by the Padfields) plus the units at the rear of Duck Lane. The commercial premises on Woodside would make this figure much higher. Finally, if the proposed land gets through the consultation stage, there is a proposed new entrance from the 81393. My thoughts are to combine this with the Happy Grow site entrance, providing two entrances. I hope the above makes things clearer; I do know many of my local customers appreciate the need for more homes. *ATTACHED PROPOSAL AND MAPS*

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