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

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Method	Letter				
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Letter or Email Response:

We write in support of the proposed mixed use development at North Weald Golf Course, Canes Lane/Rayley Lane, North Weald. This development proposal is considered to be an excellent opportunity to deliver much needed private and affordable housing, employment opportunities, school provision, an exemplar sporting hub and significant community benefits in a sustainable location. On behalf of the 3rd North Weald Scouts, we are delighted to have been approached by ….Redacted…. with regards to providing a new dedicated building as part of the proposed mixed use development at North Weald. This is a fantastic and generous offer to our Group which will enable scouting to expand and flourish within the locality. The 3rd North Weald Scouts Group comprises 64 members offering one Beaver Colony, one Cub Pack, Scout Troop and a recently added Explores section. We are currently looking to expand membership in all sections within the group. The Group offers young people the opportunity to learn skills, independence and team ethos within the overarching principles of the Scouting Association. Our current facilities are located in ….Redacted…. but the lease arrangements are not conducive to our aspirations for growth and to provide an important community association that offers an inclusive opportunity for young people in the community. The combination of a short term lease and increasing rental charges has an impact on the success of the Group and the activities that can be offered currently.The current arrangements also act as a disincentive to invest further which compromises the ability to expand and provide greater opportunities for the young people locally. As a registered charity ….Redacted…. fund raising is time consuming and often difficult in uncertain economic times. It is usually left to the volunteers who run the Scout groups and parents, and is a constraint to the activities that the young people can undertake due to the time required.The proposed development can deliver a dedicated building, along with the many brand new community facilities which will provide significant benefits to the existing and new residents and community groups. The new building will provide a one-off opportunity to deliver an exemplar for the local scouting organisation. The delivery of this building, gifted to the Group as part of the development scheme will enable a much greater range of activities to be offered to the young people of the local and wider community. Additionally, potentially designated land within the significant area of parkland associated with the development proposal could enable outdoor activities to be undertakenwithin a safe and secure environment. The ability to have access to land for outdoor activities has previously been lacking and will offer a great opportunity to benefit the local Scout group. The mixed use development proposal is considered to be a sustainable location with excellent existing links to strategic transport and infrastructure. The site is not in agricultural use, unlike many of the other sites which have been submitted for consideration or are draft allocations within the immediate vicinity and therefore will not result in the loss of valuable crop yielding land. There are very few receptors which will be affected by this development proposal and minimal impact on landscape,

ecology and the natural environment. Furthermore, there will be no encroachment on existing settlements, but opportunities exist to create linkage for pedestrians and cyclists via existing footpaths and bridleways, further advancing the sustainability credentials of the site.We feel that this is an important consideration and further supports the justification that this is the most appropriate and suitable site locally for development purposes. The additional community facilities, namely the proposed Grammar school/Specialist Academy will have a significant positive benefit to the local education provision and alleviate local pressure, whilst offering wider choice and academic enhancement. The proposed sporting hub will have significant community benefits and support a range of local clubs and associations with exemplar facilities, offering social and health benefits to both children and adults alike, as part of the proposed community and also to people living further afield who are members of the existing clubs. The provision of these new community facilities can only be considered as positive and beneficial as part of the new development which will deliver much needed new homes, both private and affordable, in an area where there is massive development pressure, but also a historic lack of delivery, making it more difficult for younger people to get access to the property ladder. The proposal will create a high quality living environment offering the opportunity to work locally through the creation of in excess of 1OOO jobs on the site or commute to London or surrounding towns and settlements, supporting the local economy and providing future revenues to the Council through Business Rates and Council Tax therefore creating significant economic benefit. The proposed development is seen as a very positive opportunity for the people of North Weald and the surrounding areas in a suitable and sustainable location with considerable social,economic and environmental benefits. In addition, it offers a fantastic opportunity for the 3rd North Weald Scouts through the delivery of a bespoke facility that will benefit generations of young people involved in the Scouts for many years to come and ensure security of tenure to achieve the aspirations of the group. We are committed to involvement in this proposal and understand the wider benefits and fully support the delivery of the proposed development scheme. We see the delivery of the mixed use development scheme as the only means of providing this exemplar facility that will create significant benefits to the young people in the community and will strengthen the attraction of the Scouts in the local and wider area. Accordingly,the 3rd North Weald Scouts are fully supportive of this development scheme.