

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

Stakeholder ID	3422	Name	Paul Commins	Epping Youth Football Club
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Method	Letter
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Date	20/1/2017
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Letter or Email Response:

Dear Sir/Madam Proposed Mixed Use Development at North Weald Park Epping Youth football Club are fully in support of proposals for the redevelopment of North Weald Golf course into a mixed use development. As far as we can see, the development at North Weald Park is comprehensive and encompasses housing, education, employment, care and retail facilities. The developer has offered an opportunity to become part of a charitable trust that controls a purpose built facility that can be utilised by our club, other local groups and the proposed new schools. As a club we are very community focussed and our affiliation to Essex County FA is one that we are very proud of as it is a symbol of our work in the county. We intend to make the clubhouse as flexible as possible to allow many local community groups to benefit. Our current home at Upper Clapton Rugby Club has served us extremely well yet the opportunity to have a state of the art sporting super hub is one that does not come around often and one that will allow us to become even more successful. The area is in need of housing and the proposal brings with it 40% affordable housing which we see as a very important facet to this development. In addition, there are expected to be over one thousand new jobs which would add greatly to the fabric of the area. The delivery of employment is hugely important for the local economy. Quinn Estates has a very strong track record for the delivery of employment and commercial buildings which carries weight and adds credibility to this proposal. There is a lack of modern and flexible business space in the area which this scheme can provide, thereby offering excellent choice for a range of local and regional businesses. Delivery of new business facilities will have an obvious benefit that will have a positive effect and provide the opportunity for expansion and growth of existing firms and the establishment of facilities for incubator companies to nurture and grow and take advantage of complimentary uses, skills and training in the location. The development has been well thought through and the provision of a village centre can bring with it some key amenities that this area needs - medical, dentist, nursery facilities are some of the potential uses that bring jobs and that enhance the sustainability and wellbeing of an area. Pressure on existing health provision will only be improved by the delivery on brand new, modern facilities that are proposed as part of the development and will be available to both new residents but also for existing residents living in the vicinity of the site. This is clearly advantageous and should be seen as a significant benefit ensuring wider and more reliable accessibility to medical provision. From a club perspective, we are hugely supportive and believe this proposal can achieve great things for the existing and future population and communities in Epping Forest District. Yours faithfully Vice-Treasurer Email: paul.commins@eppingyouthfc.com to have any adverse impact upon any protected habitat or species; integrates well with the existing settlement pattern of Roydon; benefits from close proximity to local shops and services within the village; is located directly adjacent to the only mainline railway

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station in Epping Forest District; and can be provided with a suitable access from a highway network which does not suffer undue congestion at peak times.