

ST JOHNS SITE PUBLIC CONSULTATION Starts MONDAY 5th MARCH 2012

Consultation period

You may have already seen it announced in the local paper - the EFDC have confirmed that the consultation period will run for three weeks from **Monday 5th March to Monday 26th March**. You may in fact even have seen further detailed information in the local paper but as we have to prepare, print and then hand deliver information to our 750 odd members, we apologise if this information already seems out of date! We do our best given we have very few members who have opted for email newsletters so 'hot off the press news' cannot always be disseminated as quickly as we would like.

Consultation format (Extract from the EFDC website)

The primary focus for the consultation will be an exhibition, prepared as a series of large panels. The display will describe the key issues and attributes of the site and present an approach to development for consultation. This will take the form of a series of key objectives for the site which will be supported by illustrative material to demonstrate how development might look. The centrepiece of the illustrative material will be a large aerial artist's impression, giving a clear feel for the scale and character of buildings and spaces.

The exhibition will address the following points:

- The heritage of the area, including the listed buildings, conservation area and other elements of merit such as the green space and significant trees;
- The scale and massing of any development;
- The mix of uses and the way in which the development is expected to support the existing town centre;
- The potential for community uses and the way in which the scheme relates to the planned work being proposed by the parish church;
- The likely traffic impact of the development; and

- The importance of releasing a capital sum from the project for the public sector bodies involved and the limitations which this has on the options which may therefore be considered viable.
- Four options have been under consideration for some time.
- A clear explanation of these options will be provided, together with an assessment of their strengths and weaknesses. This will particularly address the issue of viability.

Events Timetable

The consultant team will lead a series of drop-in consultation events during the three week period, designed to be accessible to as wide a range of people as possible.

- **A launch day drop-in consultation on Monday 5th March, St Johns Church from 9.30am – 12.30pm**
- **Thursday 8 March, 3.00pm – 6.00pm The Box youth venue, the High Street (for people of school age)**
- **Monday 12 March, 6.00pm – 9.00pm St John's Church**
- **Saturday 24 March 9.30am – 12.30pm The Library, St John's Road**

There will also be information on the EFDC's website <http://www.eppingforestdc.gov.uk/stjohns> (link not live yet but keep trying)!

You will be able to view the exhibition at the District Council offices on the High Street, Epping - Monday to Friday, 9.00am to 5.00pm (*unmanned*).

The same exhibition will also be on display in the Parish Church of St John - daily, 9.00am to 3.30pm (*unmanned except on dates stated*). Contact details will be provided so that the public can submit questions to team members when unmanned.

Consultation feedback

A questionnaire will be available at all times either at the drop in sessions at St Johns Church, at the library, online at the EFDC website and can be requested from the EFDC. As well as providing a set of tick-box questions on the key issues the questionnaire will also provide the chance to write with further comments. People will also be able to email or write to the team directly if they wish. *(The cut off date for the return of questionnaires to the EFDC is the 26th March but we are assured that even late comments will be reviewed but don't leave it too late!)*

Post consultation

It is expected that the final draft of the design and development brief will be presented before Council by the end of May.

OUR VIEW

This is your chance to have a say – there are those of us who may feel cynical about the outcome – nevertheless, we urge you to encourage your friends and neighbours to participate in this consultation. In fact we believe it is critical that as many people as possible participate! And remember, even if there are four options, this does not mean that you have to support 1, 2, 3 or 4. If you like some of one option and some of another or something completely different, then please make your views known! And as members of the Epping Society, please also let us know your views directly as well, as a united voice could make the difference!

You can contact us as follows:

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info@eppingsociety.org.uk

Charlie Geddes - 01992 573706

webmaster@eppingsociety.org.uk

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or contact any of the committee members

AGM – Wednesday 7th March

A final reminder that our AGM is scheduled for Wednesday 7th March 7.30 for 7.45pm Pelly Court, with our speaker **John de Wilton Preston (Director of Planning EFDC)** following the AGM. Wine, tea and coffee will be available.

40th Anniversary – change of date! Saturday 14th July 2012 - 11am to 2pm

Please note that we have had to change the date of the 40th Anniversary to **Saturday 14th July** due to the Olympic torch and related activities taking place in Waltham Abbey and Harlow on 7th July. As well as displaying the prize winners in our Painting, Photographic and Essay competition, the prize giving will be at 12.30pm in the Piazza. We will also have a celebratory cake and soft drinks to give away as well as other exciting events. Look out for posters! **(All entries for the competition will be displayed in St Johns Church from 7th July until 21st July)**

On the same day, **Saturday 14th July**, the Epping Town Centre Partnership will also be hosting a wide range of activities in the High Street including a Fashion Show, music, etc. so please round up all your friends and neighbours and join us in this summer festival in Epping High Street.

UPDATES

Apologies for errors in our last newsletter dated January 2012.

It was Sir Frederick (not Frank) Gibberd who was the architect of the new town of Harlow.

We also apologise that our proposed outing to the Gibberd Gardens had to be cancelled due to the inclement weather. Refunds are on their way. Please contact Doreen Tarling, our Events co-ordinator, if you have a query.

One further error, with regard to planning applications, we confirm that **No Appeal** had been lodged for the Madells/Theydon Place application on green belt land within the time frame required. (But somehow we do not think this proposed development will 'go away'.)

Update on Billy Jeans – the application to demolish Billy Jeans and build a new development of apartments and ground floor retail or restaurant use has been granted permission by the Development Committee after initial refusal at the Subcommittee meeting of the EFDC. We are very disappointed at the scale and design of this proposed development as this is at the 'entrance' to Epping and will in our opinion seem overly intrusive.

208-212 High Street (Pearces Bakery) – The EFDC turned down this application again. An appeal may well be forthcoming.