

SUBGROUPS QUALITATIVE RESPONSES FOLLOWING CONSULTATION

EPPING NEIGHBOURHOOD PLAN ANALYSIS OF PUBLIC CONSULTATION ON Facilities and Residential Amenities

Consultation Statement **Annex H**

The questionnaire described a new sports centre and health hub when the St Margaret’s site is redeveloped (after the expansion of the hospital at Harlow), keeping the town centre library and a new town council facility and cinema as part of the St John’s development. The South Epping development will include new facilities as part of the development,

Will these facilities be sufficient for Epping in future?

**Summary**

Whilst as many as 50% of the Questionnaires showed “Yes” as their response to both these questions without any material qualification, there were a number of issues that respondents felt particularly strongly about.

- Many expressed the view that new or improved facilities needed to be in before development rather than after,
- More affordable homes
- Retaining health care facilities in the town
- New sports facility before redevelopment of the current site

**How responses influenced draft policies**

- To include facilities and infrastructure within development packages (although reducing the scale of development at South Epping would reduce the potential for new facilities)
- The needs of an ageing population (notably health facilities)
- Including starter, affordable and age-appropriate housing

TOPIC	ANSWERS	YES - AGREE PLAN	NO – DISAGREE WITH PLAN / CONCERNS	ISSUE
Housing				
The provision of affordable housing				Respondents were anxious to record that there weren’t sufficient affordable homes, and a greater supply would need to be provided within the proposed quota for new housing.
				Several people mentioned that their children were forced to move out of the

				area in order to be able to afford to buy property.
The need for a mix of housing types				
				The needs of singles, and older couples as well as families must be taken into consideration. This would mean building not just luxury flats, but also suitable starter properties for singles, and adapted housing for older people.
				Flats with open areas and outside space to sit in were mentioned.
				Any development should be sensitively designed to fit in with the existing built environment.
Retention of bungalows				Bungalows were a particular concern. With an ageing population the view was expressed that these should be retained, and more should be included within the proposed housing mix.
				There was opposition expressed to the conversion of bungalows into family homes.
Freedom to extend existing property				Residents felt there should be more freedom available to them to extend their existing properties, including the opportunity to add basements, convert garages and make use of vacant shops.
Concerns about property conversion				Several people suggested that a stop should be put to the demolition/conversion of family houses into flats.
Need for supported living				Our ageing population gave rise to the suggestion that there would need to be specific provision of suitable assisted living facilities.

Healthcare provision St Margaret's Hospital				This was definitely a 'hot topic'. Support for the retention of St Margaret's Hospital was widespread:
				"hospital facilities should be retained in Epping".
				Healthcare must be kept at St Margaret's and greater clarification was needed as what a Health Hub would comprise.
				In particular it was felt that it must cater for the needs of older people, and carry out X-rays and blood tests.
GP surgeries and dental practices				Many people referenced what they saw as the poor availability of GP services in the town, and expressed fears that this would be made even worse by a major increase in local population. A new surgery would be a necessity in South Epping.
				To a lesser extent, the need for more dentists was also mentioned.
Schools				Any major increase in new homes, and therefore more school-age residents would put local schools under undue pressure, so provision needs to be adequate to meet likely need at both junior and secondary level.
Sports centre and swimming pool				There was widespread support for keeping a Sports Centre, in particular retaining it within the boundaries of Epping so that it was easily accessible. The need for a swimming pool continues to be mentioned as a priority.
				Lack of enthusiasm for a cinema This was a recurring theme. Residents couldn't see the point in having a

				new cinema and attached greater importance to sports facilities.
Concerns about the retail mix				More shops supplying basic needs were seen as important;
				we don't want our high street to consist of nail bars and charity shops, and we need a supermarket alternative to Tesco.
Congestion				There was concern that development to the south of Epping would cause more congestion, due to its distance from the town centre.
<p>The following each received one comment:</p> <ul style="list-style-type: none"> <li>• Help with business rates</li> <li>• No need for new cinema</li> </ul>				