

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

Stakeholder ID	4856	Name	Robert	Hill
Method	Letter			
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Letter or Email Response:

I am writing this letter to express my concerns with the recently announced Draft Local Plan for the Debden estate area. Having lived in the Debden area over many years I have seen many of our local green spaces disappear, for example: Fairmead playing fields and part of Willingale allotments to accommodate new housing and schools and the field where Davenant School is now located. I am dismayed to find that virtually all our remaining green space is being sidelined for development. Over development of the local area would be detrimental to the local environment and the health and well being of all the local residents. A very large proportion of the green space in Debden is private i.e. schools, farmland etc. Your proposals to take further green space away from this area means a further lack of places for the local community to get together for events, enjoy a pleasant green area for picnics during the summer season and the loss of areas where I and other people can exercise for the benefit of our health. Unlike most areas throughout London we are not gifted with parks for our recreation -these greens; Jessel Green, Rochford Green etc are our local parks! ! These green areas are where our local children can go to express themselves and keep healthy in safety. These green areas, trees etc, are an aid to keeping air pollution under control also. Lack of areas for drainage of rainwater could also present a problem if these green areas are built upon. More localised pollution and further problems with parking in the local vicinity would surely escalate due to many more vehicles being used in the local area. Having gone to the local exhibition at Lopping Hall in Loughton and having asked questions of a couple of ladies employed by Epping Forest Council, it became apparent that the general consensus of feeling was that we should be grateful that we have got Epping Forest available and that any further green spaces were not therefore required. But do bare in mind that Epping Forest is not open green space and is certainly not a five minutes walk up the road. Having asked the question at Lopping Hall "is the 25% quota going to be all public green space" the response was decidedly uncertain -as to whether it would all be public space or that some of the 25% could be private space. I was also unable to get a straight answer to the question "are these developments going to be low-rise or high-rise"? Why can badly utilised industrial brownfield land not be taken and built on first (such as the Clinton Cards site and rundown bits of Langston Road etc). Also, I cannot understand why the Epping Forest Retail Park land was not considered for residential development. We have happily done without a local Retail Park for decades, so why was one needed now? And why now can the roofs of these retail outlets not be considered for residential development? We are already aware that locally in Debden we are to lose one of our two local bus services (No. 167) in April 2017. To lose this bus service is surely going to lead to increased car or taxi usage, which I would understand to be counterproductive to EFDC's attempts to limit local traffic. The central line trains going from Loughton or Debden into London are already struggling to cope with the present passenger demands and would struggle even more so with any increased demands put upon the service. We are having major difficulty to see our local GP's and to get attended to when having to visit

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our nearest hospital A&E' s now with the present levels of local population, so how is increasing the local population not going to further exacerbate this issue? Lack of available school places locally would also become a bigger issue than it already is.