

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

Stakeholder ID	4417	Name	Nicholas	Ulyatt
Method	Email			
Date	11/12/2016			

This document has been created using information from the Council's database of responses to the Draft Local Plan Consultation 2016. Some elements of the full response such as formatting and images may not appear accurately. Should you wish to review the original response, please contact the Planning Policy team: [ldfconsult@eppingforestdc.gov.uk](mailto:ldfconsult@eppingforestdc.gov.uk)

### Letter or Email Response:

I am sending this submission by regular email as the website didn't save my comments (selected the option to email a link to return to the site at a later time but didn't receive any mail) My comments are particularly focused on the development plans for Loughton and Debden. I see the cost and availability of housing as the biggest issue for this area now and in the future, and I am pleased that this plan recognises this crisis. I accept that areas which ideally would not be built upon, have to be sacrificed and opened to home building to try and face off this crisis, but I do disagree with the overarching aims of the plan that new building should be within current urban developments, and not between urban areas on current green belt. I think that the cultural, social and health benefits of green open spaces around homes, mean that areas such as Jessel Green, Debden should be retained as green areas, and that some Green belt land should be built upon instead. There seems to be a fear that if, for example land between Loughton/Debden and Theydon Bois was built on, then Theydon Bois could lose its village identity, but there are plenty of local examples of areas that have continuous urban development, but retain very separate identities, for example Wanstead/ Leytonstone. I can imagine that planners not living in the Loughton area would say that residents could "afford" to lose green spaces like Jessel Green because the forest land of Epping Forest is so close by, but the advantages to local residents of the open green space of Jessel Green is a very different essential amenity to that of the heavily wooded and hilly forest land. Part of the development plan mentions wanting to support Loughton High Street, but gives no detail on how this can be achieved. I worry that the current retail environment proves very difficult for independent operators of shops, cafes or restaurants, and the offering on Loughton High Street is becoming an uninspiring mix of chain stores and chain restaurants, estate agents and beauty salons. There are few outlets to encourage a trip to browse amongst the shops, and the lack of any town square or village green or other open space means that even on Summer weekends Loughton High Street is not an attractive option for spending time outside. I compare Loughton to Wanstead, and see that Wanstead High Street is a really attractive destination for local residents to spend time on, with a large village green and plenty of different independent shops, bars and restaurants. I think the council should be looking at ways of encouraging Loughton High Street to be a better destination, and if Traps Hill is to be redeveloped then I would ask for some kind of open space, with pleasant seating and public art installations to be incorporated in to the design tenders. Thank you.

### Response to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	4417	Name	Nicholas	Ulyatt
----------------	------	------	----------	--------