

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

Stakeholder ID	4272	Name	moira	McGuinness
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Date	8/12/2016
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Letter or Email Response:

Dear sir/madam I am writing to register my objection and concerns with the Draft Local Plan and the effect, if the proposals went ahead, there would be on Debden and Loughton. Debden and Loughton are now fairly well populated with a poor infrastructure to support it. Of the two bus routes that serve Debden estate, one is under review and could be cut (167). The nearest hospitals are Whipps Cross (Leytonstone) and Princess Alexandra (Harlow), not on our doorstep and providing care to large areas that are, at this time, densely populated. How will these two hospitals cope, when they are struggling now? What about doctors and dentists serving Loughton and Debden, could they meet greater demands? Loughton and Debden has in the past seen a lot of schools close giving the land to housing and had to then have Debden Park School built. Could the existing schools cope? Loughton Fire Station has been reduced to one fire engine and leads to the question of whether it could cope if the community was to grow? The changes being made to Rectory Lane will have little effect to traffic during peak travel times and the road widening will move the bottleneck from near the M11 to past the junction with Borders Lane. More housing and so, more people, will likely create more traffic. This is on top of the extra traffic created by the retail park in Langston Road. I have lived my whole life in Debden and can remember before the Cottage Loaf pub was built. The ground there was boggy and, if my memory is correct, some houses along Jessel Drive were underpinned. There was an underground stream and I am not sure if it has survived. I believe the pub does not have a cellar because of the wet ground. The ground, for what is now Jessel Green, can become very boggy. All of these are probably part of the reason why the land was not built on when they created Debden estate. Along with the intention to give us green spaces. Having spent my working life in London it has been restorative to have Jessel Green and Rochford Green so close. From talking to friends who have lived the majority of their lives in Debden, I understand Rochford Green may also suffer from becoming water-logged and so why it has been left un-developed. It has been good to see Jessel Green used for events over recent years and our community needs to keep this important recreational space. I admit to not reading the entire draft Local Plan but note the following points: • Protect greenbelt and encourage re-use of previously developed land; • Ensure design, density, layout of new development is sensitive to character of surrounding area; • Improve public transport with aim to promote healthy lifestyles, reducing effects of traffic congestion and improving accessibility. The proposed plans do not meet the above. Proposals are to build on undeveloped land, to build something like the flats on the old Winston Churchill pub site is not being sensitive to the character of the surrounding area and more housing will not improve lifestyle, traffic, etc. In some respects I am more strongly opposed to building on Debden and Loughton station car parks. The Central Line provides a vital link to central London and helps make Loughton and Debden special - green spaces and Epping Forest in close proximity and London a short tube ride away. The consideration here should be on how to make these car parks bigger and provide the spaces required by commuters, to stop commuters parking on

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residential streets. The problems happening now with Abridge Road in Theydon Bois will be mirrored in Debden and Loughton if cuts are made to commuter parking. As the price of housing rises in London and its closer suburbs we will find demands to live here and further out into Essex grow, so the infrastructure around the Central Line needs to be maintained, or even grow. If you are looking for spaces to build on why not look at the site of Thomas More Church Hall, which is boarded up and falling into disrepair. I am sure this is one of many places that have existing buildings never or poorly used. Because of the number of houses proposed in the Local Plan why is it not considered to create a new town? The experience of building towns like Harlow and Milton Keynes are there for present day councils to learn from. Or more recently, Church Langley. If a new town is created the infrastructure for it can be built at the same time, giving transport links, doctors, dentists, schools and if possible, hospital. This would be the most sensible option because everything can be considered and all purpose built for the demands of the new community. Perhaps it could also provide some much wanted affordable housing. I started to complete the Consultation Questionnaire and saved it to finish another day. I have tried today to access it and cannot. I ask you to please check this system and ensure it has worked properly. I strongly object to proposals in the draft Local Plan to build on green spaces in Debden and Loughton and both station car parks.

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