

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

Stakeholder ID	3770	Name	Stephen	Cumber
Method	Letter			
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### Letter or Email Response:

Dear Planning Service COMMENTS ON THE DRAFT LOCAL PLAN I am writing to provide you with my comments on the draft Local Plan. My comments focus on the proposal within the draft Plan to use the following four sites for housing development, all of which I am against, in no order -Jessel Green; Rochford Green; Borders Lane Playing Field (opposite Epping Forest College); and Debden Station Car Park. My view is that it would not be appropriate to change the current use of the above sites and build housing on them for the following reasons: (I)Recreation - loss of open space would have a negative impact on the ability of residents to enjoy local, free space for play, exercise, walking dogs and social activities; (II) Health - loss of green space would result in increased pollution and a negative impact on obesity, mental health and cognitive development of children; specifically, the loss of Jessel Green would also remove a natural and well-used landing point for the local air ambulance. (III) Transport - there is insufficient transport infrastructure to support additional housing to the level that is being proposed -this is being eroded (e.g. 167 bus route) rather than developed; (IV) Other Infrastructure - schools, car parks and GP surgeries already working to capacity and sewerage system with very little slack (5%). The Central Line would see an increase of around 3% of commuters and is currently standing room only during the rush hours. (V)Environment - Detriment to the local biosphere, with loss of natural animal habitat, trees etc. including loss of the 'green corridor' through Loughton that was put for a purpose to encourage local wildlife. (VI) Over Development - blocks of flats are not in keeping with the local existing housing surrounding the proposed sites which is only 2 storey. (VII)Suitability of sites for housing - Jessel Green has an underground stream running alongside it which should not be disturbed. Parts of the edge of the Green already are subject to flooding. The risk of flooding would be increased if the stream was disturbed or diverted and the ground was levelled for development. (VIII)Traffic Congestion - Impact on traffic including local roads of the loss of a car park which will not be replaced in the area that it is needed. There is already an existing problem with parking spaces on roads being used to advertise businesses. These vehicles never move and the Council have said that they have no power to move them. Examples include the yellow car on the slip road by the BP Garage and the van and trailer outside the building site for the Winston Church Pub. These vehicles never move and are contributing to the congestion and lack of parking. Every morning there is a queue the whole length of The Broadway to pull out onto Chigwell Lane. This will get worse with the additional housing including the flats on the PH site, the housing in Burton Road etc. (IX) Social Problems - •There is already a growing issue of very concerning incidents of criminal activity which are regularly reported e.g. drug-taking and dealing; damage to cars; stabbings. Over-crowding would increase this and respect would be lost for the town. •Child poverty. Unfortunately, recent research published by End Child Poverty, the UK map of child poverty shows that there is a significant percentage of children living in the area who are in or on the edge of poverty. It is vital that they have access to free recreational facilities. •Fly-tipping, already a

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problem in the area. The Council are closing the local site at Luxborough Lane so this is likely to get worse and would be exacerbated by additional housing. The Council needs to act to approach the owners of the brownfield sites individually. It is not enough just to publish an open invitation - landowners need to be addressed individually. I would also propose that the planners invest time in consideration of a new town which will have a more sustainable impact on addressing the housing shortage in the south east. I supported and continue to support the proposal for Jessel Green to receive a protected status as a Village Green. This request was submitted to EFDC from the Loughton Town Council nearly three years ago and a response has still not been made to date. That proposal provided a great deal of evidence of the importance of the Green as a local amenity and the feeling of residents. I would ask that you take the opportunity to review this application and grant Village Green status to Jessel Green as part of the Local Plan and save this area for the current and future residents of Loughton whom you serve. Regards Mr Stephen Cumber

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