

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

Stakeholder ID	3485	Name	Sally	Vinson
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 in respect of Loughton. I have lived in Buckhurst Hill for 25 years and have seen the negative impact of over-development, particularly without the associated development of infrastructure, in fact the area lost a number of key amenities. 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: Jessel Green; Rochford Green; Borders Lane (Luctons) Playing Field; and Debden Station Car Park. My view is that it is not appropriate to change the current use of the above sites and build housing on them for the following reasons: (I)Environment - detriment to the local natural environment, with loss of animal habitat, trees etc. including loss of the 'green corridor' through Loughton that was put for a purpose to encourage local wildlife. (II)Health - loss of green space would result in increased pollution and a negative impact on obesity, mental health of local residents and cognitive development of children. The loss of Jessel Green would also remove a natural and well-used landing point for the local air ambulance. Proposals that a small space be retained for this purpose is not practicable. (III)Recreation - loss of open space would have a negative impact on the ability of residents to enjoy local, free space for play and social activities; (IV) 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; (V) 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. (VI) Over Development - blocks of flats are not in keeping with the local existing housing surrounding the proposed sites which is only 2 storey. Using Debden Station Car Park as a site would completely overwhelm that area which is already subject to houses being built in Burton Road, the former Winston Church PH site (in itself - an overdevelopment) and those agreed on the site of the Resources Centre. The free green sites are key features and landmarks within the town. (VII)Suitability of sites for housing - Jessel Green has an underground brook 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 in 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. The car park is always full which is evidence that it is needed. (IX) Social Problems - •Fly-tipping, already a 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. •There is already a growing issue of very concerning incidents of criminal activity which are regularly reported e.g. drug 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

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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. Proposal I propose that to address the housing shortage in the area, a new town is built. This will have a more sustainable, long term impact and can be planned to ensure that the required infrastructure is in place. Simply filling in small spaces within an already overcrowded town will be completely insufficient long-term and damaging in the short, medium and long-term. Request I supported the successful proposal for the green on the junction of Hornbeam Road and Chester Road to be given village green status and have realised the benefits of keeping this small haven for the residents of Buckhurst Hill. I support the application submitted some time ago to EFDC from the Loughton Town Council for Jessel Green to be awarded this protected status. I request that this application is finally granted and Village Green status is granted to Jessel Green, an action which is long overdue. Yours sincerely Mr Graeme W Perry
The fields used for sports, Creeds Farm to Cemetery are a natural boundary of Epping, with vistas into the town. Development here would be a dangerous precedent for further outward expansion.