

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

Stakeholder ID	3765	Name	anne	quaife-O'donnell
Method	Letter			
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Letter or Email Response:

Dear Epping Forest District Local Plan team, I have looked at the Epping Forest District draft local plan for new housing in Debden. I would like to oppose the development of Jessel Green as a site for about 195 homes. I have lived in Debden since March 1993 and have brought up my two sons here. I was initially attracted to Debden estate by its greens which were designed to give a garden-city feel and to provide places for resident's recreation and enjoyment. As a family, we have greatly benefited from Jessel Green which we use to this day for jogging, walking and sledging on. We have attended summer fun days annually and greatly enjoyed these fairs. We have also witnessed the air ambulance land here three times this year, providing vital emergency access for the paramedics to attend very serious calls. Towns are comprised of more than just buildings and people. The most "liveable" towns and some of the world's most famous cities are as much known for their open spaces as their buildings. They filter pollutants and dust from the air, they provide shade and lower temperatures in urban areas, and they even reduce erosion of soil into our waterways. According to the Gov.UK Website: Assessing environmental impact: guidance: - "Landscape is about the relationship between people and place. It provides the setting for our day-to-day lives. The term does not mean just special or designated landscapes and it does not only apply to the countryside. Landscape can mean a small patch of urban wasteland as much as a mountain range and an urban park as much as an expanse of lowland plain. It results from the way that different components of our environment - both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, enclosure and other human interventions) - interact together and are perceived by us." Landscape services and benefits in this respect can be divided into two categories; landscape as a resource in its own right, dealing with changes in the fabric, character, qualities and quality of the landscape and requiring expert knowledge of factors such as, for example, landscape character, typologies, distribution, rarity, condition and quality; and visual qualities and the effects these may have on aesthetic experience and visual amenity. Furthermore, according to the Gov.UK Website, there are a number of measures in the Localism Act 2011 that will provide important new opportunities for communities to expand the provision of green spaces in their neighbourhoods and enable local people to play a bigger role in planning, designing, managing and maintaining community green spaces for food growing or recreational and leisure purposes. Therefore when considering the impact of your policy on the Debden landscape these two types of benefits and services should be considered. According to EFDC website, "Under the Climate Change Act 2008, the UK must reduce total greenhouse gas emissions by at least 80 percent below 1990 levels by 2050". Preserving open space does not mean stopping growth, just using more suitable sites. In most cases a community can accommodate anticipated growth by concentrating new homes and businesses in a way that minimizes loss of open space. I would like to propose that the Council looks at developing the site of the old St Thomas Moore Catholic Church, now closed, for housing. This would be far less

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intrusive and would preserve our green space. I would further like to request that Jessel Green be given protected status from any future development plans.