

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

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### Letter or Email Response:

Dear Epping Forest District Council I am writing to give my thoughts as a resident of Loughton on the draft local plan as part of the current consultation. Green space I understand that it is important to build additional housing both for the next generation of current residents and for people moving into the area, however I do not believe that the way go about this is to infill the current green space within Loughton. Green space is important for the well being and mental health of residents, and it is something I personally greatly prize. It is an integral part of making Loughton an attractive town, rather than an overdeveloped housing estate. I do think that something could be done to put Lucton's field to better use, as the extent to which it is overgrown prevents people from using it, but this should be for the benefit of the community and make use of the open space rather than losing it all the housing. I was greatly disappointed when the educational covenant was overturned - the whole reason this was put in place was to protect the land from the kind of development that is now proposed. In particular, the number of houses that is proposed for the Lucton's field site is huge and completely out of keeping with the surrounding roads, not to mention would put a huge strain on the surrounding infrastructure, as discussed below, and would be a blight on the houses surrounding the field, given that they are immediately next to the site. I notice that the sites that are bigger than Lucton's field have fewer dwellings proposed and these other sites do not even have houses immediately surrounding them. Sports centre and facilities In particular, I understood that Epping Forest College is required to build a sports centre to replace one that was sold off and lost a number of years ago. This commitment to the community should not be disregarded and it is difficult to see where a sports centre would fit on any of the college's land given the large number of houses proposed for the sites. Traffic Even if we could come to terms with the loss of our open space, the infrastructure of Loughton will struggle to cope with additional residents and cannot easily be upgraded. I'm sure the council are already aware of the traffic pressure points at nearly all the junctions along rectory lane. This make driving in peak times a nightmare and extend journey times considerably, adding on to what is often already a lengthy commuting time. This area cannot cope with additional cars. The considerable impact of the current roadworks on Chigwell lane demonstrate that the existing roads cannot be extended for additional users without causing a great deal of disruption, evidenced by the enormous delays on the roads in the area. It is not fair to place such a burden on the working population of Loughton trying to get to their jobs. Central line I commute west bound on the central line to work and back every weekday. Although there is standing space at Debden when the trains leave, very little of this remains by Leytonstone and I find it a challenge to get off the train at Stratford through the crowds of people on the train. I also have difficulty getting on the train at Stratford in the evenings to come home. Despite what is being reported, there is no excess capacity for additional passengers on our branch of the central line during peak time. I also find there are considerable gaps in the timetable from Debden for westbound trains, which I expect are being filled by trains starting at Loughton. I would like to see the

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frequency of trains increased, which could help with the crowding problem, however the draft local plan seemed to me that the approach would be to introduce additional housing and residents and then measure the impact of services after. This puts a huge amount of pressure on current residents while the services are being stretched and does not seem a sensible approach for running services in the district. Parking There is already a huge number of cars parked on the roads surrounding the tube station and I would like to see parking properly addressed in the plan, which was not clear to me. This is partly commuters travelling to the tube station, but is also a large number of residents who either do not have a driveway or have more cars than can fit on their driveway (one of my neighbours has 4 vehicles and only parks 1 on their driveway). This creates lots of congestion on roads that are not particularly wide and further exacerbates the traffic problem. I do not think it is reasonable to assume that residents in new housing will have any fewer cars than the current residents, as a large number of people needs cars to commute, and so I think it is essential that no parking is lost from the development of any sites, plus that plenty of additional parking is provided for the new residents so they do not end up parking in the already crowded streets. If the traffic problem gets worse, to the point where guests visiting us cannot park close to our house, or other residents cannot park outside their own homes, then I would support residents parking restrictions. House building I thought that councils were supposed to be collecting information on people in the area that would like to build their own house. This is something that my parents are undertaking in Oxfordshire and I did not see anything in the draft local plan that gave potential for individual house builders. It would be a great shame for future building to all be given to developers rather than letting members of the community build their own house, and I think this would help towards creating a new community and integration of new residents. Conclusion In conclusion, I object strongly to the current approach of providing additional housing by infilling sites within Loughton. This approach is likely to have the biggest negative effect on local residents and I think it shows a lack of imagination to not have identified alternative areas where a new community could be built. Yours,  
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