

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

Stakeholder ID	1370	Name	Cheryl	Cooley
Method	Letter			
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Letter or Email Response:

To whom it may concern. I am writing in response to the Council's draft plan on building on our green spaces. I am a local resident very close to the Jessel Green area. As you can imagine, the thought of this space being built on is more than alarming. We have precious little green space in the area which our kids and families can use safely. Most of the green belt land is prohibited for public use. My concerns are for all green spaces but, in particular, Jessel Green and Rochford Green. Some of my concerns are as follows: Car Parking - most of the residential areas in Debden have very limited parking spaces. My own close, with approximately 24 driving adults, has space for 9 cars. This is typical of the local streets. When the area was originally planned, it wasn't with the foresight to include car parking spaces for each residence, let alone the 2 or 3 spaces some families now need. Pollution - with the addition of all these extra cars comes extra pollution. The land and the newly planted trees offer oxygen and general wellbeing to those who use it. This is crucial for both physical and mental stability. Childhood Obesity - our Children have very few safe places to run, play football, roll down the hill, sledging in the winter, picnics in the summer and so on. It is essential that the green spaces remain to provide this outlet. My son goes to **...Redacted...** school and all of the kids from there, and from the other neighbouring schools, use both Rochford and Jessel Greens for outdoor play, exercise, football and general socialising. It is wrong to take this away from them. Flooding - the lower, flat end of Jessel Green where the planning is proposed for (I believe) is prone to flooding. It gets waterlogged in the rainy seasons and moderately flooded. If this land is built on, our roads become prime flood plains. The land is at the base of a hill - it's pretty obvious. The water has to go somewhere. Outlook - imagine sitting at the Neighbouring local (the cottage loaf) on a Sunday afternoon, with the kids on the bouncy castle, looking out over to ...blocks of flats and concrete! I cannot even begin to imagine what this will do to the area. I'm hoping I never have to know. Schools - All the schools in our area oversubscribed. Debden Park, for instance turns away hundreds of children each year. We are lucky to have so many good schools on our doorstep but they are full! Not only that, but they are all having their budgets cut by a goodly amount. They are losing money and teachers over the next 5 years. Where will all these new residents be attending school? where? GP surgeries - our local surgeries are also at capacity and, more often, over capacity. Where will all these new residents obtain medical treatment? It's all very well to suggest this is 'part of the plan' but these are the basic amenities that never see the light of day. Our local hospitals are all being put into special measures as the standards have slipped so far with the stress they are under. This will only get worse. Public Transport - THE CENTRAL LINE IS AT CAPACITY! It's getting busier and busier, and is completely unsustainable with hundreds of extra residents moving into the area. The 167 bus route is being scrapped by Essex County Council. The current system cannot sustain hundreds more passengers. There are, of course, acres and acres of green belt land outlying the area. Unfortunately, it is not accessible to the general public. Is it not possible to locate suitable areas away from the already built-up residential areas to house

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incoming residents? Local authorities are being encouraged to apply to the government to build garden villages, towns and cities. A prospectus published today said 'garden villages' would have between 1,500 and 10,000 homes. Government support could include a "limited amount of funding" until 2018 and advice from the Homes and Communities Agency, the prospectus said. This funding could come from existing schemes including the £2.3bn starter homes fund, help to buy or other sources of government funding outside of housing schemes such as the free schools programme. The Government is already backing developments at Ebbsfleet, Bicester, Basingstoke, Didcot, North Northamptonshire and North Essex. Surely this is an option?? Another seemingly obvious option is the area around the new retail park site near Langston Road. Since the roads are already being expanded and there is plenty of under-utilised space over there, it could be a new Langston Village? It just appears as though any open space with a bit of grass has been picked out, regardless of the proximity to already overcrowded areas. I do hope you will reconsider your current proposals in light of the negativity it is raising and the, quite astounding, backlash to the consultation. Yours faithfully, ...Redacted...

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