

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

Stakeholder ID	4185	Name	Joesph	Halliday
Method	Email			
Date	6/12/2016			

This document has been created using information from the Council’s database of responses to the Draft Local Plan Consultation 2016. Some elements of the full response such as formatting and images may not appear accurately. Should you wish to review the original response, please contact the Planning Policy team: ldfconsult@eppingforestdc.gov.uk

Letter or Email Response:

To whom it may concern, I am writing to you today with regards to the proposed building of 1,190 homes across 12 development sites within the local area that was brought to my attention via the LRA’s Loughton Life magazine. As a young individual with aspirations of getting onto the housing market I have high hopes for your plans to build new housing within the local area. However I would like to bring your attention some concerns I have with the development and hope that some of the questions that I have can be answered. Firstly the proposed development sites. I have been informed about are: 1. Jessel Green 2. Debden Station Car Park Area 3. Rochford Green 4. Loughton Resource Center, Torrington Drive 5. Vere Road 6. Boarders Lane playing Field 7. Old College Middle Site, Boarders Land 8. Golden Lion Pub, Newmans Lane 9. Loughton Station Car Park 10. Loughton Library and Adjacent car park, Traps Hill 11. Car Park, Clifton Road High Road 12. Royal Oak Pub, Forest Road 13. 46-48 Station Road. The majority of these I do agree with however I have concerns about some of the implications. My first point is that by removing the Debden Station and Loughton Station and Library Carparks and introducing more housing into the area there becomes an increased strain on the infrastructure in the area. I would like to ask how the council proposed to cope with the increased strain on infrastructure such as parking? Furthermore the proposed development at Jessel Green. I am for most of the above that you have stated however I would just like to make myself clear that I am against your stance to build on Jessel Green. I also have an objection against the building on Boarder Lane playing Fields. There is a view of London from the top of boarders Land opposite the Epping Forest District College. Will this be protected in any way during the development? Will there be a place for the community to go and sit and still enjoy this view or will it be blocked by the development? My next point is regarding the affordability of the houses that you are proposing in your project. Can you please answer for me the following questions? 1. What percentage of the following developments will be considered affordable housing for first time buyers? 2. What is the current estimated price for affordable housing? My views on point one are that I will be against the removal of green belt at all locations if it is to build housing outside the budget of first time buyers. My views on point two are that in a recent study conducted at my firm on the cost of living in London produced some interesting results. Some of them are that the price of living to London relative to other areas of the country are extreamly higher from rent/housing to just food that we buy off the shelves that can be 22% more for living close to London. I am happy to share the full report with references if requested. The summary was that a £32K job was relative to £21K in Bristol. What is therefore considered affordable? This is where I stand as a local resident. I look forward to hearing back from you. Kind Regards ...Redacted...

Response to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	4185	Name	Joesph	Halliday
----------------	------	------	--------	----------