

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

Stakeholder ID	3995	Name	billy	cronin
Method	Letter			
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Letter or Email Response:

I'm writing to you to express my concern regarding the Draft Local Plan published on your website on the 28th of September 2016. In particular, I would like to voice my unease with the planned housing developments in the Loughton/Loughton Broadway area, particular the areas designated SR-0226, SR-0227 and SR-0361, and how the planned developments will impact the infrastructure of the area in general. Whilst I understand the need for new housing developments in the area and in the south east are balanced with the need to protect the Green-Belt, I believe the plans in their current format would negatively impact the quality of life for current residents of the area and make Lough ton a less desirable place to live. As a daily user of the local bus service (routes 167 and 20) and of the central line from Debden and Loughton to Bank, I emphatically believe that the transport infrastructure would not cope with almost twelve hundred new households in the local area. This is not to mention passengers using the underground from Epping, Theydon Bois and Buckhurst Hill, or those who drive and park at nearby stations from outlying villages, as some of my colleagues do. Already, the central line during the morning and evening commute feels as though it is at maximum capacity: often it is already difficult to get a seat whilst getting on at Debden at 7.00AM, despite the tube only having stopped at two stops, and is obviously worse in the evening. Whilst the draft plan states that the car parking facilities at both stations will be retained, I question whether this will tie enough to provide for the current and planned future residents, especially as local bus services are currently being cut, as is the case with route 167. I hope the planning committee is taking this, as well as other local infrastructure needs, into consideration before dramatically increasing the local population of the district and has a feasible plan to combat this. I am also concerned with the proposal to build on Jessel Green, (Site SR-0361). Jessel Green is a cherished open space in the centre of Debden, used by many people recreational during the summer and is a focal point due to its location at the centre of the community. It is also located nearby to several local pubs and the Pyrie's Lane shopping arcade, who's customers also use the green. The Draft Local Plan states that it wants to 'protect and improve the impressive range and quality of places for enjoyment of the outdoors, sport and nature conservation in the District'. I do not see how this can be compatible with the plans to build on the green, which is used by dog walkers, picnickers, young families and community events throughout the year. Personally, I believe the destruction of local green spaces will be detrimental to the mental, emotional and physical well-being of those who live in the area, as one of the main benefits of the community is its access to green spaces and it's 'country-side' feel, despite being so close to London. It is for these reasons that I urge you to reconsider the current plan and amend them, as i believe that the current version of the plans would be injurious to the character of the local area and would have a negative effect on the quality of life of not only the current residents of Loughton and Loughton Broadway, but also the future members of our community. I wish to oppose the building of houses on Jessel Green. This will not benefit the local people and put a large strain on

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the local schools, doctors, transport facilities etc. The Green is used intensely by people and is beneficial to not only the physical but mental health, to look out over green space is very important to people. To build another 195 houses on that space would be criminal considering the other building projects in the area that have already been given the green light. People need open space if we wish to give people good quality of life, look at the Debden fun day and once taken away its gone forever.