

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

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Method	Email			
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Letter or Email Response:

Loughton is effectively an island, with Epping Forest on three sides, and the Roding Valley on the other so development options are limited. The town has a definable character - away from the High Road (A121), buildings are largely no more than two stories, the older areas have small greens, while the modern Debden estate was laid out with public urban green spaces as a design feature where children can play safely near to their homes. These spaces are our parks and play and recreational areas and should be retained as such. It is difficult to follow the logic of 'shoehorning' any significant number of buildings into Loughton, for years new builds have been placed only where existing buildings have been demolished or repurposed to create the necessary space. The proposals will not only take up the public green spaces within the town and alter the character, but also build over EFDC and London Underground car parks, requiring the new buildings to be of greater height than surrounding existing properties. Many feel covered car parks are unsafe and may try to park on local roads, exacerbating existing parking problems and leading to parking controls which impinge on residents. The proposals are only concerned with housing numbers, and take no regard of the need for increased public infrastructure such as schools, doctors' surgeries, roads and traffic management etc. The proposals take no account of the current heavy loading of the Central Line. Trains in the rush hours are 'standing room only' from Loughton, so an increase in passengers will effect travellers from stations down the line as far as Leytonstone. Fifteen years ago I was assured by the Central Line General Manager that line capacity and power supplies were such that no extra trains could be run to solve the overcrowding that we then suffered and I do not believe that advances in transport technology have improved the prospect. A better solution to Loughton's housing problem would be the creation of an out-of-town garden village which would be designed with its own public infrastructure of schools, surgeries etc. John Woods

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