

27 January 2018

To the Independent EFD Local Plan Inspector

Site LOU.R5 (Jessel Green)

I am completely against the housing proposed for Jessel Green.

I remember the site before the Cottage Loaf pub was built and it was a marshy grassland. To my knowledge the pub could not have a cellar because of the water soaked land. I also have a vague recollection of some of the houses between the Cottage Loaf pub and Mowbrey Gardens having to be underpinned because of an underground stream. The lower lying grass of Jessel Green is waterlogged most of the winter and after heavy rain. What checks for the suitability of the ground have been made before the idea of building on Jessel Green was made public? When were the checks made? If not done, when will they be carried out?

Two of the entrances to Audley Gardens have been altered to give more parking for residents (sadly the third entrance was removed from the planned changes for parking by the Council). This gives 80% of the time enough parking spaces for all residents, but when residents children are home from University, further education or work there is less space. Residents children are now tending to live at home longer and although they cannot afford to rent/buy their own properties, do have cars.

The 20 bus is now the only one to serve Debden estate and is often unreliable. A bus can often be cut out and trying to get on or off a bus when Davenant and Debden Park school children come out of school is difficult. This bus service struggles. How would it cope with more houses/flats being built on Jessel Green? Are their plans to improve the transport links around Debden estate and if so, when would they come into action?

On this corner of Debden estate there are no doctors or dentists, so more people living here would put further demand on existing health practices that are under pressure already. My doctor is in and a next appointment is not available until 5 February, more than a week away.

In the event of serious injury or illness our nearest hospitals are Harlow and Leytonstone. They serve a huge area and struggle, so building more properties here will cause more demand on these hospitals.

More housing will make a huge impact on health services.

What about the schools in the area? Can they take the extra pupils that building on Jessel Green will bring?

Debden estate was built after the war for families from the East End to move out to because their homes had been destroyed. It provided a green and peaceful haven from the East End, and still does. Debden and Loughton have never grown like some areas of the country in

respect of large chain stores, we travel to Romford, Ilford, West End, etc, for this. Only this past year has the retail park in Langston Road been built. Sometimes I think it can be a pain to have to travel to larger or specific shops, but then think it is fine because it keeps Debden/Loughton calmer and greener. Through-out my working career and so have enjoyed coming to Debden for the peace and open countryside. To have Epping Forest on our doorstep is wonderful and like with Jessel Green, you can see the seasons change.

The result of a lot of houses in a condensed place can impact on the value of the area and building on Jessel Green will definitely impact Debden estate.

Yours sincerely,

Moira McGuinness