

Stakeholder Reference: 19RES0598

Document Reference:

## Part A

### Making representation as Resident or Member of the General Public

Personal Details	Agent's Details (if applicable)
Title	Mr
First Name	Jay
Last Name	Jeffery
Job Title (where relevant)	NA
Organisation (where relevant)	NA
Address	, ,
Post Code	
Telephone Number	
E-mail Address	

## Part B

### REPRESENTATION

#### To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?

Paragraph: I categorically oppose any future development on the open space of Jessel Green, please remove LOU.R5 from the Epping Forest District Local Plan

Policy: P 2 Loughton

Policies Map: No

Site Reference: LOU.R5

Settlement: Loughton

#### Do you consider this part of the Pre Submission Local Plan to be:

Legally compliant: No

Sound: No

If no, then which of the soundness test(s) does it fail? Positively prepared,Effective,Justified

Complies with the duty to co-operate? No

**Please give details either of why you consider the Submission Version of the Local Plan is not legally compliant, is unsound or fails to comply with the duty to co-operate; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.**

To - The Independent EFD Local Plan Inspector

I categorically oppose any future development on the open space of Jessel Green, please remove LOU.R5 from the Epping Forest District Local Plan.

Could I please refer you to the governments Local Green Space Designation scheme (in accordance with the National Planning Policy Framework). There can be little doubt that Jessel Green would be protected if this guidance were binding; clearly it is not I thereby question why the government wrote it up in the first place? It certainly appears to mean very little regarding Epping Forest District Council's Local Plan (discretionary or not). May I please refer you to Paragraphs 76-78:

76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

? where the green space is in reasonably close proximity to the community it serves;

? where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

? where the green area concerned is local in character and is not an extensive tract of land.

78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

-Very many of us feel strongly that Debden is close to full capacity now, with a further 800+ new homes built against certain advice and massive opposition this does not feel like "our plan for the future" as has exercised in 'Lip Service' and that our wants, needs and opinions have been entirely ignored. This can be backed up by the fact that Councillor Phillip has offered up no evidence or information whatsoever to allay any of our fears regarding doubtless over-development of Debden; TRANSPARENCY HAS BEEN LACKING THROUGHOUT THIS ENTIRE DRAFT PLAN PROCESS; THERE IS NO TRUST LEFT BETWEEN DEBDEN RESIDENTS AND THOSE AT EFDC WHO PROMOTE DEVELOPMENT ON JESSEL GREEN. THEIR METHODS FROM BEGINNING TO END SHOULD BE INVESTIGATED AS BEING ENTIRELY IMPROPER & INAPPROPRIATE. WE ARE TREATED WITH PREJUDICE AND WITHOUT IMPARTIALITY BECAUSE OUR COUNCILLORS ARE MAINLY LOUGHTON RESIDENTS ASSOCIATION. SOME AT EFDC FEEL THEY OWN THESE GREENS RATHER THAN THAT 'THEY ARE THE CUSTODIANS OF THESE IMPORTANT AND RICH GREEN SPACES'. THERE ARE CLEARLY OTHER MORE SUITABLE OPTIONS BUT THEY WOULD BE LESS FINANCIALLY REWARDING. I WAS AT EFDC CHAMBERS ON DECEMBER 14th WHEN THE DRAFT PLAN WAS FORCED THROUGH WITH METAPHORICAL GUN POINTING AT COUNCILORS HEADS; INDEED THEY WERE TOLD THAT FAILURE TO VOTE THROUGH THE PLAN IN IT'S CURRENT STATE WOULD RESULT IN CENTRAL GOVERNMENT IN ALL LIKELIHOOD TAKING CONTROL AND FORCING THOUSANDS MORE HOMES ON OUR DISTRICT. IT WAS VERY UNDEMOCRATIC, CONTRIVED AND PREPLANNED, WHY HAD THE MEETING NOT BEEN HELD AT AN EARLIER TIME WHEN COUNCILLORS WOULD HAVE HAD

OPPORTUNITY TO CONFER OR OFFER INDIVIDUAL INPUT. WHY WAS MOST OF THE THEYDON BOIS ALLOCATION REMOVED AT SUCH A LATE DATE BECAUSE OF CONCERNS THAT ALSO APPLY TO JESSEL GREEN?

-We are already experiencing in excess of 200 new homes in the Debden Area before we even look at this Draft Local Plan - This is entirely relevant, if these new builds were included in the plan as they should be, it would make Debden's share of new housing even more disproportionate to the rest of the district than it already is. IN TOTAL APPROACHING 1000 NEW HOMES FOR DEBDEN ALONE! Nearly a third the size of Church Langley and I thereby ask: "Will we be getting a new Water Tower and where will this go? The shameless over development of Debden will put public services, road networks and transportation under massive strain and without an unnecessary and destructive development over our precious Jessel Green, and if (God Forbid) this is allowed to happen it will set dangerous precedents across the wider UK.

-The same concerns regarding flood water and opposition from The City of London Corporation apply to Jessel Green and the tract of land in Theydon Bois that has been removed by EFDC from the plan: WHY HAS JESSEL GREEN NOT BEEN REMOVED AS WELL? WHY IS DEBDEN AND LOUGHTON GETTING MORE THAN TEN TIMES THE DEVELOPMENT THAT THEYDON BOIS WILL SEE? What evidence has been provided to show we will not see flooding similar to Thaxted due to overdevelopment, and why is this flood risk seemingly relevant to Theydon Bois and not Loughton / Debden? Strong evidence please?

-We would not consider building on Victoria Park, London Fields, Wanstead Park or Theydon Bois Green, then been EFDC's rhetoric. To all intents and purposes it strongly seemed as if the consultation was no more than an why do EFDC consider it a viable option to concrete over Jessel Green and in the future possibly more of Debden's Parks? Even if EFDC own Jessel Green it comes down to simple right or wrong, and Debden's proposed park destruction is wrong. Do they honestly think Jessel Green means less to its local community than protected greens elsewhere? The children who play there, the joggers who jog there, the dog walkers or people simply relaxing in the sun? Is our local fete less important than Theydon Bois or Eppings local fete? It makes no sense whatsoever, EFDC should be custodians and protectors of these lovely greens and not the purveyors of their destruction. ABOVE ALL ELSE IS OUR MENTAL HEALTH AND OUR HUMAN RIGHT TO GREEN OPEN SPACE LESS IMPORTANT THAN ANYBODY ELSE'S? How will we know that the council won't then build over the few green fields that will remain? As already mentioned; there is no trust left between us and those who voted not to amend this abhorrent act to build on Jessel Green. Unlike Epping Forest Council; former London Mayor Boris Johnson recognised how vitally important these spaces are, not to mention government and Conservative Party policy which he is was undoubtedly representing when Boris Johnson endorsed this statement: "Wherever we live, our neighbourhood should be somewhere we want to be and are happy to belong to. Our open spaces are key to this, meeting a range of social, environmental and health benefits as well as making areas more attractive. That is why creating, protecting and enhancing these spaces is such a vital part of making neighbourhoods more attractive and more joyful places in which to live. We also have to recognise that, important as the immediate benefits are to communities, the decisions we make about the places where we work and live today will long outlast us. Good, proactive management of our open spaces today will leave a real legacy for those who come after us.

Our approach should be to integrate open spaces into the heart of our physical environment,

through both partnership working and effective community involvement. Our design and planning policies should seek to create an urban realm that places great importance on leisure and creativity. Creating and maintaining high-quality open spaces is central to this idea." - Part of a foreward personally endorsed by Boris Johnson and Baroness Kay Andrews (Labour Peer and former Chair of English Heritage) for CABI Open Spaces Strategy.

JESSEL GREEN IS A GLORIOUS LEGACY TO APPROPRIATE AND CONSIDERED HOUSE BUILDING THAT SHOULD BE PROTECTED AT ALL COST, ONCE GONE IT CAN NEVER BE PUT BACK. IT SHOULD BE AS IMPORTANT AS EPPING FOREST IS. AFTER ALL IT IS MORE LOCAL AND THEREBY MORE USED!

You don't have to search far to see that these proposals regarding our priceless Green Field entirely contradicts recent Government and Conservative Party Policy on Urban Green Spaces, all Debden's rich and open greens should have received protection a long time ago, and it is vastly cynical that this has been (conveniently) ignored. I hope and pray that they will still receive such protection in the near future because anything else will be travesty.

**Please set out what change(s) you consider necessary to make the Pre Submission Local Plan legally compliant or sound, having regard to the test you have identified in the question above (Positively prepared/Justified/Effective/ Consistent with National Policy) where this relates to soundness. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

Many of my thoughts on this will likely have been covered above. Firstly I feel some other areas should be taking their fair share (whilst Loughtons share seems entirely disproportionate), Theydon Bois particularly and to a lesser degree Abridge. But even in Loughton there are Brownfield Sites in Langston Road, there is private land along Clays Lane that is redundant & often used for Fly-Tipping. A large field at the bottom of Clays Lane and to the Northeast of the Englands Lane junction is ideal though clearly privately owned and this I fear will be developed in addition to Jessel Green, whilst adding to yet more overdevelopment of Loughton. Maybe above all else EFDC should have sought to build a Garden Village or even Garden Town somewhere within in the district; and which I have read in various publications is recommended by Central Government and many of their advisors. We are living in an age when Central Government and media stress constantly the importance of mental health, regular exercise and general wellness, yet at the same time EFDC seem intent to create an impractical, unhealthy and even dystopian urban sprawl within Loughton and Debden. The very idea of concreting over Jessel Green goes against more Central Government Policy than I could waive a metaphorical stick at. Please please could the honourable Planning Inspectorate do what is healthy, what is progressive and what is right and remove Jessel Green from the Epping Forest Local Draft Plan and preserve it for future generations.

**If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?**

Yes, I wish to participate at the oral part of the oral examination

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

I am prepared to do all that is possible or required to save Jessel Green from development and ruin; which I feel is unlawful and without proper guidance or principle. Thank you for your time reading this.

**Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination**

Yes

Signature: Jay Jeffery Date: 28/01/2018