

8 Colebrook Lane
Loughton
Essex
IG10 2HQ

26/01/2018

Dear Sirs,

I would like to take this opportunity to oppose Epping Forest District Council's (EFDC) draft plan for the future. In particular, I am opposed the proposed plan for residential development of Jessel Green (LOU.R5).

My reasons are as follows:

- The UK Government's own Childhood Obesity Strategy (HM Government, 2016, Childhood Obesity – A Plan for Action (online)) outlines the importance of physical activity in the fight against childhood obesity. Maintaining our local green spaces is of vital importance to achieving this. Many children, and adults alike, use this green space for play, sports, jogging, dog walking or a stroll etc. thus, enabling much needed physical activity. This data is not therefore, compatible with EFDC's draft plans to build on our few remaining public urban green spaces. From my own experiences as a child, I have many happy memories of playing football and cricket on Jessel Green with friends throughout the year and if we were lucky enough to have snow, we would enjoy sledging or a snowball fight. It would be a shame if future generations were not able to gain the health benefits as well as having fond memories and experiences to look back on.
- People living in high density urban areas are likely to have a lower life expectancy than those living in rural areas (Randeep Ramesh, The Guardian, 2010, Country Dwellers Live Longer, Report on 'Rural Idyll' Shows (online)). The evidence suggests this is, in part due to living in more crowded, less open green spaces and being served by more pressured public services. Thus, EFDC's draft plan to create higher density living at the expense of our green spaces would appear to be contributing to a lower life expectancy of its residents.
- Further Government studies (Public Health England, 2014, Local Action on Health Inequalities: Improving Access to Green Spaces (online)) back up the above data and also provide evidence that our green spaces are of great benefit to the mental health of local residents. Again, from my own experiences, when I have gone through difficult times I have found it to be comforting to sitting at the top of the hill looking out over the countryside enjoying the peace, quiet and solitude.
- Jessel Green is used for public events such as the Jessel Green Community Fun day (Loughton Town Council, 2016 Jessel Green Community Fun Day (online)). Also keep fit classes, social sports, dog walkers and children playing, helping to build greater community cohesion.

- Loss of our open green spaces and the resulting increase of CO² and NO² emissions from extra housing and traffic compound the negative environmental effects and have been linked to respiratory disease. At present the air in the Epping Forest area is rated as good (BBC, 2018, Pollution hotspots revealed: Check your area (online)). Please can you do all in your power to ensure it stays that way?
- Local infrastructure is already stretched to breaking point. It is often quicker to walk through Loughton High Road than to drive due to heavy traffic jams. In contrast to TfL's assessment, my own experiences as a commuter I have found tube trains to be extremely busy during rush hour. This will get worse with more residents in the Epping Forest area. Many residential roads near Jessel Green such as Hanson Drive and Mannock Drive are already reduced to one lane due to too many parked cars, thus increasing journey times and causing possible delay to emergency vehicles. In addition, many road surfaces throughout the Epping Forest area, in particular in Debden are already strewn with potholes. In short, these issues will only be intensified with the higher density living proposed around Jessel Green and the wider Epping Forest area.
- Local public services such as NHS Doctors surgeries, NHS Dental practices and schools are already stretched. This will be exacerbated by further population growth. In conclusion, increased housing on Jessel Green and resulting population combined with the reduction of open green spaces in Debden will be detrimental to resident's quality of life, community, health and the environment. I also understand concerns have been raised by the Corporation of London regarding the suitability of this site.

It would seem therefore, extremely short sighted to build on this site. Furthermore, I would request the aforementioned site be given protected town green status to ensure that any kind of building development can never be undertaken.

As an Independent Local Plan Inspector, you have the power in your hands to go down in history as somebody who took the difficult path to preserve our green spaces for future generations as Sir George Jessel once did (Epping Forest Guardian, 2018, Jessel Green: The man beloved field is named after would be "mortified" (online)). I have faith you'll make the choice you know to be right.

Once our green spaces are gone, they are gone forever.

Thank you for taking the time to read my thoughts on the subject.

Yours sincerely

Brett Short

References

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/546588/Childhood_obesity_2016_2_acc.pdf (Site accessed 14/11/2017) HM Government, 2016, Childhood Obesity - A Plan for Action

<https://www.theguardian.com/uk/2010/may/25/rural-idyll-boots-life-expectancy> (Site accessed 13/11/2017) Randeep Ramesh, The Guardian, 2010, Country dwellers live longer, report on 'rural idyll' shows

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/355792/Briefing8_Green_spaces_health_inequalities.pdf (Site accessed 15/11/2017) Public Health England, 2014, Local Action on Health Inequalities: Improving Access to Green Spaces

http://www.loughton-tc.gov.uk/_virDir/CoreContents/Events/Display.aspx?Id=658 (Site accessed 15/11/17) Loughton Town Council, 2016 Jessel Green Community Fun Day

<http://www.bbc.co.uk/news/science-environment-42566393> (Site accessed 26/02/2018, BBC Pollution hotspots revealed: Check your area

http://www.eppingforestguardian.co.uk/news/15859204.Jessel_Green_The_man_beloved_field_is_named_after_would_be_mortified/ (Site accessed 26/02/2018), Epping Forest Guardian, 2018, Jessel Green: The man beloved field is named after would be "mortified"