

Joanne Hunt

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To the Independent EFD Local Plan Inspector

I am writing to express my concern and upset at the plans to build houses on Jessel Green (site LOU.R5) and to propose that this area is saved and protected by Local Green Space designation.

Jessel Green isn't just a piece of real estate on a map, it's a past generation's legacy to the future. The estate was built with the green as part of its plan. The green and the park offers numerous benefits to the community.

If you were to look at Jessel Green you would see that it's used daily by dog walkers and families. Many of the childminders that are employed by families at the local schools use Jessel Green every day, rain or shine, it is a wonderful space for the children to play and socialise. By removing this space, I believe it will have a negative impact on the wellbeing of residents. By building on it, it would unequivocally harm the health of residents, both mentally and physically.

Furthermore, its stealing something from the next generation of residents – the children. Not only is there not enough school spaces already in the area (and no detailed mention of the schooling plans in the proposal), there is no consideration on the impact on my children.

Jessel Green is not just a hill, it's a place of fun and exercise. My children first sledged down Jessel Green, had their first swing ride in the playground, and flew their first kite there, first jumped on a bouncy castle there. My children are now 9 and 6 and they use the green every week, with their parents, Grandparents or their childminder. I cannot imagine it not being there for families to enjoy. What is being proposed would rip those memories and replace them with high density housing. This cannot happen.

Physically, the area around Jessel Green already has inadequate infrastructure to support the existing traffic. Jessel Drive and Burney Drive are constantly full of potholes, damaged by passing buses. With more vehicles the damage would only worsen.

The bottom of Jessel Green – the proposed area to build initially – is swampy and unstable, leading to constant subsidence under the road at the bottom of Jessel Drive. While this is fine for local residents using it for exercise, it will only increase the cost of building.

Alternative sites need to be considered, such as housing as part of the new retail park on the far side of the tube line towards the M11. Brownfield sites, like the area of Clinton Cards.

I am shocked and appalled at the plans below for the 155 new homes. It's a total destruction of a valuable resource and a terribly thought out plan.



How are current residents supposed to live as normal throughout the construction? I have to wait days for a doctor's appointment, 155 more families in the area would make it impossible. The local schools are all over subscribed in the area. We have one bus route now the 167 had been cancelled. There is inadequate parking already in the area, 155 homes with at least one car each would congest the area and the roads are in a bad state already. Where in the local plan is the transport requirements for commuters heading into London? Trains on the Epping branch of the Central Line are already crowded. With new homes in the area it will make it almost impossible to get a seat, let alone get on a train in the first place.

The high-rise buildings are just appalling. They are quite similar to the Landmark site that has recently been built on the old Winston Churchill pub site. These apartments have been on the market for over a year now and still only 90% of them have been sold. How does this demonstrate a need for new homes in the area? How can more homes be justified when new homes are still unsold? There are also empty council properties on the estate, I know because I live next to one which has not been lived in for two years. This has been reported to the council on several occasions but nothing has been done about it.

Please, please, please put yourselves in the shoes of residents here. Come to Debden, walk on these greens, take in the views and understand they are the heart and lungs of our community. Don't take them away from us. Protect the green spaces for future generations.

If anything good has come from this it is the way the community has come together to fight this plan. And not just people in the direct community. At the time of writing this letter over 4400 people have signed the petition to stop this plan, anyone that cares about the future of green spaces in this country has shown their support. The government are always telling people to get out more, exercise, let out children get out more, away from computers. Research has proven that people living close to trees and green spaces are less likely to be obese, inactive, or dependent on anti-depressants.

Please listen to us, this is so important to all our lives and the future of the area. Anyone with an ounce of common sense can see that this is very wrong.

Yours in earnest,

Joanne Hunt