

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

Stakeholder ID	4211	Name	D F Taylor
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Letter or Email Response:

Dear Sirs, As a long time resident of Loughton I have seen the town reduced from an attractive place to live into an ugly, ill thought through mess, for which your planning department should be ashamed, by allowing poor quality, poorly designed development, totally out of character to the existing buildings and landscape. I note that Epping seems to be given 'protected status', apart for the awful council offices, from new ugly development and Loughton is sacrificed to poor control by your planning department. These new proposals for additional housing are yet another example. We have little open space and recreation area within the town and yet ...Redacted... of Loughton continues. The tennis courts at the bottom of Alderton Hill are lost to the town, for the construction of retirement flats as an example and how much parking will be provided, far too little as usual, pushing residents of and visitors to those flats onto surrounding streets. The ownership of those tennis courts is unknown to me but if they were owned the council, on behalf of us, the residents of Loughton, why were we not advised of that fact and encouraged to use them, or the area could have been put to use for some other recreational activity. What we do not need is a further increase in the density of residences and the loss of further amenity space. The previous loss of the tennis courts to car parking and two homes in Eleven Acre Rise was a disaster, you can't recreate open space, once it's gone, it's gone. The streets around the town have now become an extended car park, for visitors to our town and for commuters travelling in from outlying districts, who park in residential areas to take the underground into London. The Uplands is a classic example, 8 years ago and beyond, ...Redacted... no commuter parking, now pretty well the whole road is a car park from Monday to Friday and residents ...Redacted... have to park in Carroll Hill and walk back down ...Redacted.... I acknowledge that none of us has a right to park outside our homes, but this extra parking has been brought about by poor planning and greed on the council's part. In the last decade available car parks within the town centre have been lost, and where they remain, charges have been raised. Moreover the child nursery at the lower end of The Uplands, provides no parking within the site, yet received planning permission for its use, as a consequence parents drive to Loughton, park in The Uplands, drop their children into the nursery and take a tube into London to work, or walk into Loughton to work. The development allowed next to the cricket ground, in The Uplands, was allowed with minimal parking, instead of at least two spaces per one person flat. Also the bungalow opposite the cricket ground development that was replaced by flats, brought with it parking requirements in excess of that required and provided in the planning consent. The new shops and flats in Church Hill also contribute to parking in The Uplands, ...Redacted... at least three scruffy large commercial vehicles parked evenings and weekends. Again clearly, they cannot park under or to the rear of those flats in Church Hill, why? Because inadequate parking spaces were demanded. Also parking in Church Hill has been restricted, no forward thinking there then When the council offices were demolished in Loughton, along with the motor dealer's premises, Sainsbury were allowed to build their store but the parking is short term, intended only for shoppers.

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Where is the commuter parking? Sainsbury should have been forced to build in Langston 2 Road on the outskirts of the town, in the industrial area. Again your planning department got it wrong. These latest proposalsRedacted.... are appalling, the intention to build on Traps Hill car park is sheer vandalism, even if flats are proposed with underground parking, the density of the residential area will increase, the loss of an open feel will be catastrophic. Better to build an underground car park with open air parking also at ground level, properly landscaped with trees, doubling the parking capacity and thereby partly solving the problem you have created by bad forward thinking and management. Blocks of flats and a multi-storey car park, no, that is not the way to go, but then again EFDC wants to destroy Loughton and keep Epping looking good. The traffic flows you will create will make living in Loughton extremely unpleasant, so no new dwellings in Traps Hill thank you. Any future development needs to be to the east of the industrial area in Langston Road; not in what is left of what was the great little town of Loughton; on the other side of the motorway, perhaps creating a garden village with it's own links onto and off the motorway, separated from Loughton by the motorway. Any large stores required can be located adjacent to the motorway, accessible from both sides, eliminating the requirement of those residents to come into Loughton. Look again planners and do something good for a change. I always admire the planning in Hertfordshire, they seem to get it right most of the time, unlike EFDC planners. I have experience of the planning of new cities here and overseas, I know this can be resolved with some considerate forward thinking and bold planning, which must be subjected to public scrutiny and approval, this is our town. Your proposals will lead to: The loss of vital local open and recreational space, Life in Loughton will become much less pleasant for children, residents, dog walkers, The character of Loughton will resemble inner London areas, A lot of existing Green Belt land is either privately owned or unsuitable for recreation, so we cannot afford to lose our open areas, Other Essex districts are planning new garden villages, why aren't you, sort it out, don't create more disasters. You have a large task ahead of you, don't let the people of Loughton down. Yours sincerely,Redacted....