

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

Stakeholder ID	4846	Name	Howard De Mont
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### Letter or Email Response:

**THREAT TO LOUGHTON** We are fortunate that the Council has selected Amp to prepare the Draft Local Plan. However, the plans are hard to read because at the print size used, the pale colours of the proposed zones and most of the familiar roads or train lines marking the infrastructure are suffused into bland graphic design and are not fully named. The whole presentation is not clearly marked so orientation of our own town becomes difficult. It looks like obfuscation. The housing density is going to be increased and loaded onto amenity spaces, open space or general recreation spaces. The plan removes from the face of the earth, in one fell swoop, all the amenities that, in combination, make the Epping Forest District attractive. All this will require the reorganisation of transport infrastructure at a time when the 167 bus, which serves many of the Debden sites, is being withdrawn. A recently appointed route via Abridge does not serve all stops on the proscribed route because of the type of bus chosen. The bus is 36 feet long and can't operate properly at all the stops. Apparently Councillor Pond has pronounced on this issue (13th May 2016), and the service is to remain in place. If this is joined-up transport, does it bode well for future plans? So the marked increases in density, in both the countryside and the suburbs, is likely to convert the town in to an urban jungle. The Central Line forms the spine that brings parts of Epping Forest District together, as well as linking Westfield, The City and The West End. It recently had the frequency of service increased to provide one of the best services in Essex to London. To add more residents would overload the trains on this sector of the line as, in my opinion, Crossrail will have little impact when it begins operation in the next two years. It is extremely disappointing that Abercrombie's Greater London Plan (1944), will be eroded by these proposals by reducing the green lungs that surround Greater London and thus it will be detrimental to the environment. The grabbing of sports grounds, tennis courts (particularly those at the eastern end of Lower Park Road where neighbours' children were introduced to their first game of tennis) will diminish the beauty and amenity of Epping Forest District. On the subject of tennis court amenities - those in Roding Valley by the Railway Bridge, in parallel with the courts already mentioned, suffered decades of benign neglect until sold to McCarthy and Stone for housing on the theory it would provide more housing by releasing stock in Loughton. However, their other development at the top of Church Hill, Loughton, is marketed -by listing all the advantages of moving to Loughton - as if it is an ideal location. to move to. As the proposals cram into every corner of the district the urban intensification will destroy the leafy green environment of Loughton. 1 The public cannot access much of the ordinary Green Belt, which makes the existing open space is even more valuable and it should be retained. Part of EFDC's Life Walks, which we have been doing for 10 years, will have their route opportunities reduced. There are few indications of what sort of homes (flats, terraces, semis, detached) will be built, or how high they will be, or how they would look. This is apparently left to the developer to decide, who will relish and devour the new sites with no sympathetic design ethic. An unfortunate design precedent is set on page 96 where a

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photograph of houses in Buckhurst Hill has been inserted with the title 'High Quality Housing'. When the original plans were submitted for Town Planning, it was claimed that the houses made reference to all the adjacent styles but one objector pointed out that it matched none of them. The cropped photo denies the context in which the houses sit, as they are grossly overscaled relative to all the neighbours and mis-matched. The developer liked one so much he bought it. I list below some general related opinions: 1. The Local Plan will turn Loughton in to a treeless, greenless, sunless wilderness. 2. Why can't the brown field sites be used first like Clinton Cards or Langston Road? The all-day car parking in Valley Hill suggests that it's not local residents working there but commuters from outside the district. 3. The original thinking planner, Ebenezer Howard, introduced green belts into his Garden City, giving rise to the green environment and these were incorporated in Debden. This is now to be destroyed by changing the physical and visual environment originally provided to promote wellbeing. 4. Car Parks Building houses on car parks degrades the existing place and its surroundings by doubling the car parking spaces needed and increasing the size of the buildings which will tower over the existing adjacent residential properties. 5 Fit the site Many proposals designate a location then state a quantity of houses shoe-horned in. I am concerned because I have observed submissions made on house proposal drawings which did not, in the event, fit the real site. This was unchecked by the Council. In one case a revised submission for adjustment was made a year after the first permission had been granted. 6 Covenants The Epping College site may repeal a covenant but this sets an ugly precedent to ignore Deeds of Covenant and is disrespectful to the law of the land in general. 7 The Forest At 6000 acres, Epping Forest acts as a beautiful and historic green lung, mostly used by horse riders, cyclists, dog exercisers and walking groups but not so much by individuals on their own, who are more likely to use green spaces near their homes, areas that are threatened by these proposals.

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