

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

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| Stakeholder ID | 1567 | Name | Janice Hollis |
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| Date | 26/11/2016 |
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Letter or Email Response:

LOUGHTON RE-DEVELOPMENT When I moved to Loughton in 1952, when Loughton was being re-developed to accommodate the families moving out of London, the infrastructure was being put in place. The housing estates for social and family accommodation were being completed and did not impinge on the Forest or the local village of private housing. Loughton Station was built and the Central Line into the City and surrounding towns was open. The Broadway was just being built and so were the schools. Coming from London the green open spaces were wonderful for us as children and with the Bank of England Printing works there was plenty of employment for our parents. Local buses ran around the estate and as there weren't many cars then the service was used by everyone. Loughton was a real Community with local shops and schools that we could walk to and plenty of leisure facilities that we could use. Even if we did have to walk all the way to Grange Farm for our open air swimming pool! I think that Loughton could still be further re-developed as long as the improvements for the infrastructure is put into place and the local community is considered. There is no reason why Loughton should not go forward as a community of its own and not be part of a large urban development. My concerns for this massive re-development of the Loughton area are as follows: The infrastructure is not in place: The Retail Park needs access to the M11 both ways so that the lorries do not have to go through the local roads. In doing that it also needs a Petrol Station in the Retail Area. The Retail Area will bring more jobs, not necessarily for local people, with people travelling in, the trains need to be increased and upgraded. With the increase in housing the present schools will have to be extended or new ones built. As a result parking or dropping off areas at all schools need to be established, it is an unfortunate necessity. Local Bus services will need to be supported for schools and local employment. Roads near the schools need to be made safe by stopping cars parking on their access roads. All local roads, especially near the schools, should have double yellow lines on the corners for safety to pedestrians and to stop bottlenecks, especially coming out of cul-de-sacs. To keep the grass verges tidy, cars should be stopped from churning up the grass. More local small shopping areas should be built for newsagents, Post Offices, hairdressers, bakers, butchers, greengrocers, Hardware (Open all hours) Take Away (Fish & Chips, Pie & Mash, Pizza, Chinese) etc. Just small parades in housing communities for older people and social living. Cars coming from outside the area and parking on local roads in the residential areas should be stopped. If necessary permits should be issued for Loughton residents to park on our roads and cars from outside the area should be made to park in allocated parking bays. Exceptions could be made to residential visitors with temporary permits. You must provide alternative parking if houses are to be built on Station Car Parks. Open spaces and Parks must be provided where there are large communities with children. **WHAT A COMMUNITY NEEDS:** A High Road Small Local Shopping Areas A Market Place A Retail Area Industrial Area Affordable Housing for young couples Social Housing Family Housing Care Facilities for the Elderly Schools; Infant, Junior, Senior, Sixth Form & College Employment Transport links to the

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City and surrounding Towns Local Transport Car Parks and Parking Facilities Recreational Facilities; Parks and Open Spaces, Swimming Pools, Gyms, Care Facilities; Doctors, Dentists, Opticians, Clinics, Physios, Leisure Facilities; Pubs, Restaurants, Cafes, Community Halls, Clubs, Youth Centres

My comments on present proposals:

Jessel Drive: There is scope to build family housing there, in line with the surrounding units. But only on the flat area and not on the hill. Leaving the playground, a dog walking area and some open space. Perhaps incorporating a small parade of local shops with flats above but no higher than three stories. Or a Doctors Surgery.

Debden Station Car Park: I can understand moving Loughton Van Hire to Langston Road and the Waste Area being re-developed but I would hope there will still be a Drop-Off area, like Loughton Station, and allocated Disabled Parking. A new, much needed, Station car park could then be developed across the track on the Clifton Cards site, there is already a pedestrian access bridge.

Rockford Green: No, I would keep this field to be used for the Community Games that are, at present, played on Jessel Green. The housing community around that green organise games for their own children there and it is frequently in use. That playground is frequently used after school.

Loughton Resource Centre, Torrington Drive: Yes, in line with surrounding units.

Vere Road: Yes, in line with surrounding units.

Borders Lane playing field: Yes this field has been neglected for so long and is large enough to encompass different communities. I would propose building an assisted living unit there as Parsonage Court and Honeytree have waiting lists. By giving our local older community the opportunity to move into assisted living it would make available family housing, currently being occupied by some of the older community that are struggling on their own. Keeping them near their families and the local area that they have lived in. A Community similar to the development where Fairmead school was, with some greens and playground area. It is already near to Borders Lane shops, especially if it was built nearer to Colson Road. A Doctors Surgery could also be incorporated there.

Old College "Middle" Site, Borders Lane: Yes, in line with surrounding units.

Golden Lion, Newman's Lane: Yes, this site has been an eyesore for years, anything must be an improvement.

Loughton Station Car Park: No, where are the cars going to go? There is nowhere in the surrounding area, unless there was access across the railway on the waste land. But would it not be easier to extend the housing development built on the Brook school site.

Loughton library and adjacent Car Park, Traps Hill: No, the Library should be kept for the area. If it is not economically possible to keep the Library as it stands it could be scaled down and the building used for a Community area for old and young alike. There is already a shortage of car parking in Loughton and that particular Car Park is used for the Leisure Centre as well as the playground and Doctors surgery.

Car Park, Clifton Rd/High Rd: Yes but a small character cottages development in keeping with that area. The present Car Park only causes congestion and should only be used for resident parking.

Royal Oak pub, Forest Road: Yes but a small character cottage development in keeping with that area not the proposed luxury apartments.

46-48 Station Road: Yes, in line with the surrounding area.

Additional Comments

If the BP Petrol Station in The Broadway is moved to Langston Road that site could be developed into a much needed Market Place. The Thursday market is so depleted it is embarrassing for the area. The Broadway Shopping Parade has always been part of the community and will continue to be whilst the Market Traders remain. A Market on the scale of Epping would be very welcomed in the area. When not in use it could be used for Car parking.

Boarders Lane shops could be extended, creating perhaps two more local shops with flats above like Pyrles Lane shops were. The slip road would need to be widened for Car parking bays.

By relocating Loughton Van Hire at Debden Station that area could be used as a Bus Terminal, taking the congestion of buses away from Burton and Vere roads. There is access to the station, and the walkway through to the shops. Access could be improved with the ongoing roadworks in Chigwell Lane. In time The Broadway could be pedestrianised with Vere and Burton Road as ring roads and the Market Square put there. In that case the BP Petrol Station could be re-developed in keeping with the original proposals of the Higgins new development.

There has been no mention of the waste ground along Willingale Road where there were some old allotments. Can't this land be used for housing. It has been waste land for a long while it is crying out for development.

Also in the 50's there were temporary pre-fabricated houses put up along the Oakwood Hill but they were all pulled down and a Nature Reserve developed in its place. I believe this land is owned by The Corporation of London as is the Forest Land but surely there is some scope for Housing extending the Oakwood Hill development without encroaching on the recreational park space.

The Drop-Off areas for schools really needs some serious consideration given to the them. I am surprised there haven't been any serious accidents around the schools due to inconsiderate parents that will not walk too far. They put their own children's lives at risk, parking on corners, grass verges and residents driveways. At the Thomas Willingale school it is impossible for buses to move freely with the amount of cars parked up the kerbs during the dropping off time. The traffic calming doesn't work and just causes more congestion, the buses just can't get through. There is no longer a lollipop person in attendance, putting children's lives at risk on a daily basis. Planning should not be turned down as is the case of the Oaklands school,

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dropping off areas don't have to be just tarmac they can be landscaped like Debden Park School. The Alderton schools have field space near the railway that could be used for dropping off, some mornings it is almost impossible getting out of the Lindens to get our own children and grandchildren to school. Our children are our future, they should be protected, be taught in schools that are not overcrowded, grow up in an area that is safe with green open spaces, have a future to get employment in the area that they have grown up in. But most of all being able to get housing and facilities in this area so they don't have to move away and leave their parents and grandparents behind. Please be sympathetic when considering the planning for this area and don't just appease the government, there is still plenty of space that we can all share in this country and development doesn't have to all be on our doorstep. Redacted