

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

Stakeholder ID	2654	Name	Jacqui Alexander
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Method	Letter
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Date	14/2/2017
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### Letter or Email Response:

Comments re Draft Local Plan 2016 - Loughton (ref SR0361 on the plan) ...Redacted.... ...Redacted....  
 ...Redacted.... but access to these fields has now been limited due to the development of the land to include two large secondary schools. Also, understandably, now parents do not want their children to play in wooded areas with streams. Built between 1947 and 1953 on what used to be fields, although Debden is a council estate, it has never had the feel of one. I put this down to the fact that the housing stock is spread out and interspersed with large green spaces, which have always been an essential part of the estate and given it a breathing space, rather than a cluttered feel which a lot of council estates have. When Debden was built, the greens were included in the overall grand plan to give the area a garden suburb feel and to provide places for residents' recreation and enjoyment. These green areas are also vital to mental wellbeing. To take them away is in my view sacrilege (for instance, nobody would ever think of building houses on any town parks, but Debden has no "town parks" as such - other areas do. So, because children do not now have access to the fields as we had as children, Jessel Green has been a wonderful replacement play areas for children. To lose Jessel Green to 195 houses would mean the loss of a much-loved and much-used vital recreational space. The benefits are: • Large flat recreational space in Debden (which isn't hilly or private) is hard to find, but Jessel Green can be used for public events (such as the Annual Jessel Green Community Fun Day which brings parents and children together) and sports events. • It is a large safe environment used by children for sporting events, tobogganing in the winter, dog walking, or just a friendly kick-around, and also by adults for boot-camps. • Each year the Annual Jessel Green Community Fun Day has been held on it, bringing parents and children together in an essential community day. In my mind it is akin to a village green, which has just never had the term assigned to it. If our green places are used for development does this mean that legally in future developers could say that by using our green spaces, this would set a precedent? If used for development this would create: • stress on local health and education, also drainage and water supply. • Less land for the water fall off and probably create water run-off I have read through the Draft Plan and included the following quotes which I feel are relevant to this vital green space: Para No. Page No. Quote taken from Draft Plan My comments 2.51 24 Key Issues for the Plan to Address "Climate change - more rain/flooding" Jessel Green incorporates a large hill with rain run-off "Checking of unrestricted sprawl in large built-up areas" Green land would be lost "Protecting and improving the impressive range and quality of places for enjoyment of the outdoors, sport and nature conservation of the District" This would be lost 3.5 26 "Plans for a new Garden Town" Add some more houses onto this Garden Town rather than spoiling Jessel Green with 195 homes D. 31 Draft Plan Objectives - Infrastructure & Movement "To provide enhanced access to green spaces and leisure, play and sports facilities" We already have these in place at Jessel Green E. 31 "to ensure that new development is located away from areas at risk of flooding, and that such development will not increase flood risk elsewhere" Jessel Green incorporates a large hill, so

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rain run-off is currently dealt with naturally at the bottom of that hill by the flat part of the Green. 3.28 32 Sustainable Development Sustainable development is defined here as “development which meets the needs of the present without compromising the ability of future generations to meet their own needs.” This development would not be sustainable as it IS compromising the needs of future generations. 3.29 32 Sustainable Development “The national presumption of sustainable developments means that unless specific policies in the NPPF indicate otherwise or adverse impacts would significantly and demonstrably outweigh the benefits, the Local Plan is required to take a positive approach that reflects the presumption in favour of sustainable development” I believe that they DO outweigh significantly outweigh the benefits. 3.86 47 Key Evidence “Brownfield land should be allocated for development before land in the Green Belt”. Have all brownfield sites been considered? 4.95 78 Natural Environment and Green Infrastructure “...which reinforce the approach of this plan to provide a network of multifunctional green infrastructure that both avoids harm to precious habitat and species and strengthens the biodiversity assets of the District, addresses the impacts of development on landscape character, responds to the key assets of the Epping Forest and Lee Valley Regional Park, and provides for open spaces for people and other species to thrive” I believe Jessel Green IS a key asset to the area and provides the open space for people and species to thrive. It is also part of the landscape character of the area. 4.102 80 Landscape Character “Therefore the matter of landscape character forms an important consideration in planning for the District’s future development, and the Council seeks to maintain a careful balance between managing change to the landscape character and providing much needed new development.” See above comment. 4.104 81 “The gently undulating landscapes of south west Essex are a significant contribution to landscape character in the District.” See above comment. 4.107 82 “The future development pattern of the District must recognize its setting, and respond to the particular landscape characteristics which vary in their sensitivity to change.” See above comment. 4.121 86 Green Infrastructure “The Council sees green infrastructure as a critical part of the future of the District and this complies with the NPPF. Draft Policy DM 5 links with NPPF Strategic Policy 5: “The Natural Environment, Landscape Character and Green Infrastructure” which outlines the green infrastructure strategy of this plan. Whilst acknowledging that this Local Plan proposes development on some green field land it seeks to effectively protect and enhance: wildlife sites, including Local Wildlife Sites; veteran trees... meadow lands; playing fields; parks; urban green space.....” It should protect and enhance Jessel Green. 4.123 86 “There is therefore a particular emphasis needed to ensure that existing green infrastructure assets are respected...” Existing green infrastructure assets do need to be respected. 4.124 86 “The Council particularly seeks to increase the tree cover in the District, and aim where possible to allow for space for the next generation of large trees.” Maybe Jessel Green could be planted with more trees, as in the Council’s future plan here. 4.126 87 Open Spaces “Open space provision is critical to the physical and mental health of our communities, as well as important to our experience of the character of settlements and the landscape in the District. Such open space varies in character and usage from children’s playgrounds, through sports pitches to natural space that can be used for a variety of recreational purposes.” This statement says it all and we already have this in Jessel Green. No need to change a thing.

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