

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

Stakeholder ID	3766	Name	rosie Ball
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Method	Letter
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Date	30/11/2016
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### Letter or Email Response:

RE: Draft local plan for Epping Forest I write to oppose the planned housing site proposals for the Loughton area of Epping Forest. In particular, my opposition concerns the planned building of 195 houses on the site of Jessel Green in Debden. I oppose the Draft Plan for the following reasons:

- o Public open space is inadequate now - there are just a few small greens, shared by thousands of people in the Debden area. So to reduce these spaces would be extremely irresponsible and short-sighted
- o Jessel Green is much used by all sections of the community for recreation and exercise- from young children with their families, young adults engaged in sports such as football, cycling and running, to the elderly walking their dogs
- o It is also a much-valued community space at many times of the year, hosting family-friendly events in the summer months
- o There is very poor recreational provision for children and young people in the Loughton and Debden area. Most of our surrounding areas, such as Harlow, have town parks; Loughton and Debden have none, save for a few tiny playgrounds (which are now being put at risk!). With potentially hundreds of new children on the site of Jessel Green alone, there would be nowhere for them to play or congregate. This would cause even more social problems than there are already. In the Broadway and Pyrles Lane, there are already too-frequent incidences of anti social behaviour and drug taking among young people. This would obviously increase if there were hundreds more young people with nowhere to go, stretching an already reduced Essex police service
- o Schools in Debden are already over-subscribed. It is becoming very difficult to get a GP or dental appointment in a reasonable time frame - these vital services simply cannot cope with hundreds of extra children and patients
- o Apparently, the plan for the Jessel Green is to have 40% Housing Association properties. This is incredibly short-sighted given that all of the local schools except one already has larger than average numbers of Pupil Premium, special needs students or those needing other forms of intervention or assistance. All of these factors are usually associated with the children being from low-income families. Debden already has a large proportion of social housing, so putting more low-income families into the area seems extremely foolish and is bound to create more pressures than schools can cope with
- o Jessel Green has poor drainage, and becomes a veritable swamp in wet weather, particularly at the bottom. Adding almost 200 dwellings onto the site would create flooding and drainage issues on the surrounding streets, not just the site itself
- o The green and open aspect of Jessel Green is vital for the mental health and well-being of its nearby residents, due to both the sense of space and also the privacy of not being overlooked from all sides. The loss of this area to sustained building works and over crowding would surely cause mental distress to those living nearby in the form of depression and anxiety. This would put a strain on the already over-stretched NHS services in the area
- o Nearly 200 new houses would mean perhaps upward of 600 people crammed into a small area. This would give rise to more pollution via their vehicles, which would negatively impact on the air quality of the area. This would no doubt cause a rise in respiratory health issues for Debden residents
- o The roads and pavements in the surrounding are already in a

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poor state of repair, with numerous potholes and badly tarmacked areas. These would become even worse with the added strain of hundreds of extra cars and other vehicles. The infrastructure in the area surrounding Jessel Green is poor. The Central Line is already at capacity and too infrequent for the hundreds of thousands who use it every day. It would not support hundreds of new commuters needing to use it. In addition to the inadequate Central Line, the 167 bus service to Debden also looks to have been scrapped, now terminating at Loughton in the near future. The planned housing sites simply cannot happen with such poorly-performing, ever-reducing infrastructure provision. Standards of driving in and around the Jessel Green are already questionable and, at times, downright unsafe. There are no speed-calming measures such as speed humps in Jessel Drive, Colebrook Lane, Burney Drive or Goldingham Avenue, so with the addition of hundreds of extra cars, the roads would become lethal - in the vicinity of 5 schools, such planning is irresponsible with scant regard for the safety of road users and pedestrians. Many people in the Jessel Green area have purchased houses there because of the wide open space and lovely, green views from their windows. Such people may be quick to move out of the area if the housing sites were approved, giving rise to a more transient, lower socio-economic population, which would change the suburban and peaceful nature of the area. Given so many reasons NOT to build on the Jessel Green site, it is essential that the Council look to house people on other sites in the district. For example, the poorly-maintained industrial brown-field sites around Langston Road and the Metropolitan Police site in Chigwell. In addition, there are currently 2.5 million acres of wasted, unused Green Belt land in the UK. Many of these acres must surely be in the Epping Forest district, and suitable for development? As a resident of the Jessel Green area, I strongly oppose the Draft Plan and hope that you will take my concerns seriously and will now consider other sites such as the above for housing and future development.