

My first response to EFDC's Draft Local Plan was submitted on the 7th December 2016 - nearly five years ago. As the plan has progressed, I and many residents have become very concerned about the impact of the District Local Plan on our town. My family has lived in Loughton for 30 years and I've served as a Governor of three Loughton schools.

Since 2002, I've also learned how the three tiers of Local Government interact and I have carefully listened to the views and concerns of residents living here. In recent years I've represented and spoken up for the concerns of many people during this Local Plan process and at two Public Inquiries lasting 5 days and 8 days. Although I still work, these three issues are very important to residents because of the irrevocable damage which could occur to our town.

My Regulation 19 two page submission had 4 tables which that evidenced that Loughton has:

- A significantly higher number and proportion of responses within the district.
- A significantly higher number of Council Tax payers within the district.
- A very high number of residents living within a fairly small area of the district.
- A large population living in a fairly small area that is already densely populated.
- 1077 households submitted to Reg 18 with the plea: 'please don't build on our last remaining Green Open Spaces.'

EFDC's DLP approach was unsound by being consultant lead rather than taking sufficient account of 1077 Loughton households (33% of respondees in the whole district) who submitted to Reg 18 with the plea: 'please don't build on our last remaining Green Open Spaces. It was the Inspector who saved Jessel Green not EFDC who prefer that developers profit from Loughton development at the expense of existing resident's amenity. The DLP lead consultant has moved on but most of the Loughton households remain and in total they pay 25% of the Council Tax which EFDC receives.

EFDC refuse to acknowledge that in the last few decades, 19 green open sites in Loughton have been in-filled and built on so there are now only a few green open areas left for the enjoyment and wellbeing of the much increased number of Loughton residents. Residents stress: our lovely town has reached saturation for: Road traffic congestion, air pollution, parking spaces, Central Line capacity, school places, open spaces for exercise, recreation facilities, police enforcement and it's hard to get a doctor's appointment.

1077 Loughton households responding to Reg 18 is a high number. I know personally or have met a good proportion of those household. In the last 5 years I have met many times that number of residents and been surprised how many have lived in Loughton longer than me. All these residents have become extremely concerned that the over-development planned and in some cases, currently being built, will have devastating consequences for them and our cherished town.

In the last 5 years of the DLP it has also become much more apparent that Epping Forest SAC which surrounds Loughton is being damaged so much. The Forest SAC is legally protected so building large numbers of new homes in Loughton is a complete contradiction to the universally agreed aim of protecting the SAC. For this reason alone, residents consider that the DLP is unsound. The DLP could be quickly made sound by the removal of LOU.R4 - Lucton's Field from the DLP allocated sites. A compromise would be half the number of new homes, a larger public park and a new primary school which will be needed soon despite the County Council not identifying this to the DLP. EFDC's flawed approach to the DLP has resulted, at this late stage, to them increasing the number of new homes on sites LOU.R4 - Lucton's Field and LOU.R9 the College Middle Site. The College Upper site had 260 houses and flats built on it 10 years ago.

Ask any Loughton Resident what is the biggest problem here and they will say the daily traffic congestion made worse by the 19 green open sites that now have new houses and flats built on them in recent decades. For much of most days traffic congestion is a major problem with queues of traffic to get out of Loughton and queues to get back in again. Loughton has the Underground Central Line dividing the town in half but there are only two roads going under it. West of Loughton is Epping Forest with only three small roads out of Loughton which pass through the SAC area. These 5 roads are usually congested with traffic and the important point is, even if every vehicle was electric, the congestion would remain. Residents say the congestion is intolerable now so it's common sense that any more homes will make worse the traffic congestion, air pollution from exhausts, tyres, brakes and clutches, parking spaces, Central Line capacity, school places, open spaces for exercise and more demand for police and health services.

The London Ultra Low Emission Zone (ULEZ) will expand in 32 days time to include the area within the North Circular Road (A406). This is some miles away but it will have a profound effect on road travel in the south of Epping Forest District (EFD). The M11 motorway runs South to North through the area and EF District. It's another barrier for traffic needing to cross it. so it also affects traffic flows. I've driven for 41 years in the Woodford, Buckhurst Hill and Loughton area where traffic from Woodford Bridge and Chigwell is forced to turn left at the top of Broadmead Road in Woodford. In practice this forces traffic heading for Buckhurst Hill, Loughton and beyond onto roads on the east side of the Central

Line. This results in thousands of vehicles daily needing to cross the Central Line at Palmerston Road in Buckhurst Hill or Roding Road in Loughton or Chgwell Lane in Loughton.

While the ULEZ will make London a better place it will create more congestion just outside the zone. For example: Many tradesmen live in Loughton but provide services to a wider area including Chingford, Woodford, Walthamstow and Ilford. Road travel and parking to these areas is difficult and time consuming now. A direct road route to Halfords or PC Word in Chingford should be quick but there is congestion and from the centre of Loughton drivers have to drive over 32 traffic calming road humps and raised tables. Put simply, Loughton and the surrounding area cannot take any more new residents without significantly degrading the lives of current Loughton residents.

SAC Road charging (Clean Air Zone) - EFDC's cabinet is determined to cram Loughton with extra flats and cars which will further damage the Forest. To 'mitigate' this they forced through a plan to charge cars going to Epping or Waltham Abbey. Residents are very much against this 'Interim Air Quality Mitigation Strategy' because people would drive a bit further to avoid the charging zone costs and this would create more pollution which would add further harm to the fragile Epping Forest.

Appeal Ref APP/J1535/W/18/3203410 - EPF/2499/17 at 13 to 15A Alderton Hill Loughton IG10 3JD. This was a six storey block of 105 flats and was determined by a five day Public Inquiry. I spoke on behalf of 319 households representing 975 adults. From the Inspectors report page 12: 'The Appeal for EPF/2499/17 - 13 to 15A Alderton Hill is Dismissed.

61. It is appreciated that officers recommended approval of the application, but the Council is not bound to accept the advice of its officers and evidence has been produced to substantiate the reason for refusal concerned. The timing of the emergence of Epping Forest SAC as a critical issue in this case was certainly unfortunate but has unavoidably added a second determining factor.

62. For the reasons explained above, the benefits of the proposal are outweighed by the harm to the character and appearance of the street scene that has been identified. The proposal conflicts with the provisions of the development plan taken as a whole and these are not outweighed by material considerations. Furthermore the proposal, in combination with other plans and projects, may have an adverse effect on the integrity of Epping Forest SAC in relation to air quality. The H Regs thus preclude permission.

63. In the light of these findings the appeal should be dismissed. David Reed - Inspector'.

Allowed Appeals Ref APP/J1535/W/20/3258787 & APP/J1535/W/20/3263876 EPF/2905/19 College Middle & EPF/0379/20 College Field. Proposed were 8 blocks of flats - Five of them are 5-4 storeys which is far too high and dominating. There were 769 Bedrooms on the two sites but only 327 parking spaces which is 0.43 of a parking space per bedroom.

In June residents were hugely disappointed when two over-development planning application Appeals were granted by Inspector Michael Robins on both College sites. This was the outcome of an 8 day virtual Public Inquiry from 13th April until 23rd April. The Inspector let me speak six times as I represented 801 household objections sent to EFDC and 297 household objection e-mails sent directly to the Inspector in February 2021. LRA's Chris Pond and David Linnell also spoke.

Mr Robins decision was mostly influenced by the Tilted Balance because EFDC did not have anywhere near a five year land supply for building despite the DLP process taking EFDC about 10 years.

Inspector Michael Robins accepted the SAC issue as resolved because Fairview and EFDC finally agreed to a SAC statement and signed it as an agreed item of common ground between Fairview and EFDC for the purpose of those appeals only. His view was damage to the Forest SAC is being thoroughly debated as part of the DLP process under the control of Inspector Louise Phillips.

It is re-assuring that the Government has paused their simplified radical planning reforms because they are becoming better informed of the consequences of removing so much influence away from local communities. It's important for local people to be able democratically express their concerns to developers proposals. The planning system has evolved over many decades and communities have to live with the long term effects of planning decisions.

The opinions and facts expressed here are gained from many years of meeting face to face and discussions with residents who live in Loughton. It is also based on my knowledge gained since 2002 on the roles, responsibilities and operation of EFDC, Essex County Council and the Loughton Town Council. Hardly any of my information is gained through Social media which can be very well intentioned but is often poorly informed.

Attached is a photo, 'DLP Response M Benbow Roding Road.JPG' taken recently in Roding Road near to where My family and I have lived in the centre of Loughton for 30 years. Written here are the views and concerns of a lot of Loughton residents I ask the Inspector to please consider their quality of life in the future of Loughton.