

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

Stakeholder ID	3749	Name	jane	fairhead
Method	Letter			
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Letter or Email Response:

To whom it may concern at Epping Forest District Council, It is with much disappointment and frustration that I write to express my concern about the proposed district plans to develop housing in Loughton up to 2033. I attended the consultation meeting at Lopping hall last week and found that a number of the council representatives (who coincidentally do not live in Loughton or anywhere nearby) were somewhat arrogant and matter of fact about the significant changes put to plan at the moment. When put to task to explain how the developments would not interfere with everyday life in the town I can only express that they were somewhat flippant with their replies implying that the proposals would not cause chaos and long term destruction of the town. I have summarised my feelings about a number of issues below and feel at this stage that the plans have been made in an underhand manner to the benefit of EFDC and TFL's financial gain: - Loughton does not have adequate parking for its visitors or commuters currently. This is evident for example where there is dangerous road parking (e.g. Connaught Avenue, Nursery Road, and pavement parking at Loughton Station). To remove parking for example at Traps Hill will cripple local amenities such as the play area, library, swimming pool, gym, church and High Street shops. We were told that development would be a gradual process to reinstate but the car parks in question are full to capacity and local streets cannot safely accommodate more traffic and parking. - Local green spaces such as Jessell Green are a precious resource to residents and are used daily and for community events. One of the council representatives flippantly stated that when she drives past (which I strongly believe she doesn't) it is never used. What disappointment that she does not know this local green space and how much it means to local residents - If housing is introduced to the proposed places in the middle of town, how will new residents be offered amenities in the already struggling schools and medical practises? Many of the local schools have been forced to expand over the past few years with extensions to buildings. Surely the new residents cannot be accommodated? My local doctors surgery is so stretched I cannot comprehend how new residents will be able to join. Surely then it will be necessary for new home owners to commute out of Laughton to find school places and doctors surgeries. More traffic, more congestion. - Loughton High Road is a sad reflection of the council's greed to claw in as much rates profit as possible. It has been ruined to the point that we now only have a few worthwhile shops amidst nail bars, coffee shops, estate agents and charity shops. What a waste! In the meantime the new retail outlet underway reflects once again irresponsible decision making by the council who I understand sold the land to developers only to buy it back again at a much increased amount. What a waste! - Dual carriage way extensions near to the new retail site are once again a concern. I n discussion with one of the representatives the other night we questioned where the bottle neck will be once building is complete. We were told that it would be by Debden Broadway. As 'lay people' we can clearly see that this is merely moving the congestion problem further u p the road and not improving the situation which will only get worse. When we looked at the council plans we questioned why large areas of land to the outskirts

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of town had not been considered for development. For example: - Farm land to the north of Debden High School. When we questioned why this could not be used we were told it was due to inadequate access. Property developers in this day and age are more than capable of creating access. We were also told that this was deemed to be 'woodland' which is farcical because it clearly has no trees and is used for farming. Why can the council not see that this would enable a new settlement to be created with its own facilities such as a school and medical practise? - has the council not considered another site north of Loughton High Street in Nursery Road? The nursery situated here has a few acres of land. Whilst it does run alongside the forest it is also situated on an established road with houses running alongside it. Development of this site would not compromise the forest land behind and would not encroach on existing facilities used by Loughton such as public car parks. My husband and I have both lived in Loughton and Buckhurst Hill for over forty years and have seen an ever-changing and disappointing mess unfold before us. Is there nobody in the council who shares our compassion for the town? We really do not want our family to have to move away from what appears to be a disaster waiting to happen. I do hope that you consider my points and would like to request a response. Speaking to local family and friends I am aware that there are many unhappy residents who are strongly opposed to the council proposals.