

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

Stakeholder ID	4227	Name	Marianda	Quadakkers
----------------	------	------	----------	------------

Method	Email
--------	-------

Date	7/12/2016
------	-----------

This document has been created using information from the Council's database of responses to the Draft Local Plan Consultation 2016. Some elements of the full response such as formatting and images may not appear accurately. Should you wish to review the original response, please contact the Planning Policy team: ldfconsult@eppingforestdc.gov.uk

Letter or Email Response:

Dear Sir, Madam, I have read with alarm about the forthcoming plans which will take us to 2033 and which include plans to significantly increase housing stock in Epping Forest District, including Loughton. In total, you announce a plan to provide approx. 11,400 new homes and approx. 10,000 new jobs to be created through the local plan. There is precious little evidence provided in the document that the planned increase of jobs will actually materialise, and is dependent on the high number of additional housing to be built. There is also no detail provided how the additional burden of people onto the existing infrastructure - notably public transport, in particular the Central Line, as well as schools and medical provisions - will be managed and sustained over the long-term. It is a scandal that a plan such as this, can progress to this stage without explaining how additional services will be provided and financed. The issue that the Council cannot control the advent or planning of these additional services is no excuse: The plan should include the most strongly worded caveats that the plan will only be viable and provide a sustainable development blue-print if there are firm decisions and plans in parallel in place, on additional infrastructure. If those dependencies cannot be met, the plan in its current shape should not be allowed to proceed. I am a daily commuter taking the Central Line to and from the City, as so many of us are who reside in Loughton. Virtually every day, I have to stand from Loughton to St Paul's. On the way back, I often have to let two to three trains go before I can get on. The system already is beyond saturation. It is clear that additional, high-density housing in Loughton and further up the line, will attract people who no longer can afford housing nearer to London. In addition, we know that Londoners are moving further out to suburbs and places such as Loughton to capitalise on housing profits made in inner-London and re-invest in more attractive family homes. All this points to a situation in the future whereby the vital artery into London, the Central Line, will start to choke. There is no alternative, we cannot take our cars to work in Central London, in fact, even if this were possible, it would be highly undesirable and completely against the wider policies of trying to reduce our dependency on cars. I also have concerns that the additional housing will not be truly affordable and that there is precious little detail on how you will ensure that if there is to be new housing, that this will benefit the people who are already in the area and wish to either upgrade (young families etc) or downgrade (retirees wishing to stay local). It is vital to minimise the impact on the area of additional, non-local residents who have a disproportionate demand on transport infrastructure in favour of local residents. 3,000 so-called affordable homes is not enough. You appear to be more interested in providing business opportunities to developers than the long-term sustainability of our environment. By filling up all 'internal' green spaces for housing, people will no longer be able to enjoy some fresh air and greenery in their immediate surroundings: This will be a serious disadvantage for young parents with children (prams...), elderly people who cannot walk very far or don't drive anymore - exactly the kind of demographics Loughton has plenty of. It is fantastic to have Epping Forest nearby, but this is not a solution for everyone at any time: People have chosen to live

Response to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	4227
----------------	------

Name	Marianda
------	----------

Quadakkers

in Loughton for its general green aspect and low-level architecture combined with generously spaced roads. It is amazing to see that architects building for ex-East Enders in the fifties were enlightened enough to create green spaces near their homes, only now to see these spaces being threatened by housing those same people would not have any access to by today's standards (too expensive). Loughton Car Park development is another bad idea. It is clear that if an additional 120 odd houses/apartments will be built on this site, that the majority of the car park spaces will be taken up already by this development (typical number of cars in Loughton per household is probably something in the region of 1.5 - 2 cars). Where this leaves the 300-odd cars parked there daily to access the Central Line is anyone's guess. What will be certain is that the price for parking will increase and that the city centre and adjacent roads will be even more choked with cars parked all day long. Will you give the residents of Loughton and those further afield who are forced to drive to the station the guarantee that parking will remain available at a reasonable price? Lastly, a consideration on 'density' the fashionable word developers love to band around to prove why planned developments are not an issue: The overall character of Loughton is not that of inner/outer London - it is a small market town with an overwhelmingly rural historical 'feel' to it. Loughton is not Leyton, or Hackney, where housing was produced in copious amounts during the Victorian years and throughout the industrial revolution. A dense urban character is not part of its DNA, and it's so much the better for it. I hope to see more detailed discussion and challenges being mounted on the issues I highlighted above and hope to have a response from you soon.

Response to the Draft Local Plan Consultation 2016 (Regulation 18)