

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

Stakeholder ID	4287	Name	michael crossley
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Letter or Email Response:

I am writing to strongly object to the idea of building housing on Jessel Green, Loughton. I have detailed a number of reason below that are specific to myself and my family but in addition to these I have serious concerns about gentrification, urban intensification and the wellbeing of the large number of elderly residents that live in Debden. Quality of life My wife and I have a 4 year old son and a daughter due in February. When purchasing our house the estate agent told us that we paid and estimate extra £10,000 due to being located directed on Jessel Green. We made the decision to buy this house as my wife and I both work full which unfortunately means our son spends all day in nursery and we only get to spend a short amount of time with him each evening. This is a heart breaking reality of current life in England as our son is our whole world but without my wife and I both working full time we would not be able to put a roof over his head. In generations before us it seemed possible to pay for a normal life with a traditional one parent working one parent raising the children set up, this would allow the parent at home to spend outside family time with the child each day but this is not possible nowadays. It is crucial for health and wellbeing that working parents to have access to local green spaces so we can spend some time each day as family outside breathing fresh air being unplugged form the stressful tech filed work that has been created around us. We specifically bought this house to combat this issue and we take our son on the green and have an amazing time most evenings. As I write this email my son is dressed in a football kit waiting desperately to go for a kick about with his dad. I am aware that there are other green areas in Debden but none are as large, safe and have the same community feel as Jessel green. I often see people coming together in groups through my window, they may be walking dogs, playing or exercising on the green but it provides an opportunity to come together as a community that I'm sure other estates are desperate to have. I do not feel that we should take the safe, community environment that we have in Debden for granted, It is easy to imagine that a large number of new residents moving into the area and the green spaces that bring people together being removed could create an unsafe estate more like those in the overpopulated London areas. If Jessel green is approved for housing I dread to think of the impact it would have on our families quality of life not to mention all the others in the community. My front door is no more than Redacted... from Jessel green and the idea of that area being turned into a building site big enough for 195 houses is truly terrifying. I feel that I have been brief on this point, this is not due to the importance but as I really cannot begin to imagine how we would be able to live with the disruption and would be forced to try and move which I do not feel is going to be possible (please see house value below). House value As mentioned above I live on Redacted... and my front door is no more than Redacted... away from the proposed Jessel Green site with nothing in-between us. If Jessel green is in fact chosen as one of the sites the value of my house value would immediately decrease as any potential buyers would be aware that at some point in the future the beautiful green space right on their front door would be turned into a building site for an excess of 2 years

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which would as mentioned above would have an massive impact on their quality of life, any decrease in the value of my house may see me go into negative equity (will this see me compensated by the council if the unimaginable happens and this is forced through?) If I tried to sell after the green has been chosen but before planning permission and plans are drawn up and potential buyers would be expected to buy my house without knowing how 195 homes will be put on the green, would this be one large block, 195 houses, 3 small blocks etc.. I'm sure this uncertainty alone will put a large number of people off even considering buying my house. I know that as a country we have a housing issue but it does not feel fair that I will have to sacrifice my family's life in order to try and solve it. Schools: As a parent of a four year old child who will be starting primary school next year I am currently in the process of visiting a number of the local schools. It is clear that even with current number of residents in the area there is not enough school places available and they are very oversubscribed. I say this as I am being warned by the teachers not to expect to get my child in to the school that I feel is best for my child's personality and educational needs but the school that is closest to me and even this isn't guaranteed. I have seen in other areas one way to handle this issue is to increase the size of the school classes allowing for more children in a limited space and this is something that I strongly object to as I do not feel this is the correct environment for a full and balanced educational experience. I purchased my house in Debden because I did not want my son to grow up going to a large "city type" school where he feels part of a large mass and is forced to interact with huge numbers of children. My wife and I grew up in London in this environment so appreciate that this is not an ideal, we have worked very hard to buy a house in an area that would allow us to provide a different lifestyle for our children. The idea that this issue could follow us to Debden is very upsetting and worrying. As a side point has anyone considered what impact the new Debden Gate development and the site being developed near Sainsbury's will have on intake at Thomas Willingale school as they are both extremely close to the school therefore the children living in these new developments will, under the current system, get a place in this school first pushing out local residents that have lived in the area for years but live slightly further away. Schools are an issue now, the will be more of an issue when all of the current developments are finished and I dread to think how much of an issue they will become if the housing being proposed in Debden goes ahead. Doctors Very similar to schools and other services our local doctors surgeries will be further stressed with an increase of people living in Debden. As someone that works closely with the NHS I have first-hand experience in how bad things currently are. The governments drive to reduce the amount of money that they spend on temporary workers, budget cuts and changes in overseas recruitment rules have resulted in A&E departments operating at dangerous levels and in some instances having to close altogether. Being unable to get a doctor's appointment will force people to go undiagnosed and more people to visit A&E when they have health issues which will add even more pressure to a failing system. Village Green The issue of building on our greens has brought Debden together as one and I am so proud to be a part of this movement and community. I would like to ask that you please not only save Jessel Green but help us give it village green status as it is more than just a great open space, It is the heart of Debden as is a symbol of how an estate can come together as one. I would appreciate it if you could please come back to me with your thoughts on the issue that I have mentioned.