

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

Stakeholder ID	4418	Name	Debra Roberts
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Date	11/12/2016
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Letter or Email Response:

Dear Sirs I would like to strongly object to the New Draft local plan in several areas:

1. The Plan does not give sufficient detail on how services and infrastructure will be increased or improved to levels sufficient to adequately cope with increasing population in the Loughton area. I would expect to see a step by step approach matching the requirements of the local community as the population increases and supporting evidence as to how this is going to be managed and controlled. This has not been delivered or addressed in acceptable detail.
- a) The selection criteria used for areas included within the plan is not robust enough or sufficiently transparent; It is not robust as it fails to consider the actual current situation and relies too much upon assumption and has not taken on-board or acted upon the input of local councillors. The plan is not transparent as its decisions and selection criteria, supporting evidence and documentation is not freely available. All documentation used for reference and information should be provided in full.
- b) All of the Loughton Local councillors and many Loughton residents have concerns that local services are already oversubscribed. Trains are currently running over capacity during peak periods on the central line. The situation for Loughton Commuters is already unbearable and set to deteriorate as the population increases. TFL has already stated that they cannot increase the frequency or capacity of trains. The frequency of trains is governed to what stations and staff at TFL can safely cope with in the city and where the branch lines merge, signalling could not cope with more trains in the central area. Even so the location of the central line running through our town is being used as a massive attraction and plus point for developers wanting to build here when in fact the reverse is indicated. Additional house building only increases this burden unfairly on the existing populace. The premise of the Plan is faulty.
- c) Funding for bus services is being cut back and the routes curtailed. This is not in line with the Plan and refers to point a. above.
- d) Doctors, Dentists and other NHS services in Loughton are stretched to an extent that waiting times for a regular doctor's appointment have never been greater. And trying to find a local Dentist to register with if you're new to Loughton is almost impossible. These services are oversubscribed currently with little or no room for expansion.
- e) Loughton Schools are now full up. There is very little or no room for additional students in any of our local schools, the county council has now accepted that a new school will be required in our area within ten years, this in itself is too little too late. Increasing class sizes lowers standards as can be seen plainly with the situation at Alderton School Loughton. The area of land which was protected for Educational / Health use adjacent to Borders Lane has had its protection (COVENANT) revoked by EFDC and is now set for development into housing. The local Plan does not sufficiently or correctly deal with any of the above points.
- f) Traffic in the Loughton area is set to increase, with the rising population, expanding retail opportunities and increasing commuter travel it is wise to intensify, increase the density of housing in Loughton and the answer is no.
- g) There is an obvious conflict of interest where EFDC is the land owner and that same authority is pushing through a local plan that designates its own areas for development where

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upon the planning authority is not the Local Planning subcommittee reflecting Local Residents but the DDMC where the vast majority of decision makers are in fact the same as those pushing through the local plan. A system perversely enough pushed through by those same decision makers at the EFDC majority council and yet against the government's own vision of Localism. 2. The Plan has identified Loughton's Green open spaces in Particular Jessel Green, Rochford Green, Luctons Field Borders Lane, all of these provide an important amenity. We play, cycle and run on them. They are where we walk our dogs, enjoy a picnic or sit and enjoy the view. We use them in all kinds of ways that make a big difference to our lives. a) Jessel Green and Rochford Green are popular Open green recreational spaces used by many local Loughton residents and Jessel Green has previously hosted many events for local groups. These sites are not fenced off and are overlooked by housing on all sides and provide significant amenity value to residents providing an area for residents to pursue sports and recreation within easy reach of their homes which is vitally important as not everybody has the means or ability to travel distances to enjoy other areas. NPPF advises that site selection should accord with economic, social, and environmental dimensions of sustainable development and that "significant adverse impacts of any of these dimensions should be avoided". There would be no economic benefit to the community in development of these greens and the impact upon the social and environmental dimensions would be severely adverse. b) There has been considerable research into the effect of Green open spaces upon the health of local residents. Open Green spaces have a range of health benefits. Reducing the available open green space would undoubtedly have a negative impact upon the health of local people. Cognitive and behavioral development in children is affected by the amount of green open space, the more room they have to play and experience the joy of recreation the more balanced and well-rounded children are found to be. In a typically working class area where the average income is below the national average these green open spaces should be cherished, enhanced and protected. c) Loughton and specifically Debden has had its fair share of development in the past. Debden has lost : Lucton Boys School, Lucton Girls School, Hereward INF School, Fairmead School, Debden Sports Hall and various church halls all lost to housing development. Other schools have given up large portions of their Green space winningdale School, Hereward JNR School. d) Please leave Loughton and in particular Debden alone It has done its fair share for the district. Loughton is only attractive to developers because it's the easy cheaper option to add on to. Just for once Listen to local people we don't want to lose our Green Open Spaces. Consideration should be given to a new garden village which if done correctly could save many if not all of the district's Green open Spaces. What a winner that would be at election time. 3. Please remove the above Green Open Spaces from the draft Local Plan. Loughton's Green Open Spaces need future protection - Loughton Town Council has previously submitted the evidence for Village Green registration this was some time ago. The District & County Council have not granted yet so please tell me why not? Please acknowledge receipt of this e-mail. District Councillor Debra Roberts

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