

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

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Letter or Email Response:

In general, although the plan is titled "The Vision is to ensure an enhanced quality of life for the people of Epping Forest" this is in fact a contradiction in terms. Firstly if the government/district council really wanted to produce more 'affordable' homes they could easily stop giving the developers planning permission to build 4, 5, 6 bedroom houses, in this area and make them build only 2 & 3 bedroom ones. This would obviously produce more housing on the same amount of land. But of course that is far too radical. and the Developers would not get the same profit. Also, of course the Government/Councils across the land should be building themselves. This would be an initial outlay, but in the long term cost effective, and the Homes would be owned by the country. i.e. us. Of course again this is too simple/radical. A good percentage of tenants renting from private landlords, are claiming housing benefit. At least if renting from the state, the government/councils would have more control, thus being cost effective. On looking at Epping Forest, in particular Loughton, the objection I have for building on old college middle site, which I have no real objection to, except that the roads in that part of Loughton, traffic coming off M11, Langston road etc is already a nightmare especially at rush hour times. The college and the recent new housing building on college land, increases it. Where indeed is the traffic going to go out of the new housing site? It can only go one way, to borders lane. It is ridiculous to consider the car parks at Loughton Station and Debden Station and the Library car park in Loughton. The overall effect would be to completely ruin (not enhance) the community feel of the centre, Swimming pool, Library, playground etc. Plus of course more traffic. The same with Debden, the over crowding of (195) and (53) will make the whole area look overcrowded and basically a horrible place to live rather than a nice place. Again re all the above the overcrowding on the roads, and the extra pressure, on doctors, hospitals and schools makes this a ridiculous idea. There are plenty of brownfield land, around the area that can be used. The Developers dont want this because they want to make more profit.

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