

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

Stakeholder ID	4371	Name	Kim Cook
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Letter or Email Response:

To Whom It May Concern, I would like to object to your draft plan to build more housing in the Loughton area and in particular Jessel Green and Rochford Green. I have lived in Loughton all my life and I love the fact that we do have green spaces on our doorstep. When I have my Nieces we always play over the green, either at the parks or playing football on the grass or just making daisy chains. I don't have my own children but if/when I do, I would like to have green spaces available for them, so they can play outside rather than being indoors. The greens are used by the community and I feel that we all need more community these days and these greens help bring the community together and bond. Whenever I drive past these greens there is always people there either dog-walking, exercising or playing. These public open spaces are valuable as not all green belt land is publicly accessible or they are not suitable for community events or other activities, due to being too hilly or on private land. Also by building all over Loughton and its green spaces you are going to lose the leafy suburban environment of Loughton. The council should be looking at the badly utilised brown sites to build on in the area first. The other reasons I am objecting to these plans are that there is no infrastructure in place for the increase in population in the area and this is only going to be looked at once planning sites have been decided, which is ridiculous. Parking in the area is already bad due to the increased number of cars on the roads and commuters using side roads to park. This will only worsen with increased housing. Not to mention the congestion on the main routes through the town. This is already bad but once the Langston Road retail park has been completed this is going to get a lot worse and the road works being completed in Chigwell Lane/Rectory Lane are only going to move the congestion further up the road rather than curing the problem. Now add thousands more people and cars. This increase in traffic will then impact on the areas air quality and carbon dioxide levels, which will then no doubt have an affect with an increase of people suffering with Asthma and other breathing difficulties, this trend has been witnessed in larger urban areas. Parking to use the local shops is problematic, so by building on the Station car parks and Loughton Library is going to push people to drive somewhere else to shop, where parking is convenient. If you saw the article about Loughton High Road in the Daily Mail you will know that Loughton needs all the help it can to be a thriving shopping street. We need to be supporting our local shops. Also with the increase in people and cars parking in Debden Broadway or Loughton is going to get even tougher. There is no mention of new schools, doctors and dentists or where these would be built. It is already a struggle to get an NHS dentist in the area as the dentists are full. Getting a Doctor's appointment can take weeks at present. They are already cutting appointment times by 5 minutes per patient. Loughton Police station has now closed and Loughton fire station is looking to lose one of their fire tenders and you want to then put more housing and people in the area. If there was any emergency we would have to wait for emergency support from other areas, if they have anything available for example Epping Police Station is now closed, Waltham Abbey Fire Station is set to becoming an on call station only. This just increases

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response times and potential fatalities. The closest hospitals are Whipps Cross and Princess Alexandra both of which are on a good day a 20 minute drive and at worst hours. Whipps Cross hospital is also in a high density population area so waiting times are high. Princess Alexandra hospital is under special measures and takes in people from several areas due to the closures of other Accident and Emergency departments for example the Queen Elizabeth 2, Welwyn Garden. Also the parking in both Whipps Cross & Princess Alexandra is terrible. Plus on the Whipps Cross Hospital site there are a lot of unused buildings and space that could be utilised rather than sitting there boarded up and rotting away. There has also been a call to cancel the 167 bus route in the area, again the resources for the area are disappearing but more housing is planned but again no provisions are being made for the extra strain this will bring to the public/emergency services in the area. I am also concerned as to the plans for upgrading the drainage, water supply and sewage systems in the area, will these be upgraded to cope with the extra pressure put on the systems. In the last couple of months I have witnessed several burst pipes and we have not even had a cold winter yet. Some of these were pumping out water for at least a week before being repaired. My other concern is the risk of flooding caused by building on land that drains away excess water. The area already has a problem with the River Roding flooding but will this new housingacerbate the problem? I can understand building on the unused college site and the old post office site but why take away our green spaces that are good for the health and wellbeing of the local community and should be giving village green status and be protected not sold off to the highest bidder. There is always talk of affordable housing but affordable for who? I am a single woman, I am on better than minimum wage but I could not afford one of these houses, as I would never be able to get a mortgage high enough. Other districts are planning Garden Villages and I have seen an outline plan for a Roding Garden Village which sounds like a far better plan with the infrastructure already included and provision for Doctors, schools, residential homes and a private hospital but none of this has been mentioned in the local draft plan. My family and I will be attending the council meeting on 20th December to voice our concerns. Yours Faithfully, Kimberley Cook

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