

Loughton Residents Association Plans Group



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69 Burney Drive
Loughton
Essex IG10 2DX
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The Head of Planning & Economic Development
EFDC
Civic Offices
Epping
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Dear Sir

EPF/2905/19 - Epping Forest College - Library and Middle Building Borders Lane Loughton Essex IG10 3SA

Proposal: Redevelopment of the site to provide x 139 no. residential units in 3 buildings ranging from 3-5 storeys, car parking spaces, communal landscaped amenity areas, secure cycling parking & other associated development

We object to this application in the strongest possible terms.

The development will result in demonstrable harm to air quality and the environment of the Epping Forest Special Area of Conservation (SAC). We remind the Council of the recent appeal decision at 13-15a Alderton Hill (Appeal Ref: APP/J1535/W/18/3203410) which included 64 parking spaces. The inspector said that due to the relationship of Loughton with the surrounding road network an estimated 20% of the traffic is likely to travel to and from the north via the A121 to the Wake Arms roundabout. This traffic passes through the Epping Forest SAC. The SAC is sensitive to changes in air quality. Even the appellant's mitigation measures which included an electric communal minibus, a car club with electric vehicle, electric vehicle charging points, concierge parcel collection, a requirement that only electric vehicles can be parked on site was not sufficient to demonstrate the development would not have an adverse effect on the integrity of Epping Forest SAC in relation to air quality.

It is inconceivable this development which includes 125 parking spaces and will also attract visitors via cars, will not have a significant impact on the SAC which will be wholly unacceptable.

The proposed 125 parking spaces will also result in more congestion along Borders Lane, in particular the junction of Borders Lane and Rectory Lane which is already heavily congested with very long traffic queues during peak times. The recent traffic junction changes have made the situation worse. Frequently cars queue all the way back to the junction at Goldings Hill/Rectory Lane. The road network in this part of Loughton cannot take any more cars. The applicant's TIA is inept and cannot be relied on. The council needs to carry out its own traffic survey and it needs to be done during peak times.

Public transport is also inadequate along Borders Lane. There is no bus service along the road after 7pm.

The excessive number of residential units will result in further congestion to Debden Underground Station. The Central line service is being reduced and this will only lead further congestion to the overloaded trains. The service cannot cope with more commuters. Many of our members have pointed out how busy the station is in the morning rush periods.

The buildings are monolithic in nature, poorly designed and wholly out of character with the area. At up to 5 storeys they are too high and overbearing. The council should not be using the college buildings as justification for the proposed height and bulk. It is not unusual for educational buildings to be larger given their use and purpose but the proposed development is domestic and it should take its design lead from the height and bulk of the surrounding residential dwellings.

A health impact assessment (HIA) has not been submitted. The development will have a significant impact on waiting lists for local health centres and no mitigation measures have been provided. Many of our members have contacted us to point out our local surgeries are oversubscribed and residents find it almost impossible to get an appointment. A financial contribution is not sufficient without any evidence existing surgeries can be extended to meet the extra demand.

The proposal will impact on local education provision. Again, many of our members have pointed out our local schools are already over capacity.

Too many trees are being lost – the scheme could have been designed to fit around some of the better-quality trees.

This site needs an Environmental Impact Assessment - the applicant has failed to provide one and we put the applicant on notice that this leaves their scheme open to a judicial review on this matter alone.

It is very disappointing the developer did not ask us for a meeting before submitting this application. Overall the applicant has used the statement of community involvement as a tick box exercise and not properly engaged with the community.

We wish to be notified of any changes put forward by the applicant, the heads of terms of any section 106 agreement and any draft planning conditions before the application goes to the planning committee.

We give permission for our comments to be made available on the Council Website

Yours faithfully



John Walker
for Loughton Residents Association Plans Group