



LOUGHTON RESIDENTS ASSOCIATION

LRA NEWS SPECIAL – DRAFT LOCAL PLAN

THE RAPE OF LOUGHTON'S OPEN SPACES

What's proposed?

Most of Debden's green areas – and open areas elsewhere in Loughton – will be built over if the Conservative-dominated District Council ("EFDC") have their way, according to their draft Local Plan.

At every stage of the development of the Plan, LRA Cllrs have made it clear that they oppose these proposals, and that they expect the vast majority of Loughton residents will do so too.

At the end of October, EFDC will launch a Public Consultation on the Plan. In the week commencing October 24th they will deliver a leaflet about the Plan to every household in the District.

At the same time, LRA will provide every Loughton household, explaining what's involved and how residents can make their views known. At this stage we hope – and expect – that residents will give these aspects a resounding "thumbs- down"!

The details

The details of the draft Plan can be found at <http://tinyurl.com/gqqbhud> (item 7).

Debden's green spaces

EFDC want to build 195 houses on Jessel Green, which they own, pocketing the sale or rental proceeds. This is the big open hillside between Colebrook Lane and Jessel Drive. (There is already a campaign group objecting to this – see @SaveJesselGreen).

They want 53 houses on Rochford Green (which they also own) near the *Princess of Wales* pub (previously the *Clydesdale*).

Epping Forest College sites (Borders Lane)

They have designated Luctons Field, opposite the College, to take no fewer than 304 dwellings - this field is owned by Epping Forest College. Despite strong LRA protests, last year EFDC just threw away a protective covenant that restricted it to educational or

NHS use; at the time the College said the field was primarily intended as the site for a sports centre. EFDC also want 158 houses on the College Middle Site, which was also subject to a protective covenant which the Conservative majority threw away.

Elsewhere in Loughton

Other sites they have put forward include Traps Hill car park (44 houses), Debden Station car park (193 houses) and Loughton Station car park (114 houses) - the car park sites doubtless involve massive buildings over underground parking to replace the lost ground-level parking spaces.

Overall

Altogether, the draft Local Plan wants 1,190 more houses across Loughton. However, it fails to include any specific requirements for extra schools, roads, GP surgeries, etc

Next steps

The proposals will be discussed at an EFDC Cabinet meeting on October 6th and then at a full Council meeting on October 18th. Assuming that the draft Plan is approved, there will be a Public Consultation, which will run from October 31st to December 12th; EFDC may then revise the Plan. There are then further stages to go through before the Plan is finally adopted.

EFDC are already well behind their original time-table for producing the new Plan, and we would not want to further delay its introduction unnecessarily. However, should EFDC not take the expected public outrage into effect by amending the draft Plan, the LRA will continue to the fight these proposals at every stage.

Loughton Residents Association

September 28th 2016

Contact: contact@loughtonresidents.co.uk

Notes

1. About the Local Plan

The Local Plan governs many aspects of life in the district, including planning for housing and employment. In preparing the new plan, EFDC is required to consider all potential sites for housing.

2. About developments in Loughton

The Conservative majority on EFDC have already forced through a wholly out-of-character seven-storey building at the end of Debden Broadway, now under construction. They are also developing a “retail park” on Langston Road where it appears that – despite their promises at the outset - the retailers they are bringing into

Loughton will create extra direct competition for retailers in The Broadway and Loughton High Road.



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NOTES

1. We expect to send out the next news bulletin on Friday September 30th.
2. In the process of drafting these items and sending them by email, some links to websites or email addresses can be broken; you can get round this by right-clicking on the link and then clicking “open” or, if this does not work, by cutting and pasting the address into an email or browser as appropriate.
3. If a web address doesn’t work, or anything else is wrong, please let us know at david.linnell@loughtonresidents.co.uk
4. LRA gives no warranty about, and will take no responsibility for, items or services offered – purchasers/users should make their own enquiries, and will be acting at their own risk.
5. To enlarge a picture, click on it and then drag one of the corners outwards
6. EFNW = Epping Forest Neighbourhood Watch

David Linnell

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