

LRA's LOUGHTON LIFE

Townwide Edition

Loughton Residents' Association Newsletter Autumn 2016. For all residents in IG10.

Contact us at contact@loughtonresidents.co.uk

THE THREAT TO LOUGHTON'S OPEN SPACES

What's proposed?

About 1,190 homes on 12 sites!

The District Council's draft Local Plan proposes putting housing on these and other parts of Loughton. You'll get a leaflet from them – they want your views by 12 December

**It's vital you tell the Council
(and us) what you think
of these proposals**

**Turn the page to find out more –
and how to comment**

LRA meeting 7.30pm Thursday November 17

Town Council meeting:

7.45pm Tuesday November 29

Both meetings at Murray Hall, Borders Lane. All welcome



Traps Hill car-park



Jessel Green

Where do they want to build?

(approx. numbers of homes in brackets)

- * Jessel Green (195)
- * Debden Station car park area (193)
- * Rochford Green (53)
- * Loughton Resource Centre, Torrington Drive (35)
- * Vere Road (10)
- * Borders Lane playing field) (304)
- * Old College "Middle" Site, Borders Lane (158)
- * Golden Lion, Newmans Lane (30)
- * Loughton Station car park (114)
- * Loughton library and adjacent car park, Traps Hill (44)
- * Car park, Clifton Rd/High Rd (30)
- * Royal Oak pub, Forest Road (14)
- * 46-48 Station Road (12)

(Green = developments already in hand or small-scale)

**LRA IS INDEPENDENT &
FOCUSES ON LOOKING AFTER LOUGHTON.**

DRAFT LOCAL PLAN

What's in the plan?

The new Plan will affect how the District develops between now and 2033. How many homes? Where will they go? Where will residents work? How will they travel? And lots more.

The Government is making all local Councils go through this process. They have to identify the future demand for land for employment uses and for housing, and provide for it.

It's likely that most, if not all, of the proposed sites will be built on. **That's why we need you to tell the Council which sites you value – and why.**

Public Consultation

See the Plan at the display at

Loughton Library, Traps Hill or at

www.eppingforestdc.gov.uk/planningourfuture

Throughout the Plan's development, LRA Cllrs have opposed building on Loughton's open spaces.

We expect the vast majority of Loughton residents will oppose this too!

Please tell the Council what you think!

Tell them public open space provision is only just adequate now and must not be reduced.

Give reasons for your views, such as:

- loss of much-used vital recreational space,
- well-being: residents, children, dog-walking
- badly-utilised industrial brownfield land should be taken first (such as Clinton Cards site, run-down bits of Langston Road etc)
- urban intensification will destroy the leafy suburban environment of Loughton.
- there's a lot of green space (including Green Belt) that can't be used for exercise, team games, community events because, for example it's hilly, or is private land
- because the public can't access much of the ordinary Green Belt, public open space is as valuable....or more valuable!
- other Essex districts are planning new garden villages – our Council isn't.
Instead it's trying to squeeze lots of new housing into our already-crowded town.

More at www.LoughtonResidents.org.uk

where you can also download the Council's form to fill in.

How to reply

- email ldfconsult@eppingforestdc.gov.uk or
- write to them at EFDC, Civic Offices, Epping, Essex CM16 4BZ or
- go to <http://eppingforest.consultationonline.co.uk>
(queries : ring 01992 564517)

Let us know too by copying us in at
contact@loughtonresidents.co.uk

Some of the housing sites (There are no detailed plans)

The draft Plan proposes sites for development, with an indication of how many dwellings might be built.

It doesn't set out what sort of homes (flats, terraces, semis etc), how high they'd go or how they'd look. All that is left to individual developers, who would be subject to the normal planning rules, such as they are. However, the Council are looking for high density housing, perhaps 20 or more to the acre (twice the density of Loughton generally).



Rochford Green

Jessel Green (about 195 homes)

Rochford Green (about 53 homes)

History: The LCC built the Debden estate between 1947 and 1953. The greens were designed to give a garden-city feel and to provide places for residents' recreation and enjoyment. Jessel Green is by far the biggest of these areas.

As the Forest Superintendent recently tweeted, "Nature & green spaces are vital to mental well-being"

Use: the greens are widely used for informal recreation (dog-walking, games etc) and for organised events, including the annual Jessel Green Community Fun Day, held opposite the Cottage Loaf pub.

Ownership: the District Council owns the land, so if it's sold for development the Council will pocket the proceeds for Council services across the District, not just in Loughton!

What's planned:

Jessel Green (picture on front page):

As a rough guide, this might mean three tall blocks like the one being built on the *Sir Winston Churchill* site, or five lower ones.

Rochford Green: probably housing on the whole Green except the children's playground.

Some of the housing sites (There are no detailed plans)



Loughton Station car-park



Lucton's Field

Station car-parks (307) Traps Hill car-park (44)

Current value: although used as car-parks, these three areas help to give the town its open character.

The Traps Hill car-park forms part of a wider open space with the cricket green and bowls club green across Traps Hill.

What's planned:

There could be a multi-storey car-park on part of the land, and blocks of flats on the rest.

Or there could be several storeys of flats across the whole area, with an underground car-park underneath.

The current number of parking spaces would be probably be maintained, but there'd be little or no extra parking for the people in the flats.



Traps Hill car-park

Lucton's Field 304) Middle college site (158)

History: Lucton's field is owned by Epping Forest College. It's long been used by local residents for dog-walking etc. and, in the past, for sports.

The College have neglected the field which has made it less and less useful for games and recreation.

Despite strong LRA protests, last year the District Council just threw away a protective covenant that restricted the field to educational or NHS use; at the time the College said it was primarily intended as the site for a sports centre.

The College Middle Site was also subject to the same protective covenant, now lost.

What's planned: housing across both sites.
Nothing in the draft about the promised sports hall – a sports hall & 304 dwellings?



College "Middle site"

What the Plan says..... and doesn't say

Loughton will continue to be one of Epping Forest District's major towns, providing a retail, employment and education hub with good public transport and close to Epping Forest and the forest-edge environment.

Separation from neighbouring built-up areas

Any future development should maintain separation from Theydon Bois, Buckhurst Hill and Chigwell. *This is welcome, but much to our east is flood plain anyway*

Green Belt

The Plan aims to protect the Green Belt, now and for future generations. There are "adjustments" elsewhere in the District. There are no proposals to change Loughton's Green Belt boundaries.

That's something we welcome!

High Road shopping

The main centre of Loughton High Road will be strengthened and supported to remain a successful retail centre with a range of services and facilities. Changes to "non-retail" uses such as estate agents & cafes will be resisted.

At least 70% of the ground floors of the main High Road shopping area will be kept as "retail. Similarly, at least 35% of some areas on the edge of this area.

The Broadway shopping

The Broadway will be improved as a shopping area, and there'll be other types of shop at the new Retail Park in Langston Road. At least 60% of the ground floors of the Broadway shopping area will be kept as "retail".

These provisions were also in the previous Local Plan but in the last few years they have been undermined by national planning policies.

Population & households

Most of the District is rural. Over four-fifths (92%) is Metropolitan Green Belt land. There's very little space within the existing towns and villages that's not already developed. And what there is, is highly valued!

The District's population is projected to grow from around 130,000 in 2015 to nearly 160,000 in 2033.

The number of households is expected to increase from around 52,000 in 2011 to around 65,000 in 2033 (with a greater proportion of one-person households in 2033).

Over half this increase is expected to come from the net effect of people moving into the District from elsewhere in the UK, particularly from London.

Housing

The Council *has* to identify all the possible sites in the District that could take new housing. Then, given the number of new homes it needs to provide, it has to decide how much housing should go in each town or village, and then which sites to select.

Other districts have chosen to build a garden village well away from existing centres. Epping Forest has not. WHY NOT?

Affordable Housing

On development sites which provide for 11 or more homes, the Council will seek a minimum of 40% of those homes for affordable housing (*but it can't compel this in all cases, as developers counter with so called "viability assessments"*).

Services & standards

The Plan also sets out what back-up services will need to be provided - transport, health, education, leisure and social needs. But it doesn't say who will make sure this happens, or when or where they'll appear!

Unfortunately, a lot of this is completely outside the Council's control - for example, other bodies are responsible for providing new schools and surgeries and - if they are provided - they often appear long after the arrival of the extra people they're meant for.

It wants to make sure that new buildings are well-designed and fit into their existing surroundings.

The Central Line is already at or beyond capacity, as every Loughton commuter knows. How will it cope with a thousand extra homes in Loughton and many more further up the line? This a nonsense.

New homes needed

It's estimated that the District will need about 10,000 new jobs and 11,400 new homes between now and 2033; 3,000 of these should be "affordable".

(The Council's own housing waiting list was 1,360 households at August 2016.)

Employment

Employment will continue to be provided at out-of-centre sites such as Langston Road, and on smaller-scale employment sites within the town.

Stay in the picture!

Join LRA now for £5 per household until the end of 2017! You will get extra newsletters and can receive our regular emails of local news and events bulletins.

Members' support is vital as subscriptions pay our costs, such as printing newsletters and election expenses. Subscriptions for existing members are due in January. To pay direct from a bank account or to set up a standing order, or to check if you've paid, ring 020 8508 2932 or email contact@loughtonresidents.co.uk

I enclose £5 till end-2017

I enclose a donation for LRA's work £

Name

Address

Post code IG10 Phone.....

Email (if any)

I would like LRA's email local news bulletins Y / N

Please complete and send to LRA Membership Secretary,
14 The Hawthorns, Loughton, IG10 3QT.

Christmas Quiz



We invite you to take part in our Christmas Quiz. This year, because of the space needed for the draft Local Plan, the quiz won't appear in *Loughton Life* but will be posted on our website at the start of December.

Not online: ring us on 020 8508 2932 for a paper copy.

CONTACTING LRA:

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Membership information is held by LRA for its own purposes and is not made available to any other body.

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E-mail LRA at Contact@LoughtonResidents.co.uk

Langston Road retail park



The District Council has announced tenants (so far) as *Next, Aldi, Smyths Toys, Mothercare, T.J.Maxx, and Hobbycraft*. These cover over 50% of the Retail Park sales area. Opening is expected September 2017. The potential impact on The Broadway & High Road shops concerns us.

Drug-taking / drug-dealing

The police often receive information about people smoking cannabis in the street or in cars. However, what they need most is information about dealers - a name, or an address, or a car type and registration number, and if they're at a particular place at a regular weekly time. Visit www.essex.police.uk or call 101.

Farmers' markets in Loughton

The LRA organises farmers' markets on the first Sunday of each month (9am–2pm; except January) on Centric Parade, High Road - come and meet us there.

Disposing of household waste

The County Council has now banned various types of DIY waste, and types of vehicles, from our local sites at Luxborough Lane and Brooker Road.

So we can challenge the decision, if as a result you have to make a longer journey to another site, please let us know at contact@loughtonresidents.co.uk

Bus route 167

Residents – and LRA – have objected strongly to a TfL proposal to discontinue the part of the route north of Loughton station. We await a decision.

LRA news & events bulletins

Members can receive our regular email bulletins. If you're a member would like to get them, please let us know at contact@loughtonresidents.co.uk If you're not a member, see the previous page to join. Between the email bulletins we send out any urgent items on our Twitter and Facebook pages

www.twitter.com/loughtonra
www.facebook.com/loughtonresidents

Highways and parking

Chigwell Lane roadworks

The works involving the carriageway are scheduled to be done during the night. The main works have commenced and will last about 40 weeks. Traffic may also be affected by work on building the retail park on Langston Road.

Debden and Loughton station car parks

A reminder that the station car-parks, including Loughton pick-up/ drop-off area, are now covered by NCP's charging structure, which means that drivers will receive a fine if they stay over 20 minutes at any time of day without paying. LRA has helped some drivers caught out when the changes were introduced to obtain waivers of their fines.

Planning & licensing

The LRA Plans Group (LPG) looks at all planning and licensing applications in the town. It consults residents and supports, or objects to, individual applications as appropriate. It works separately from LRA's Cllrs on Council planning committees. Here are notes on some recent cases:

LuXe (126 High Road)

The District Council and the police are still monitoring LuXe for compliance with its licence.

A planning application to demolish this 1860's building and replace it with flats and a restaurant has been turned down – we hope there'll be another application replicating the historic façade more closely.

Nu-Bar (153 High Road)

Following a licensing review called by the police, and strongly supported by LRA, Nu-Bar now ceases serving at mid-night and closes at 12.30am.

Royal Oak (Forest Rd / Smarts Lane)

This part two-storey, part three-storey application seeks to extend & convert the existing public house and 171 Smarts Lane into 14 apartments. Residents and LPG are concerned about overdevelopment, poor off-road parking & the loss of roadside parking spaces.

Oaklands School (Albion Hill)

The School has appealed against the District Council's rejection of their plan to convert a green field off Warren Hill into a parking and drop-off area, and to increase pupil numbers by 30. The LRA Plans Group objected because we do not believe that the proposals – in their current form – will have the effect of significantly reducing the parking and traffic nuisances the school's parents & staff cause local residents. It would also mean the loss of an attractive aspect on the edge of the Town.

LRA Plans Group

We need your help!

To find out more about joining the group of residents who guide us on our comments on planning & licensing applications (we work entirely on email), please email contact@loughtonresidents.co.uk

E-mail LRA at Contact@LoughtonResidents.co.uk