

# LRA's LOUGHTON LIFE Newsletter Members Edition July 2025

*Loughton Residents Association is independent  
and focuses on looking after Loughton.*

*We have Cllrs on the County & District Councils and  
hold 21 out of the 22 Loughton Town Council seats.*

## Remembering Caroline Pond

It is with great sadness that we report that former LRA Cllr and Town Mayor Caroline Pond passed away in May. She was 74 and had lived in Loughton since 1981 with her husband Chris and son Ed.

Caroline and Chris joined LRA in the year of its foundation, and Caroline was elected District Cllr for St John's ward from 2002-2024, Town Cllr 2004-2024, Town Mayor 2011-2012 and was Chairman of the District Council in 2007-08. She had also worked as a librarian with three London and Suffolk local authorities. She was an active member of Loughton Methodist Church and volunteered for Loughton Voluntary Care for 35 years.

Mark Squire, the Town Clerk, has acknowledged that "Caroline will be greatly missed by all fellow Councillors and staff, past and present, at Loughton Town Council. She did not suffer fools gladly, but she was unfailingly kind and unassuming, with a quiet determination to get things done. She did not seek the limelight, it was never about Caroline, but her focus was purely on what she could achieve for the community." You can read the full tribute at <https://tinyurl.com/carolinetowntribute>. Tributes were also paid by many at a recent District Council meeting, and you can read and watch the tributes at <https://tinyurl.com/carolinedistricttribute>.



## Tree planting on the recreation ground

A donation of tree whips (from the IT and consultancy firm CGI) to LRA Cllr Neil MacKinnon prompted a busy morning of planting at the end of March. Neil, assisted by LRA Cllrs Alan Fricker and Ceejay Ubah, planted a range of trees including hazel, willow and cherry, in the wilder areas near the outdoor gym on the mound.

**Our thanks to all the residents who support LRA**



Image: Town Council

## New Town Mayor and Deputy Mayor

LRA Cllr David Wixley is the new Town Mayor for 2025/26, with LRA Cllr Stephen Harriman as his deputy.

David has lived in Loughton since 1951 and has been a member of the Town Council since 2004. He currently represents Whitebridge Ward and has served as Chairman of the Recreation Committee and the Planning and Licensing Committee in the past. For those of you that know David, you will be aware that he is a very community-minded and diligent individual. There is a long list of groups and associations that David is either currently a member of or has been a member of in the past.

Stephen represents St John's Ward and is a relatively new councillor having been elected as a member of the Town Council in 2024.

Members also paid tribute to the work of the outgoing mayor, LRA Cllr Katie Valentine, commenting that taking on the role of Town Mayor was no small undertaking and that she had carried out her duties extremely well. In response, Katie described how much she enjoyed her term as Mayor and meeting so many excellent community groups within Loughton. She added that Loughton is a wonderful community and has so much to offer its residents.

## Jessel Green Fun Day, 6<sup>th</sup> July

The Town Council's annual Jessel Green Fun Day takes place this year on Sunday 6<sup>th</sup> July from 12pm to 4pm.

There will be inflatables, funfair rides, food, and community and charity stalls, along with a free soft play area for under-5s. Enjoy a dance performance from Straight Up Dance UK and be entertained by the ever-popular Mr Happy. Epping Forest and Restore Community Churches will run the Café on the Green. John Walsh of the Cottage Loaf pub and his team will also provide live music from 4pm into the evening.

Wristbands for all inflatables and funfair rides remain at last year's price of £12. This gives unlimited access to all inflatables and funfair rides. Wristbands will be available to purchase in advance from the Town Council's offices from Monday 23<sup>rd</sup> June, and from 11:30am on the day.

## Central Line Improvement Programme update

A recent Freedom of Information (FOI) request has revealed further information on the Transport for London's (TfL) refurbishment project for Central Line trains.

To date, two trains have completed the full refurbishment and are in passenger service. The plan is to have four more trains entering service this financial year, and TfL plans to take up to 5 trains out of customer service at a time to enable the work to be completed. The first few trains have taken longer to complete as the teams work to understand the disassembling and reassembling of the train. As the programme moves forward, the turnaround of trains will move from years to months with the completion of the programme due in 2029.

## Blue-lidded recycling bins

New blue-lidded recycling bins are replacing both the clear recycling sacks and blue box. The District Council has now decided that cardboard will be collected if folded or flattened and left beside the bin.

Bins are being delivered in stages to limit disruption to collections. Blocks of flats will not get the new bins as they use communal bins for their recycling.

We understand you will be able to request from the Council a larger, additional or smaller bin, but not until 1<sup>st</sup> September when the initial rollout is complete.

## Garden waste collection charge?

The District Council is considering charging £60 per year for fortnightly collection of garden waste. This would be in conjunction with separating food and garden waste into different bins for collection. Food waste would be collected weekly for no additional costs to residents. The proposal will be considered by the District Council cabinet on 14<sup>th</sup> July. LRA District Cllrs will oppose this change.

## Watch for cable thieves

Keep an eye on electricity substations near you as thieves are now stealing cables from the sites throughout the country, with reports of this happening in Loughton and Buckhurst Hill.

Substations are often just a small brick building with electricity danger warning signs. These are a vital part of the energy system. Cable theft can cause serious problems and is a risk to staff that maintain the site.

If you see cable thefts in progress, call the police on 999.

Those committing these thefts could be wearing hi-vis vests to blend-in to what would be expected on the site.

## Overflowing bins

A resident had noticed their communal bin was overflowing, with the resultant mess being a health hazard. The problem had been reported online to the District Council, but no apparent action has been taken.

The resident contacted LRA Cllr Sheree Rackham who followed up the issue with the Council. After an investigation and site visit, it was found that the Council was unaware of any missed bin collections, and the recycling bin was contaminated with non-recyclable waste. Managing Agents are responsible for cleaning bin stores and removing cross contamination. The Council will not collect any excess waste from the floor and, if the refuse bin is overflowing, they also may not empty it.

The Council has since emptied both bins, and the bin store has been tidied up by residents.

## Fly-tipping patrols

Recent joint fly-tipping patrols with the District Council and the Corporation of London resulted in 36 vehicles being stopped to check waste licences. Seven investigations will be carried out in relation to no licences being held. One section 59 warning was given for a driver who was driving antisocially, and a fixed penalty was given in relation to traffic offences.

## Contacting LRA

<b>Councillors key:</b> D = District    T = Town		<b>Membership:</b> <a href="mailto:membership@loughtonresidents.co.uk">membership@loughtonresidents.co.uk</a> Laura Blake, 9 Woodbury Hill, Loughton IG10 1JB    07968 174388 <b>Enquiries:</b> <a href="mailto:contact@loughtonresidents.co.uk">contact@loughtonresidents.co.uk</a> or call    020 8508 2361	
<b>Loughton Fairmead District Area LRA Cllrs</b> Louise Mead (D) Goldings Road 07746 875952 Arash Ardakani (D) Shelley Grove 020 8257 0230 Will Kauffman (D) The Greens Close 07799 148740 Carol Davies (T) Colebrook Gardens 07817 230372 Neil MacKinnon (T) Barncroft Close 07872 324028 Ceejay Ubah (T) Barrington Road 07983 535992 Ruth Sylvan (T) Englands Lane 07958 813014 Sebastian Fontenelle (T) Etheridge Rd 07898906371		<b>County: Loughton (Central)</b> Chris Pond Staples Road 020 8508 2361 <b>Loughton St John's District Area LRA Cllrs</b> Chris Pond (D&T) Staples Road 020 8508 2361 Howard Kauffman (D) Church Lane 020 8508 1098 Graham Wiskin (D) Traps Hill 020 8925 2003 Stephen Harriman (T) High Road 07740 409374 Michael Owen (T) Baldwins Hill 07467 430145 Ian Allgood (T) Greensted Road 020 8502 2393 Joyce Obaseki (T) Whitehills Road 020 3004 7286	
<b>Loughton Forest District Area LRA Cllrs</b> Ian Allgood (D) Greensted Road 020 8502 2393 Michael Owen (D) Baldwins Hill 07467 430145 Roger Baldwin (D) Burney Drive 020 8281 5488 Jon Riley (T) Albion Park 020 8508 6604 Kin-Wan Lee (T) Meadow Road 07940 807483 Stella Murphy (T) High View Close 020 8508 2794 Raj Minhas (T) Alderton Hall Lane 07889 121518 Wendy Dodd (T) Deepdene Road 07871 964682		<b>Loughton Whitebridge &amp; IG9 East Area LRA Cllrs</b> Barbara Cohen (D) Church Lane 020 8502 3242 Rose Brookes (D&T) Lower Park Rd 07391 879412 David Wixley (T) The Meadway 020 8418 9284 <b>Committee</b> Anne Harriman 020 8502 1779 Chris Kent 07825 249777 John Walker 07779 338868 Judith Walker 07855 265835 Kevin Rainbow 07921 662715 Mark Dalton 07719 736901 Martine Groman-Marks Michael Benbow 020 8508 4457 Philip Abraham 020 8502 2925 Steve Eaton 020 8923 0065 Tessa Cochrane 020 3643 7492 Trevor Downing 020 8508 8877	
<b>Secretary:</b> Vacancy - Please apply 020 8508 4457 <b>Treasurer:</b> Miriam Murphy 07966 177961		<b>Loughton Life Editor:</b> Eva Blasco 020 8923 0065 <b>Minutes Secretary:</b> Susan Creevy	

## LRA councillors are Independent and non-political

## Planning & licensing

The LRA Plans Group (LRAPG) looks at all planning and licensing applications in the town and takes action where appropriate. It consults residents and supports, or objects to, individual applications as appropriate. It works entirely separately from LRA's Cllrs on Council planning committees. Read more about Planning and Licensing, the role of the LRAPG, how to get more information using the application and reference numbers provided, and how you can comment at <https://tinyurl.com/LRAPPlanning>

Where there are residents in flats above licensed premises, for example on the High Road, The Broadway or nearby, the LRAPG objects to late-night licensing applications.

### 28 Ollards Grove

The application proposes demolition of the existing building, replaced by a new house.



LRAPG has objected to this application. The proposed building is out of scale with its neighbours and, by reason of its height and bulk, will be detrimental to this part of Ollards Grove and the wider area.

The loss the existing building is unjustified on sustainability and embedded carbon grounds. It is not sustainable to knock down existing buildings and replace them with completely new builds. The existing building represented an enormous investment in carbon and energy already, and to simply throw it into the skip is unacceptable. It is also contrary to the principles of the circular economy.

*Reference EPF/0856/25. Formal consultation period ended 6<sup>th</sup> June.*

### The Lodge, Goldings Hill

This application proposes extensions to the existing lodge and erection of two new detached houses fronting Goldings Road



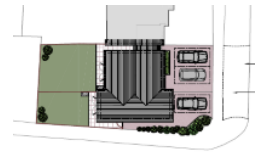
LRAPG has objected to this application. The Lodge is a late 19th century building of great heritage merit on a very prominent corner across from the Special Area of Conservation. It makes a very positive contribution to this part of Loughton. The proposed dwellings will cause serious harm to the setting of The Lodge which needs to have green space around the building for it be enjoyed. The design of the proposed two houses, by reason of their height, bulk and bland town house appearance are totally unsympathetic to The Lodge and its setting. They would be a very unwelcome distraction to The Lodge. It would appear significant excavation of the garden will be required and there are no details of how this will impact on the adjacent house in Goldings Road.

This is garden grabbing at its worst, that will turn a free-standing heritage asset into a terrace when viewed from Goldings Road. As such the District Council should refuse planning permission.

*Reference EPF/0323/25. Formal consultation period ended 31<sup>st</sup> March.*

### 120 Valley Hill

The application proposes demolition of the existing single storey dwelling and construction of two new self-build dwellings including link, private amenity, off-street car parking, landscaping and boundary treatment.



LRAPG has objected to this application. The smaller house is virtually full onto the pavement of Greensted Road, well in front of the building line for Greensted Road. (The side of 118b Valley Hill is set back from the pavement edge). It will therefore appear as a sheer face to passers-by. The rooms in the smaller house appear cramped and deficient of a reasonable standard of living.

*Reference EPF/0806/25. Formal consultation period ended 12<sup>th</sup> June.*

## VE Day

Once again, the Town Council was honoured to host the lighting of the Beacon at the top of Hillyfields Open Space to commemorate VE Day, marking 80 years since Victory in Europe was declared in WWII.

The Town Council was extremely proud to take part in this national tribute in which over 1,500 beacons were lit across the length and breadth of the country and overseas. Town Mayor LRA Cllr Katie Valentine welcomed everyone to this special event and extended her heartfelt thanks to the 41st Epping Forest Scouts for reading 'The Tribute', to Reverend Chris Davies for his words of Remembrance, and to Frankie Gibney (Young Loughton Citizen of the Year) for lighting the Beacon. She also acknowledged Ben Mayers, the Standard Bearer, and Roseanne Duckworth for playing the bugle.

The Town Council says a big thank you to all who took part and to the large crowd of Loughton residents who attended and supported this historic, commemorative event.

The beacon was previously lit in this location in 2012 as part of the Diamond Jubilee celebrations, in 2016 for the Queen's 90th Birthday celebrations, in 2022 for the Platinum Jubilee celebrations, and in 2024 for the D-Day Landings 80th Anniversary.

## Local government restructure

An initial plan, setting out how Greater Essex councils could best respond to the challenge from government and achieve more for residents and businesses, has been shared with the Government. The 15 Essex councils, and the office of the Police, Fire and Crime Commissioner, developed the joint, interim plan for local government reorganisation in Greater Essex.

Although the plan does not include final recommendations for the future structure of local government in the area, some councils have expressed an in-principle preference to work towards five new unitary authorities for Greater Essex. Work will now continue up to September to inform a final business case. This will be submitted to the Government in line with its 26<sup>th</sup> September deadline.

The Government will decide what the final structure will be for Greater Essex councils.

Find us at [www.loughtonresidents.org.uk](http://www.loughtonresidents.org.uk)



## Parking concerns: a call for understanding and solutions

There have been ongoing concerns by residents over parking problems resulting from the new housing and over 400 new residents in the Lucton Close development on Borders Lane. These concerns have led to frustration and tension in the community, which have been heard by LRA Cllr Chidi Nweke and Independent Cllr Stephen Murray.

New residents of Lucton Close are currently facing challenges with limited parking availability in their new neighbourhood, often resorting to parking in nearby streets. We empathise with these residents, many of whom may not have been aware of the parking situation prior to moving in. We are sympathetic to this.

We also recognise the concerns of residents on Colson Road and Ladyfields, who are feeling the additional pressure on parking in their areas. However there have been reports of tension, including instances of harassment directed towards Lucton Close residents. Disturbingly, we have received reports of criminal damage to vehicles belonging to Lucton Close residents, including slashed tyres and keyed paintwork. Such actions are unacceptable and counterproductive to our shared goal of fostering a harmonious community.

There are better ways to address parking pressures, rather than taking the law into one's hand. For instance, the implementation of a Scheme which, if approved, could restrict parking on certain streets to residents only during designated times. We are aware that some residents are actively pursuing this option to enhance parking restrictions. Those with long memories may remember that residents rejected such a scheme 10 years ago. Perhaps time for residents to get together and propose it again?

We urge all residents to report any incidents of criminal damage or harassment to the police immediately by calling 101 or report it online.

*LRA Comment: LRA opposed this development from the outset owing to anticipated parking complications, among other concerns (background on our website). The District Council's failure to make a decision on development enabled the developer, Fairview Homes, to take the application to a Planning Inspector, which ultimately approved the project despite local concerns.*

While the outcome cannot be changed, we encourage everyone to respond with patience and understanding, avoiding any actions that may be perceived as threatening to fellow residents. Chidi and Stephen are committed to collaborating with residents of Lucton Close to explore alternative parking solutions that may help mitigate the parking pressures on Colson Road, Ladyfields and surrounding streets. However, it is important to understand that while we are working towards a solution, we cannot guarantee immediate results.

We appreciate the cooperation of all community members and encourage a spirit of restraint as we work together to address these challenges. It is essential to report any incidents to the police rather than taking matters into our own hands.

## Two arrests over dog incident

Officers investigating an incident where a woman was bitten by a dog arrested two people.

A woman in her 30s reported being bitten in Highwood Lane on 13<sup>th</sup> May and sustained an injury to her arm. The dog was with another dog. On 17<sup>th</sup> May a 61 year-old man and a 59 year-old woman, both from Loughton, were arrested on suspicion of being in possession of a dog dangerously out of control.

They have both been released on bail. The dogs have since been seized since the incident took place.

## Government housing targets increased

With the Government's planning reforms being progressed, changes to the National Planning Policy Framework show an increase in the housing targets across the country.

In Epping Forest district, the target is being raised from the existing 725 to 1,299 a year. This will affect the Local Plan that was adopted in 2023, and the District Council has confirmed that a planned review of the Local Plan before March 2028 would take into account the Government's new housing targets.

The Epping Forest Heritage Trust has a summary of the proposals and their view.

*LRA Comment: The District Council has not been meeting its previous housing target, let alone the increased version. This leaves the Council open to speculative development in unwanted areas that are likely to be nodded through at appeal. The Council needs to identify sites that bridge the gap, without harming the Forest, as soon as possible.*

## Bollards Back

We reported last November that Essex Highways was scheduling works to fix the two fallen bollards on Connaught Avenue near the junction with Ollards Grove, after a resident had reported the problem in 2018. Essex Highways has now completed the work, and the bollards have returned to the natural upright position, after 6.5 years of having a lie-down.



## Surveying Reptiles

You may notice random squares of corrugated bitumen or roofing felt left in sunny spots in tall vegetation on the edge of scrub in the Forest. These are reptile mats that the Forest's Conservation Team used to survey reptiles at various grassland sites across the Forest.



The mat locations are all mapped and they will be checked and visited every two to three weeks throughout the summer and the presence of any reptiles will be recorded.

## Dates for your diary

- 6 September - Loughton Horticultural Show
- 20 September - Loughton Day.