



## ***LRA's Loughton News***

28 November 2025

In this issue, read about how [the community and LRA helped stop an inappropriate housing development](#), [acting against littering](#), and getting to [the cause of accumulated waste in one of our wards](#).

With Christmas not far away, [there is a Christmas community market on The Broadway](#) on 7 December. The Town Council is running their [annual Christmas window competition](#), and [why not help ensure that no child goes without a Christmas present?](#) Also, [District Council car parks are free at the weekend](#) in December.

Read about [Remembrance Sunday](#), and [Light Up a Life](#) is tomorrow (Saturday). The event is open to everyone.

Thank you for supporting LRA which is 100% run by volunteers. You can contact us by emailing [contact@loughtonresidents.co.uk](mailto:contact@loughtonresidents.co.uk) to raise an issue, give your views, or offer help.

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## ***LRA News***

**Planning permission refused for Avondale Close land and garages**

Planning applications are reviewed and decided on by District Council officers, unless they are unusually large or controversial or they are for a member of the District Council, in which case they are brought to one of two planning committees of the District Council for review and a decision. Each committee has nine members, with five Conservative, two LRA and two independent members on each one. LRA and its District Cllrs get notification of the applications that are being agreed, refused or that are going to be heard at a committee.



LRA Cllr Rose Brooks saw that a planning application for semi-detached houses directly at the bottom of the garden of one of the residents in Avondale Close had been proposed, and 'called it in', which enabled a discussion on the application.

A site visit was organised, with the District Council's Planning Officer in attendance, and District Cllrs were invited to attend.

LRA Cllr David Wixley, who has long standing attachment to this area and the site is in his ward spoke at the committee meeting on behalf of the Town Council to object to the application. LRA Cllr Barbara Cohen spoke passionately as the District Cllr for the ward on behalf of residents against the application with the help of LRAPG's John Walker. LRA Cllr Arash Ardakani spoke up and agreed with the points made. LRA Cllr Will Kauffman came up with some more points. All LRA representatives brought a catalogue of reasons why the proposed development was unsuitable for this area, and how it was unfair for existing residents. The site is also in Flood Zone 2, which is rarely built on. The overdevelopment, the outlook of the existing residents and the flood risk were the main objections.

However the collective letters of the 27 residents from Avondale Drive, Avondale Close and Elmhurst Way that opposed the application, the way that Sarah Mackie, a local resident, organised the campaign, along with the actual idea that semi-detached houses were unsuitable for that location won the day. The application was refused by 8 votes to 1.

Barbara got a heartfelt letter of thanks from the representative of the residents as they really did appreciate our efforts. The residents and LRA succeeded in getting the application refused to help keep Loughton as pleasant a place to live in as we possibly can.

### **Help us keep our streets beautiful: Act against littering**

LRA Cllr Chidi Nweke recently stumbled upon a disheartening sight on his way to work; a significant amount of loose waste scattered across the pavement next to the bus stop in Hillyfields. This not only tarnished the beauty of our neighbourhoods but also raised important concerns about community pride and cleanliness.

It's troubling to think that this mess may have resulted from rubbish being left out too early for collection or, worse, someone carelessly dumping their waste. Whatever the cause, the aftermath is the same - a messy and unwelcoming environment for all of us.



Chidi immediately reported the issue to the District Council. Within hours the area was cleared and our public space was restored to its lovely condition. This prompt action shows us the power of community involvement.

Chidi urges everyone join him in keeping Hillyfields and our other neighbourhoods clean. Let's be vigilant, so if you see abandoned waste or fly-tipping, don't hesitate to [report it to the District Council](#). Every report makes a difference.

Let's work as a community to ensure our streets remain tidy and welcoming and that we can all take pride in.

### Local government reorganisation

The government is now seeking views from residents on the different proposals submitted by councils for the reorganisation of local government in Essex, Southend-on-Sea and Thurrock. [The proposals are here](#).

You can [respond online](#) or via email or letter ([details here](#)).

A preferred option is likely to be announced by Government in the spring of 2026.



### Community care: tackling accumulated waste in Roding ward

As LRA Cllr Chidi Nweke was going about his round in Roding ward, he came across a concerning situation where waste has been accumulating outside the front gardens of three council properties for over three months. This buildup of refuse not only detracts from the visual

appeal of our neighbourhoods but can also have detrimental effects, attract pests, and diminish the quality of our living environment.

Recognising the importance of addressing this issue, Chidi felt it was essential to get to the bottom of why this waste had been left unattended for so long he promptly reached out to our District Council officers to investigate the situation further, ensuring that the cause was fully understood.

After a thorough investigation, it became clear that the residents of these properties, due to their age, were struggling to manage the waste on their own. This revelation highlighted a crucial aspect of our community: the need for support and understanding for our neighbours who may be facing challenges.

In light of this, Chidi encouraged District Council officers to step in and lend a helping hand. After engaging in conversations with the residents, arrangements were successfully made for the removal of the accumulated waste, ensuring our community remains clean and welcoming.



## ***Planning and Licensing***

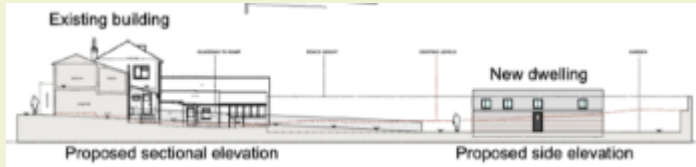
[Read more on our website](#) about Planning and Licensing, the role of the LRA Plans Group (LRAPG), how to get more information and how to comment to the Town Council and the District Council, and to the LRA Plans Group – please have your say.

You can [download the most recent week's applications here](#) or [search for planning applications here](#).

### **Princess of Wales, Westall Road**

The District Council has granted planning permission for 15 homes on the site of the Princess of Wales pub on Westall Road.

LRAPG, the Town Council and LRA Cllrs had raised objections to the proposal, which included concerns over inadequate parking, quality of the design, and height and bulk of the building. LRA Cllrs Carol Davies, Will Kauffman, and Graham Wiskin all raised their concerns during the Planning Committee's meeting. However the application was approved by the Committee, which has a Conservative majority.



### **Mulberry Interiors, 8 Church Hill**

The application proposes a new dwelling within the rear garden, alterations to the front elevation of the main building, internal alterations to the existing first floor flat and combining two commercial units to form one commercial unit.

LRAPG has objected to this backland development that is out of character with the York Hill Conservation Area. This part of the conservation area is characterised by triangular green spaces that will be lost if rear garden housing development is permitted.

The living conditions are unacceptable with the new dwelling tucked in behind the existing Mulberry Interiors property. The dwelling would face onto a car park at the rear of 10 Church Hill which is unregulated and would disturb the occupiers late in the evening.

LRAPG has noted that an on-street parking survey was undertaken at 1am for two days in middle of the week, although during the daytime there are rarely empty spaces on Church Hill and the surrounding area. The parking survey should be carried out during the day and weekends. The survey was also based on Lambeth Council planning policy which is a very different area and irrelevant for our district.

Overall, the LRAPG consider this is a very poor development that provides substandard residential accommodation due to its siting with no parking and permission should therefore be refused.

Reference [EPF/2305/25](#). The consultation ends 5 December.

## ***Roads, Parking and Travel***

## Planned road closures

- Old Station Road - the road will be closed 4-5 December between 8pm and 5am for resurfacing. [More](#)
- Etheridge Road - the road will be closed 2-15 December from its junction with Westall Road for a distance of approximately 30m in a north westerly direction for pole replacement works by o2. [More](#)

There will also be temporary traffic lights on the High Road from 1-5 December for works by Thames Water. [More](#)



Dates and details can change so [check here or the latest updates](#), and for other planned roadworks including ones that involve only temporary traffic lights. However unplanned closures can still happen.

## Travel over Christmas and New Year

Train operators are starting to publish details of closures and engineering works over the festive season. Updates are currently published by [Transport for London](#), [National Rail](#) and [London Travelwatch](#).

No trains will run to or from Liverpool Street station from Saturday 27 December to Thursday 1 January. The exceptions are the Central and Elizabeth lines which have separate platforms at the station. [More](#)



## Free off-street parking in December at the weekends

Weekend parking is free in District Council-run [off-street car parks](#) at the weekends until the end of December. [More](#) There is no need to get a ticket.

When using on-street parking bays on Bank Holidays, remember that NEPP wardens now work on Bank Holidays. Unless the sign says that charges don't apply, they do!

## Police, Fire and Crime

### Burglars caught red-handed

Two burglars were apprehended in Loughton after attempting to break into a home on 23 August, after police were called when the homeowner, alerted by his security cameras while away, noticed suspicious activity.

Within 15 minutes, officers from the Loughton Local Policing Team arrived and arrested the suspects, Sergio Prieto and Juan



Martinez Rodriguez, who had entered the property through an upstairs window and caused damage to doors, windows, and wiring in an effort to disable security systems.

They admitted the charges and were sentenced to 14 months in prison at Chelmsford Crown Court. [More](#)

### Vehicles Seized

Police recently seized four vehicles during a recent road safety operation. Three of the seized vehicles were for no insurance and one for driving licence offences. Two of the vehicles belonged to the same driver, who returned in another uninsured car after the first was taken away.

### Recent crime levels

This month crime levels in the district have remained broadly consistent with seasonal trends. Most incidents reported were minor in nature, such as low-level thefts and vehicle-related issues, which are common at this time of year. There were no indications of any significant increase in serious offences, and local policing teams continue to maintain a visible presence across the district.

The majority of cases involved opportunistic crimes, often preventable through simple measures like securing vehicles and property. Police have highlighted the importance of community vigilance and encouraged residents to report anything unusual promptly. These actions help ensure that small issues do not escalate and that resources can be directed effectively.



### Police standards and values

[In this report to the County Council](#), during the first quarter of 2025/26 Essex Police saw reductions in the volume of complaints relating to the use of force, equality and diversity, impolite language / tone, impolite and intolerant actions, unprofessional attitude and disrespect, lack of fairness and impartiality and overbearing or harassing behaviours. There has been an overall reduction in the volume of complaints alleging discrimination. However, there has been an increase in the number of cases claiming sex-based discrimination, driven largely by a rise in male complainants reporting perceived unfair treatment on the grounds of sex.

### Check you've locked your vehicle

The police say that a large proportion of thefts would appear to be from unlocked vehicles. Always check the vehicle is locked and the windows are up after using a key fob. Listen for the locking noise and watch for the lights to flash, or where fitted, mirrors folding.

This can also provide reassurance that criminals have not blocked the locking signal from your fob using a jammer.

## Funding for Essex Police and Essex Fire and Rescue Service - Have Your Say

The Police, Fire and Crime Commissioner (PFCC) is asking residents for their views on investing in both Essex Police and Essex County Fire and Rescue Service through the council tax precept for the next financial year. The precept is the amount paid as part of your council tax for local policing and fire and rescue services.

[More](#) and [have your say here](#). The consultation closes 1 December.

## More from the police

[Read more](#) from the police for our local area including other news and crime statistics. The data is updated to September 2025.

Some items we report on come from the Dispatch Newsletter from Essex Police. You can [subscribe here for free](#) (choose the Epping Forest edition)

There are regular events with the police locally. Just drop in, no booking required. [All future events are listed here](#).



## Council News



### Winter salt and grit

The County Council will not replace or take responsibility for the salt bins they removed in the past and will only grit major highways. The Town Council is **not** responsible for pavements and highways as they do not have the equipment or staff to do so.

The Town Council is provided with a limited amount of salt and grit from the County Council each year.

They encourage volunteers to come forward to help clear snow and spread salt/grit on the pavement and road outside their homes to keep access routes open, particularly in the hillier parts of town. If you would like to help, please contact Olivia Drew at the Town Council by emailing [contact@loughton-tc.gov.uk](mailto:contact@loughton-tc.gov.uk) or call 020 8508 4200, ext 1004.

The existing group of volunteers will be contacted directly to arrange collection of their salt/grit supplies for the coming winter.

### Safer Streets at Oakwood Hill

A year-long initiative to improve safety, wellbeing, and the environment on the Oakwood Hill estate has officially concluded. The project was launched in July 2024 and shaped by consultation with residents, councillors, third-sector organisations, and statutory bodies. Residents were engaged to identify key concerns, including drug dealing, aggressive dogs, poor lighting, lack of CCTV, and dog fouling.

The key achievements were enhanced security, improved lighting, environmental enhancements, improved waste management and youth engagement and education.

[More](#), and [a full report is here](#).

### Christmas Window Competition

The Town Council has invited all Loughton businesses to decorate their shop windows in a Christmas themed design for automatic entry to this special Christmas competition. The more festively dressed windows created, the more enchanting the atmosphere. This will help tempt more residents to shop locally over the Christmas shopping period.



All shops and businesses are eligible and will be automatically entered in the competition. Window decorations must be completed for when the judging commences on 1 December. [More](#), including last year's winners.

### Building Design Awards

The Town Council has asked for nominations to this year's awards scheme, which look to celebrate good design and give public recognition to recent local building projects in Loughton that make a positive contribution to the local environment.

Residents, architects, developers, building contractors and owners are all encouraged to nominate their favourite building projects that were completed within the last two years.

The closing date for nominations is 30 January. [More](#), including last year's winners.

### Roding Valley Recreation Ground

The Town Council has agreed to support junior cricket and the development of a junior cricket pitch and cricket nets on the Recreation Ground, near the existing tennis courts and cricket pitch. This would be subject to a planning application to the District Council and the Town Council's formal consent as landlord in due course.

The Town Council has also received a proposal for a skatepark on the Recreation Ground. The Council are supportive of the project which would fill a gap in recreation facilities for young people. Whilst there is provision for team sports, there is little available for individual participation and a skatepark would be a positive way to introduce sport, beneficial for mental health and wellbeing. The Council will pursue further due diligence and make enquires regarding ongoing costs, and how it will be funded.

### Murray Hall

A new plaque for Joan Innis will be installed by the tree in the garden where the original plaque went missing.

## Kingsley Hall

A new children's nursery will be opening in January 2026.

## Christmas Giving for children

The District Council is running a campaign which aims to ensure that no child, living in the district, goes without receiving a Christmas present. Residents can donate gifts that will then be given to identified children, living in care, temporary accommodation, and in personal circumstances or conditions that might deny them the kindness that other children experience this time of year.

Last year the campaign provided Christmas presents to over 300 local children.

You can deliver a gift to the District Council's Civic Offices in Epping before 11 December. [More](#)

## Free mobile data for those who need it most

If you know someone who can't afford to or would benefit from having free mobile data, the District Council can help. The National Databank, run by the Good Things Foundation, a UK digital inclusion charity, provide free mobile data, texts, and calls to help people in data poverty stay connected. All the SIMs are donated by Virgin Media, O2, Vodafone and Three.

Residents can collect the SIM card from the District Council's Civic Offices in Epping. SIM cards cannot be sent out by post.

To qualify a person must be 18 years or older and from a low-income household. [More and further eligibility details.](#)

## Street Cleaning

With the help of new equipment, the District Council's teams keep the district's streets clear of fallen leaves this autumn. with the work carried out by the Council's in-house company, Terra Verde Services Ltd (TVS), who provide waste, recycling, and street cleansing services in the district.

The Council and TVS have invested in new equipment bringing the street cleansing fleet up to:

- 4 large mechanical sweepers
- 2 smaller mechanical sweepers
- 8 leaf blowers

[More.](#) If there is a build-up of leaves in a street, residents can [request a sweep or report any street cleaning issue online.](#)

## Waste and Recycling Collections

[A report to the Council](#) (PDF, p26) has described the level of service since Terra Verde Services (TVS), a wholly owned Council company took on the service from Biffa in November last year. The report says:

- Missed Collection Calls dropped from a monthly average of around 534 to around 307 post-launch.

- Complaints fell from 90 to 70 in the year following launch.

Since the changeover, TVS has maintained full operational continuity, with no service failures or incomplete collection routes. On rare occasions where road closures, or similar, have prevented access, crews have been redeployed the following day to complete collections.

A new bespoke operations hub has recently been opened at North Weald Airfield. [More.](#)

### Essex waste no longer sent to landfills

General rubbish collected from Essex households is now being treated at Rivenhall, an Energy from Waste (EfW) plant near Braintree. This is a major milestone in delivering the [Waste Strategy for Essex](#). One of the key targets was to stop using landfills by 2030, so the target has been met five years early.

Sending rubbish to landfill is the worst thing for waste, as it breaks down slowly and emits gases which are harmful to the environment.

### Recycling centres this year

This year County Council recycling centres have:

- had almost 11,000 litres of paint as part of the [paint reuse scheme with Community Repaint](#),
- recycled almost 25 tonnes of coffee pod material since April.
- recovered over 2 tonnes of vapes since April.



[More](#)

### Off-Street Car Parks New Tariffs

On 4 August, the District Council introduced new off-street parking tariffs (increased by 20p hourly and £1 all-day. This has contributed to an additional £80,000 income, with a 15.6% increase in car park income so far recorded.



### What's On in Epping Forest?

The District Council has published details of activities, events, exhibitions and workshops from November to April.

There's something for everyone, from meeting new people and learning a new skill at Let's Get Together, to keeping active with walking football.

The West Essex Inclusion Project autumn programme returns with term time and holiday activities. And Countrycare's Christmas treasure hunt promises to be a festive morning for all the family.

Alongside the activity programme, the brochure's full of extras such as volunteering opportunities and award schemes for young people. [More](#) (PDF)

## Local News



### Christmas on The Broadway

Come along on 7 December to the Christmas Community Market on The Broadway, showcasing local businesses and interesting crafts from local people. Meet our mayor, sing carols and festive tunes. There will also be mulled wine, a mince pie stall and some Christmas treats for the children. The Market is open 12 noon to 4pm. Everyone is welcome.

If you are local and would like a stall, please call 07722 511 107.

### Loughton Brook culvert refurbished

The Loughton Brook, which runs from the Forest to the River Roding, goes under the High Road near the corner of The Drive. The 212 metre long culvert is 90 years old and had become damaged over time, with cracks, missing bricks and a utility intrusion running through, which meant repairs were essential.



Traditional repair methods that involved excavating the road weren't possible, so Essex Highways worked closely with specialist contractor iLine to develop a glass-reinforced plastic (GRP) liner to carry out the works without the need for excavation. The work was completed in August.



Hopefully this is a long-lasting solution that will serve the town for generations to come. [More](#).

Click on the images for larger versions

### Local library events

[You can see upcoming events at Loughton and Debden libraries here](#). More about the libraries at [Loughton](#) and [Debden](#). At Loughton Library there is:

- Every Saturday - board games event - drop in and play with family or make new friends. No booking required.

[More](#)



- 5, 12, 19 December - Seated Exercise boosts strength, flexibility, and mobility, empowering our senior community to stay active, independent while having fun and making new friends while exercising. Booking recommended, but walk-ins welcome. [More](#)
- 5, 12, 19 December - digital support assistance with using the library computers or your own devices. [More](#)
- 5, 12, 19 December - Community Tea and Chat. No booking required. [More](#)
- 6 December - Make a Christmas reindeer. No booking required. [More](#)
- 13 December - Make a Santa. No booking required. [More](#)
- 20 December - Christmas tree decoration. No booking required. [More](#)

At Debden Library there is:

- Every Saturday 10am to 11:30am - Games Morning - board games inside and ping pong outdoors (bring your own ping pong bat and balls) self-supervised. No booking required. [More](#)

## Warm places

Warm places help people minimise the impacts of cold homes and social isolation during winter months. These community-led spaces provide a warm, safe and welcoming place for people to spend time in. Most host activities, offer free food and drinks, and some have free wi-fi. [More](#)

Local warm places are:

- Debden Library
- New City College
- Loughton Library
- Oakwood Hill Community Centre and Community Hub

[More details on these locations here.](#)



## Remembrance Sunday

Hundreds of residents joined the annual Remembrance parade and service on Sunday 9 November at the war memorial on Kings Green.

The procession was a wonderful sight and included representatives from The Royal British Legion, Churches Together in Loughton, the Air Cadets, Scouts, Guides, Brownies and Rainbows together with ex-service men and Cllrs. [More, with photos](#)

On Armistice Day 11 November, at 11am Loughton Town Council held a two-minute silence at the War Memorial on Kings Green and members of Staples Road Primary School Council and children from Chrysalis Day Nursery laid their poppy wreaths.

## Light Up a Life

For many people, Christmas begins with the annual Light up a Life ceremony at Kings Green, just off the High Road. The Town Council, in partnership with St Clare Hospice, invites local residents to come together with their friends and



family to remember and celebrate the life of someone close and dedicate a symbolic light in their memory.

The service takes place on Saturday 29 November. Meet at the Methodist Church on the High Road from 4:30pm for the torch lit procession to Kings Green followed by the switching on of the lights. [More](#)

This Light up a Life event gives people a very special opportunity to reflect and share fond memories of loved ones at this poignant time of year. There will be an opportunity to sing some favourite carols and, following the short service, hot drinks and mince pies will be served back at the Methodist Church.

The event is open to everyone; you don't have to have experienced hospice care.

The Town Council looks after Kings Green on behalf of the City of London and are delighted to be able to provide the focal point of the illuminated tree as a contribution to "Light up a Life" in Loughton during the Christmas period.

## ***Health and Wellbeing***

### **Vaccinations for winter**

Flu and COVID-19 vaccinations are available to people most at risk of serious illness if they catch the viruses. [More](#).

[Read also about vaccinations](#) when pregnant, for children and for older adults.

### **Community pharmacies - Have your say**

[Healthwatch Essex](#) are an independent charity to help improve health and care in Essex. They undertake high-quality research and engagement to uncover experience of services and use it to shape health and care. They now want to understand people's experiences of using local community pharmacies and how they could be improved.

[More and have your say](#).

### **Princess Alexandra Hospital in Harlow**

[A report to the County Council](#) summarises some metrics on usage and performance at the hospital.

The Trust has faced longstanding performance and financial challenges, but recent performance metrics are now showing improvements. [More](#), including targets and what is happening to meet them.

Construction of a new replacement hospital is due to start in 2032. [More](#)

## ***Epping Forest***

### Update on meeting Forest objectives

A report has been issued on actions taken to deliver Epping Forest charity objectives and Natural Environment strategies for the period July to September. [More](#) (PDF)

### Forest Focus - October 2025

Some items here come from Forest Focus. The edition for [October](#) has lots more interesting articles. You can [subscribe here for free](#).



## And More



### London Theatre New Year Sale

Official London Theatre's New Year Sale is back, with tickets to some of London's shows for performances taking place in 2026. [More](#)

*Thank you for supporting LRA. The next regular news email is planned for Friday 19 December. Regular news emails are issued every 3-4 weeks and special news emails occasionally.*

To contact us, email [contact@loughtonresidents.co.uk](mailto:contact@loughtonresidents.co.uk)

To update your membership details, email [membership@loughtonresidents.co.uk](mailto:membership@loughtonresidents.co.uk)

### More from LRA at:

LRA's Website  
[www.loughtonresidents.org.uk](http://www.loughtonresidents.org.uk)

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