

Loughton Residents Association Plans Group



applications@LoughtonResidents.co.uk

69 Burney Drive
Loughton
Essex IG10 2DX

Re: Proposed erection of 139 flats on Epping Forest College Middle site, Borders Lane in 3 buildings ranging from 3-5 storeys.



We are contacting you regarding the above planning application, which you can view on the following link at the Epping Forest Website or by searching their planning website using the reference EPF/2905/19.

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=630855

How to Comment

To comment on this application you can email or write to the Council on appcomment@eppingforestdc.gov.uk by January 9th, giving the reference to the proposal, EPF/2905/19. Alternatively, you can write to the Director of Planning & Economic Development, Epping Forest District Council, Civic Offices, 323 High Street, Epping CM16 4BZ.

Please copy your comments us on the above email so that we can take account of your views - the LRA Plans Group are looking closely at the application and will be making comments in due course.

Please also send your comments by mid-day on January 6th to Loughton Town Council, Loughton Library & Town Hall, Traps Hill, Loughton, Essex, IG10 1HD or via email contact@loughton-tc.gov.uk so their planning committee can consider them that evening. They will then make formal comments to the District Council, who ultimately make the decision over whether to grant consent or not. You can go to the Town Council meeting - ring first if you want to speak there (020 8508 4200).

Please turn over

Background

Although the Council's adopted plan in 1998 zoned this land as urban open space, the latest draft Local Plan identifies it for development. However, we consider the current proposals are an over-development of the site; at 139 homes it is **25% more** dwellings than proposed in the Local Plan. In particular, we are also inclined to oppose this scheme for the following reasons but would like to hear your views:

125 parking spaces will result in more congestion along Borders Lane, in particular the junction of Borders Lane and Rectory Lane. We are also concerned about where visitors would park.

The excessive number of residential units will result in more congestion to Debden Underground Station (and the train service from Debden will be reduced from 26 January).

The buildings are monolithic in nature and out of character with the area. We consider that at up to 5 storeys they are too high and overbearing.

The site is less than a mile from the Epping Forest Special Area of Conservation (EFSAC). The law requires that developments should not take place if they would harm the EFSAC (these were EU laws which have been made into UK law). The harm could come from extra pollution from vehicles or from extra recreational use of the EFSAC. This aspect of the draft Local Plan is still under discussion and LRA, Loughton Town Council and the City of London (for Epping Forest) will continue to fight hard to protect the area.

The development will have a significant impact on waiting lists for local health centres and no mitigation measures have been provided.

The proposal will impact on local education provision.

There is no bus service along Borders Lane from 7.15pm onwards.

These are our initial views. Do you agree or do you have alternative comments to make? Please let us know before 4th January.

What Happens Next

Like you, we can only make comments on the proposals, which the Council must take into account but not necessarily agree with. The application will be decided upon by a District Council Planning Committee, which will consist of Councillors from across the District, advised by Officers; one objector will be able to speak at the meeting. This is a quasi-legal process, and decisions have to be taken on planning grounds only. For example, loss of private views and to the value of your home are not planning grounds.

Note

The LRA Plans Group is an independent panel that comments on all planning and licensing applications on behalf of members of the Loughton Residents Association.

Find out more about LRA & Loughton at www.loughtonresidents.org.uk