



Church House, Church Lane, drawn by Bob Stevenson

## GOODBYE GREEN BELT ?

Government plans regarding housing are likely to change the character of our area forever – and not for the better. The Eastern Region Planning Panel has arbitrarily allocated a target of building more than 18,600 new houses in Epping Forest District in the period to 2021. (There are currently about 12,000 houses in Loughton, and 52,000 in the whole District). Where necessary, the current protection of the Green Belt would be removed. It could be that the whole character of Loughton and its surrounding area is under threat.

This target has arisen as part of proposed new Regional Planning Guidance (RPG14). The Planning Panel and the East of England Regional Authority (both unelected bodies) will produce a “final” draft of RPG14 in October/November, and public consultation will start in December – at this stage it is unlikely that the major elements of RPG14 can be changed, although LRA, and other local bodies, will be trying to do so.

Where might the extra houses go?

- between existing houses, or by redeveloping houses with large gardens, or allotments (such as Willingale Road)
- between Loughton & Theydon Bois, and

between Theydon and Epping

- east of Loughton within the M25, as far as (about) Lambourne
- close to the M11, in Chigwell parish.

As well as threatening the Green Belt and risking merging settlements such as Loughton and Theydon Bois, this will mean building on North Weald aerodrome, and creating a new road to the south and east of Harlow. We will need more schools, hospitals and health centres, etc. Many of the new homes will be snapped up by commuters from London, adding more pressure on Central Line and local roads. Ultimately, might we become part of “greater Harlow”?

The County Council and EFDC will continue to fight the Government’s plans, and try to negotiate some more sensible targets. This is not easy – the Government could decide to impose an Urban Development Corporation, with powers to over-ride your local democratically-elected representatives. We will be doing our best to keep the pressure on all concerned, and will keep you informed through Loughton Life and our website. Please let us have your views.

*David Linnell*  
County Councillor

## A DATE FOR YOUR DIARY

The LRA AGM is on 26 October at 8pm in the Wesley Hall, Methodist Church, High Road, when the speakers will be Robert Chambers, Chairman of Essex Police Authority, and Inspector Piers Quinnell, who is in charge at Loughton Police Station.

We had a hugely successful meeting a year ago, which attracted a packed house, and Robert Chambers was given a hard time by residents who were very

dissatisfied with the standard of policing in Loughton. Shortly after this we had a new Inspector in charge and the new team at Loughton are giving a much higher profile to policing our town.

Whether you think the policing has improved or not, do come along and take this rare opportunity to make your views known to those in charge! Non-members of LRA are very welcome.

*Carol Murray*

## HELLO M & S

Marks & Spencer now own the Lambs garage car park site and will be starting work in November to build their new food store which is due to open in July/August 2005. We are losing the public car parking which has been so useful at the southern end of the High Road even though many of the parking spaces were for long term parking for employees working in the town. The parking is for shoppers at the store. We have suggested changing the two small car parks at the bottom of High Beech Road and Smarts Lane to short term parking but EFDC feel this is unnecessary so they are not making any alterations to their current car parks as they say there are sufficient spaces in the Sainsbury’s/EFDC car park. We await developments!

*Di Rhodes*

**Next  
Farmers  
Market  
Sunday 7  
November  
High Road  
Loughton**

## NEWS FROM THE POLICE

Although our policing priorities predominantly lie with dealing with and deterring vehicle crime and burglaries, I realise that it is often the quality of life issues which concern residents the most, particularly antisocial behaviour. I

am continuing to target this, and have been running designated antisocial behaviour patrols on every Friday and Saturday night in known problem areas. Dispersal orders have been implemented in two areas (Loughton

tube station and Buckhurst Hill tube station) in partnership with the District Council and British Transport Police. Since the introduction of these two dispersal areas we have seen a 60% fall in antisocial behaviour. Antisocial Behaviour Orders (ASBOs) have been taken out against six named individuals, and another five have been applied for.

In June an officer was present on LRA's stand at the Farmers' Market in the High Road, and many people took the opportunity to come and discuss their problems and

concerns. **We plan to have a similar presence in the Broadway on Saturday 13 November when an officer will be available to talk to residents.**

Loughton Community Policing Team are committed to keeping the Loughton area safe and helping residents to enjoy a better quality of life.

*Inspector Piers Quinnell*



## UPDATING THE LOCAL PLAN

"Why did they let them get away with building that office-block on Langston Road?". "Why can't I extend my house however I want to?". "Who looks after the Green Belt?". The answers to these questions, and many others, lie in the "Local Plan", which EFDC is currently updating. LRA has commented extensively on the proposed changes. Next, we hope to have discussions with Council Officers, and we may then have to express our views at Public Hearings about the changes. We will keep you informed about progress – and we would welcome your views.

Why is the Plan worth this sort of effort? It sets out the Council's policies for the development and use of land, and so guides most local planning decisions.

What are we worried about? Well, how the Plan is written can have a very significant effect on whether Loughton will develop in the way local residents would wish, and once the changes are made there will be no second chance to put things right.

Among other things, we want to protect and improve our main shopping areas – the High Road and The Broadway – so that they continue to have a significant number of "real" shops and community facilities, rather than being over-run by restaurants, estate agents, etc. We believe that the proposed extensions to the High Road "Town Centre" area – for example, to cover the area round the bottom of Traps Hill and the station area - would lead to inappropriate development pressures.

There is tremendous pressure for new housing. EFDC will be reviewing the local Green Belt boundaries – we want to know how this will be done. We want to see the Council's past approach to the Green Belt continued and indeed strengthened, with no changes to the boundaries. [Also, when a new development is being planned, we want to ensure that the associated services (roads, schools, etc) are built at the same time.]

*David Linnell*  
County Councillor

## DEBDEN OR TIPPEDUNE?

The name Debden comes from Tippedune, one of the ancient manors that later made up the parish of Loughton. The central part of the estate, north of Rectory Lane, was built on a number of fields called Lower, Upper, Long and Middle Debden. These may have been the common fields of the manor 600-700 years ago.

What is now Debden was a separate manor in mediaeval times, but since the parish church of Loughton was just to the south of Rectory Lane (the site of St Nicholas, though not the actual building) Debden never had a separate church and thus never became a parish. But it was a recognisable territorial division, and the hamlet of Debden Green exists to remind us that the old hamlet extended to the forest edge on the west.

Much of Debden was owned by the Maitland family of Loughton Hall, as demesne land of the manor. There was very little settlement in the 644 acres the Maitlands sold to the LCC during World War II - just Tramway farm, a few cottages, the old Rectory (corner of Pyrles Lane/Rectory Lane) and Loughton Hall/Hatfields, the family

mansions. There was also Chigwell Lane station and nearby railway cottages.

The LCC generally chose an apposite name for its estates, with good historical associations - like Becontree, after the ancient hundred of Essex, and Friday Hill, after the manor of Chingford. Debden was no exception, and its streets were stuffed full of historical references (Jessel, Castell, Willingale...)

When parish councils were being established, there was a move to create a separate one for Debden. But that would have been thought not to be inclusive, and was historically inappropriate. The Loughton Parish Council/Urban District Council of 1895-1933 covered the whole of the present Loughton, plus a few bits we have lost, including a strip about 200 yards wide south of Holmehurst on the New Road, extending to the Green Walk off Loughton Way.

So the present Loughton Town Council area is very appropriate, and LRA will do all it can to represent the whole town.

*Chris Pond*



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## SHOPPING IN LOUGHTON

Replies to LRA's questionnaire last September indicated that a number of people are concerned about the present retail mix in Loughton.

Traditional 'High Street shopping' has been reduced in many towns throughout the country due to a change in shopping habits, particularly regarding food. This has led to a change from independent food shops to service outlets and specialist clothes and 'lifestyle' shops. We can see this clearly in Loughton High Road.

Government guidelines now emphasise town centre sites as the first choice for retail development (including food), rather than edge of town or out of town, and Essex County Council's policy reflects this. The District Council is also looking to protect existing

shopping centres. But do they have any control over the retail mix?

The types of use classes are known as A1, A2 and A3. A1 is retail, A2 covers financial and professional services and A3 covers food and drink outlets, including restaurants and takeaways. Council policy stipulates:

- no more than 20% non-retail frontage in primary shopping areas and no more than two adjacent units to be non-retail
- no more than 60% non-retail frontage in secondary locations

No planning permission is required for change of use within any particular class. This means that a shop could, for instance, change from a haberdasher's to a teenage clothes shop or a tobacconist, without contravening

council planning policy. It could not, however, change from a haberdasher's to a restaurant or takeaway.

Unfortunately, the council's planning policy has been overturned in several instances recently, when cases in breach of the maximum amount of non-retail have been successful at appeal, eg Loch Fyne restaurant at the north end of the High Road. It is not easy for the council to keep a meaningful level of control when its decisions can be overturned at a higher level. This is not a criticism of that excellent restaurant but of the system which allows local policies and decisions to be ignored.

The district council's policies are set out in its Local Plan, which is currently being reviewed. LRA councillors are carefully monitoring this review to protect the vitality and viability of the town centre.

*Ron Heath*

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## LOUGHTON HALL

As most of our readers will know, Loughton Hall in Rectory Lane is in a sorry state. This imposing listed building is owned by Epping Forest College, but is going to rack and ruin, as the college cannot afford its upkeep.

The college is now seeking a buyer for the Hall, which was a community centre for many years after the second World War. LRA would like to see it returned to community use, and it is to be hoped that a buyer will be found who is prepared to take on the financial implications of such a building, while allowing at least part of it to be used by the community.

Currently, North Essex Community Mental Health Trust (part of the NHS) and a mental health charity called AIMS are investigating whether they can raise the necessary funding. The Mental Health Trust, which is based in Saffron Walden, has a large number of clients in the Loughton area, but no headquarters building here. This makes it difficult for them to operate in the most efficient and effective way. The two organisations have already made presentations to representatives of the College and Loughton Town Council – they have indicated that they would use the upper floors for offices and the ground floor for community purposes. It remains to be seen whether they will be able to raise the finance and what kind of community use would ensue.

*Carol Murray*



*Maitland family crest on the door of Loughton Hall.*

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## A GOOD READ

If you have ever looked at the Forest and wondered, as I have, about its history and how it has been cared for, a new book by Richard Morris should be on your 'must read' list.

Well-produced in hard back, with colour plates and black and white illustrations, Richard's book charts the decline of the Forest as a royal hunting ground and its transformation into a carefully looked after natural space. This change in use and ownership led to the abolition of the Forest courts in spite of the preservation of some Commoners' rights to the present day.

This book serves as an historical

record of the Forest's Verderers and its courts and as a biography of some fascinating characters. More importantly, it reminds us of how fundamental the Forest has been, and still is, to Essex and to Loughton and is an inspiration to make time for the Forest as it is now.

The book is called *The Verderers and Courts of Waltham Forest in the County of Essex 1250-2000*, and is priced at £14.95. Copies are available from bookshops in Loughton, Epping, Chingford, Woodford Green and Colchester, or from the Loughton and District Historical Society (020 8508 4974).

*Samantha Barber*

# SHOPPING

We'd like to know what you think about shopping in Loughton's two main centres – The Broadway and the High Road. Please spare five minutes to fill in this short questionnaire.

1. **Where do you do most of your food & household shopping ?**

Tick just one – your first choice.

Broadway	High Road	Other - Please say where.
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2. **Which of the local supermarkets do you use ?**

Tick all of those that you use.

Sainsbury - Broadway Sainsbury – near High Road	Safeway - High Road Tesco - Epping	Waitrose - Buckhurst Hill Other Please say:
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3. **When you're looking for more costly items, where do you go?**

(name 1 or 2 centres)

i) For clothes or shoes for yourself or family ?

OR

ii) For furniture or household appliances ?  
(TV, frig etc)

OR

4. **If you would like to see some new & different shops or services in Loughton's two main centres - please give up to three examples for each centre – either a retailer's name, or a type of shop. Please also say why you would like them. See example here:**

<b>Men's clothing</b>	Something for older men
<b>'Next'</b>	Mid-price ladies' fashion

**In The Broadway, I would like:**

Shop	Why ?

**In the High Road, I would like:**

Shop	Why ?

**Markets: Do you visit the market –**

On Thursdays, in the Broadway?

Yes     No

Is the choice of stalls there (tick one):

Good     Fair     Poor

The Sunday Farmers' Market, once a month, in High Road ?

Yes     No

Is the choice of stalls there (tick one):

Good     Fair     Poor

There's no need to give your name or address. But please give just the name of your road.

Thank you for taking the time to fill in this questionnaire. Please send to Carol Murray (see list on back page).

When we have combined all the information we shall share it with the Councils and the Town Centre Partnerships, and encourage them to take your views into account in promoting Loughton's shopping centres.

## EPPING FOREST DISTRICT MUSEUM

Perhaps you missed the Olympics inspired exhibition on Ancient Greece, or were unaware of the wonderful activities for children in the summer holidays – these are just two of the many interesting things put on by our local museum.

The museum, in Sun Street Waltham Abbey and housed in a building dating from 1520, is under the guidance of District Museum Officer, Tony O'Connor. It provides a permanent exhibition about

the history of the people of the area and a changing programme of events, which are publicised locally by posters and leaflets, covering a period of six months. Details can be obtained at local libraries, tourist offices, parish halls etc or you can visit the website.

The museum is visited by some 17,000 people a year, and another 15,000 adults and children are informed and entertained by outreach work in local schools. School children can visit

the museum, but the staff also go into schools, taking exhibits to show and talk about. Teachers can obtain a 'topic box' for half a term to help illustrate a subject they are presenting in school.

Some exhibitions, such as that on Octavius Deacon who lived in Loughton and produced some fine sketches of the area, are transferred to Loughton Library so that they reach a wider audience.

The Greece Exhibition finished at the end of September and will be followed by some exciting and varied shows in the autumn. These include a King Harold Day in the Abbey Gardens in October, the art of Irvie Klages, an American who has been greatly inspired by Epping Forest, in November and finally a Christmas exhibition with a Victorian Christmas Eve at the museum.

Tony O'Connor and his staff would also like your help. In 2005 there will be an event commemorating the end of the Second World War and they are hoping to collect memories and photographs from local people. Tony gives as an example, the story that local Quakers and others hosted prisoners of war from Lippetts Hill to help to break down barriers. If you have heard any interesting or moving accounts of that period do get in touch with him. In fact he would be glad to hear from anyone who has any suggestions for future exhibitions.

The museum is at 39-41 Sun Street, Waltham Abbey, and is open Mon/Fri/Sun 2 – 5pm, Tues 12 – 5pm and Sat 10 – 5pm. Admission is free.

Telephone: 01992 716 882, Website: [eppingforestdistrictmuseum.co.uk](http://eppingforestdistrictmuseum.co.uk), Email: [museum@efdc.fsnet.co.uk](mailto:museum@efdc.fsnet.co.uk)

*Joy Gordon*

*Stephen Pewsey*

## THE GREEN ARC

The Green Arc is a new plan to link up open spaces within and beyond the Green Belt to improve the natural environment and access to it. This proposal, which covers a broad swathe of west Essex and southern Hertfordshire, is potentially of great significance to our area. It could strengthen planning controls within the Arc, preventing further encroachment and unsuitable development. It also means that disparate areas of fine or historic landscape, such as Epping Forest, the Lea Valley and Thames Chase, would for many leisure, conservation and planning purposes, be treated a single unit. The aim is to improve access between the different parts of the Green Arc, making it easier to cross from Epping Forest to the Lee Valley Park, for instance, or creating wildlife corridors.

The area to be designated as the

Green Arc stretches from Hatfield in the west to Basildon in the east and from Waltham Forest in the south to Bishop's Stortford in the north. The jury is still out on whether the scheme is a genuine enhancement of the Green Belt, as we hope, or whether it is really being offered as a consolation prize for loss of Green Belt land as part of the huge increase in housing numbers demanded by the regional assembly.

The proposal is still very much on the drawing board, but is supported by Essex and Hertfordshire County Councils, the Corporation of London (Epping Forest Conservators), the Lee Valley Park, the Countryside Agency, and Epping Forest DC has agreed to work with staff from the University of Greenwich to assess how the proposal may affect our district, and how landowners, rural residents and businesses may view it.

### MEMBERSHIP FORM

If you liked reading this Newsletter of Loughton Residents Association, why not receive 10 a year to find out what is going on in your area by joining LRA for £4 a year. Your views are sought on events and issues that affect our town and we put them forward to the relevant authorities.

To: LRA Membership Secretary, 14 The Hawthorns, Loughton IG10 3QT

Please enrol my household as a member of LRA – and deliver the regular LRA Newsletter, Loughton Life.

- I enclose £4 which will cover the period until December 2005
- I enclose an additional donation to support LRA's work
- I enclose a donation in support of LRA's work
- Please send a receipt, I enclose a stamped addressed envelope

Name: .....

Address: .....

.....

Telephone: .....

E Mail: .....

All membership information is held by LRA for its own records and is not made available to any other body.



# NEWS FROM THE COUNCILS

(ECC = Essex County Council; EFDC = Epping Forest District Council; LTC = Loughton Town Council)

**GOLDINGS HILL TRAFFIC** – Goldings Hill is on the ECC list for traffic calming measures in 2005/6. Cllr Caroline Pond has been asked by EFDC Highways Department to consult with people in St John's Ward to find out if they have any ideas on what measures they would like to see. There have been frequent complaints about the speed and noise on this road. It is, however, an A road and measures such as humps would not be allowed. Please contact one of the St John's ward district councillors if you have any ideas. A meeting between Highways Officers and local residents could be arranged in the near future.

**RODING WARD PARKING PROPOSALS** – proposed new parking orders have been announced by EFDC, which will have considerable effects, particularly on some residents in Roding Road and on the Valley Hill/Roding Road shops. Although the plan has been on the drawing board for two years or more, residents have only recently been asked to comment. Some residents will find they cannot park anywhere near their houses, and shops with no rear entrance for delivery lorries will have problems with deliveries. LRA councillors on both EFDC and LTC believe that the proposals are flawed, and they are pursuing a compromise solution with EFDC Officers.

**RODING VALLEY RACERS** – youths on motorcycles racing around the Roding Valley playing fields are causing an enormous nuisance to residents and danger to pedestrians, especially children. The police have real difficulty catching the culprits because of the numerous exits, and LTC has met with the police and interested parties to work out initiatives to address the situation.

**YELLOW LINE COMMON SENSE** – after 8 years of LRA campaigning for double yellow lines around the two roundabouts at the junction of Church Hill and Rectory Lane, common sense has prevailed and EFDC have included the junction in their latest parking order consultation document. The yellow line proposal was first introduced by Roger Pearce and kept on track by Caroline Pond.

**APPEAL CHALLENGED** – LRA councillors Roger Pearce (Town) and Caroline Pond (District) have been actively ensuring that EFDC were aware of the illegal manner in which Motor Group on the corner of Harwater Drive have been using parking spaces intended for flats residents and their unsatisfactory behaviour in surrounding roads. EFDC's planning committee refused an application to relax the restrictions, and Motor Group have now appealed to the Government's Planning Inspectorate. We await the Inspector's decision.

**INTERPHONE BOX** – the saga of the derelict phone box in the High Road goes on and on. LTC councillor Stephen Pewsey is in contact with a group in Harrow who successfully got their Interphone boxes dealt with. Apparently Interphone ignore all attempts by local councils to bring them to book, until the authority decides to remove the offending boxes. In Harrow this brought a quick promise from Interphone to repair and refurbish them. LRA District Councillor Ken Faulkner is pressing EFDC to clarify what legal powers are available to them.

**BUS CHANGES** – from 31 August Service 10 (Loughton-Abridge) has been diverted to operate via Debden Broadway. There are also changes to the timetable.

**PEDESTRIAN CROSSING** – ECC has allocated £55,000 for a pedestrian crossing in either Borders Lane or Palmerston Road Buckhurst Hill. They will design both and implement one, depending on the design progress and outcome.

**RAILWAY ANNIVERSARY** – the 150th anniversary of Loughton's railway falls in August 2006. LTC is considering whether to suggest some kind of commemorative event to London Underground Limited.

## LOUGHTON RESIDENTS ASSOCIATION

<b>Chairman</b>	
Chris Harper	23 Algers Road IG10 4NG 020 8508 4770
<b>Vice Chairman</b>	
Diane Rhodes	9 Ashley Grove IG10 1HS 020 8508 3284
<b>Hon Secretary</b>	
Carol Murray	20 Queens Road IG10 1RS 020 8508 4892
<b>Treasurer</b>	
Tony Paddon	12 Forest View Road IG10 4DX 020 8508 2238
<b>Press Officer</b>	
Michael Benbow	28 Brook Road IG10 1BP 020 8508 4457
<b>Membership Secretary</b>	
Juliet Pollard	14 The Hawthorns IG10 3QT 020 8502 0552
<b>Committee</b>	
James Dean	69 Colebrook Lane IG10 2HN 020 8281 7932
Kay Ellis	31 Algers Road IG10 4NG 020 8508 6018
Larry Ford	47 Stonards Hill IG10 3EH 020 8508 4344
Les Harris	32 Upper Park IG10 4EQ 020 8508 1333
Ron Heath	46 Ollards Grove IG10 4DW 020 8508 3458
Peter House	10 Connaught Avenue IG10 4DP 020 8532 1275
Kevin Latchford	24 Colebrook Gardens, IG10 2HS 020 8502 4568
Dorothy Paddon	12 Forest View Road IG10 4DX 020 8508 2238
Sheila Shillitto	11 Eleven Acre Rise IG10 1AN 020 8508 2900
Bob Wilmot	50 Baldwins Hill IG10 1SF 020 8508 1987
John Woods	1a Woodland Road IG10 1HQ 020 8508 1764
Bela Yorke	8 The Greens Close IG10 1QE 020 8508 4729

## LRA COUNCILLORS (County, District & Town)

<b>County Councillor St Mary's Division</b>	
David Linnell	20 Eleven Acre Rise IG10 1AN 020 8508 2932
<b>Alderton Ward</b>	
Caroline Pond (T)	7 Staples Road IG10 1HP 020 8508 2361
<b>Fairmead Ward</b>	
Bill Lattimore (T)	29 Harvey Gardens IG10 2AD 020 8502 1901
Eileen Murphy (T)	44 Deepdene Road IG10 3PP 020 8502 5664
<b>Forest Ward</b>	
Jack Benjamin (T)	23 Newnham Close IG10 4JG 020 8508 4765
Rose Brookes (T)	3 Lower Park Road IG10 4NB 020 8502 5981
Ken Faulkner (D)	'Briar Patch' Park Hill IG10 4ES 020 8508 1215
Suzanne Harper (T)	23 Algers Road IG10 4NG 020 8508 4770
<b>Roding Ward</b>	
Ken Angold-Stephens (D&T)	89 Lower Park Road IG10 4NE 020 8281 0674
Margaret Chalk (T)	49 Southview Road IG10 3LQ 020 8508 2226
Richard Pennington (T)	51 Stonards Hill IG10 3EH 020 8508 0807
David Wixley (T)	2 Copper Beech Court IG10 2QH 020 8418 8364
<b>St John's Ward</b>	
John Markham (D)	77 Queens Road IG10 1RR 020 8508 1945
Roger Pearce (T)	32 Millsmead Way IG10 1LR 020 8281 1386
Caroline Pond (D)	7 Staples Road IG10 1HP 020 8508 2361
Chris Pond (T)	7 Staples Road IG10 1HP 020 8508 2361
Stephen Pewsey (T)	59 Wroths Path IG10 1SH 020 8508 5582
<b>St Mary's Ward</b>	
Mitch Cohen (D)	16 Ollards Grove IG10 4DW 020 8502 1533
Tony Lee (D)	33 Priory Road IG10 1AF 020 8508 7649
Brian Moore (T)	6 Forest View Road IG10 4DX 020 8508 7112
Mike Wardle (T)	61 The Drive IG10 1HG 020 8508 2771
Janet Woods (T)	1a Woodland Road IG10 1HQ 020 8508 1764

October 2004

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