



LOUGHTON RESIDENTS ASSOCIATION

LRA's Loughton News

*In this issue: our libraries will remain open, details on the Alderton Hill closure and bus route changes, an update on the District Plan and lots more...
...and [can you help us?](#)*

LRA NEWS

Essex Libraries

Following a great deal of public and political pressure, the leader of the County Council has said that all 74 libraries would remain open for at least five years, so that includes Debden, Buckhurst Hill, and Chigwell. LRA Cllr Chris Pond (who had "led the charge" from within the County Council against this highly unpopular policy) was interviewed on the Dave Monck programme on BBC Essex about the climbdown. [Read the BBC news article](#)

There was a significant response to the Council's Libraries consultation with over 21,000 responses, over 1,000 letters and over 50 petitions received. Respondents made it clear that libraries are not just about books or computers – but that they are spaces too for people to meet, learn and exchange ideas.

The Council's new strategy will focus on two key elements:

- Developing an investment plan to improve libraries.
- Working with and support community groups or other partners to set up community run libraries, with the aim of ensuring a library service is retained in every current location.

[Read more from Essex Libraries](#) on their strategy for the next five years.

LRA believes that including Debden Library in the Epping Forest College building was a serious mistake by the Council, and would like to see it move to a site on The Broadway. However so far the District Council, which owns the shops on The Broadway, has refused to make a shop available for this.

Loughton Library itself is under threat of demolition and replacement by a smaller library under a block of flats. LRA Cllr Chris Pond has called in this decision as he has serious concerns about the adequacy of the replacement facilities, and how the service would be provided in a 2-year construction project, quite apart from loss of the present building.

Alderton Hill Closure

Alderton Hill Bridge is undergoing bridge strengthening work during the school summer break. **This means Alderton Hill is closed to all traffic between Roding Road and Old Station Road.**

The closure is from Thursday 25 July to Friday 30 August.

See [more on where the closure](#) is and [read detailed information from the County Council](#).

LRA Cllrs have been instrumental in getting Essex Highways to prepare better for this closure this year, particularly in getting the Brooklyn Avenue clearway better organised, in getting advance signs at Woodford Wells and the Wake Arms to deter through traffic, and a proper leaflet drop.

Essex Highways say they considered working only at night, but the noise and disruption to residents nearby precluded that.

We advise residents wherever possible not to bring vehicles into Loughton town centre, and to walk or cycle if they can.



Buses will also be affected.

- Route 167 will be diverted from the end of Roding Road via Brook Road/Brooklyn Avenue/High Road and Old Station Road. LRA Cllr Chris Pond has asked that it serve all stops on the diversion route including the Crown, Sainsbury's and Forest Road, to which Transport for London (TfL) have agreed.
- Route 66 will be diverted via the High Road and Traps Hill.
- Route 87 will be diverted via the High Road, Traps Hill and Alderton Hall Lane in both directions.
- Alderton Hill will not be served by routes 66 and 87.



Borders Lane Roadworks?

We've been sent this photo stating there will be closures of Borders Lane at the same time as the Alderton Bridge works.

We are trying to find out what it means, because works here AND the closure of Alderton Bridge would result in total chaos.

LRA Cllr Chris Pond has asked Essex Highways to refuse a permit to any such non-emergency works.

District Council Local Plan Update

The Epping Forest District Council Local Plan has been under scrutiny by the Planning Inspectorate in a series of hearings in Epping. LRA are continuing the fight against planned over-development in Loughton and Debden and for the preservation of Jessel Green.

The District Council disregarded local and national policies, submissions by respected bodies and consultation responses that many of you completed. Our forest, local services, transport and green spaces will all be under pressure from congestion and increased pollution if the plan for 1000+ new dwellings so close to the Epping Forest Special Area of

Conservation is approved.

Seventeen days of the Examination in Public ended on 11th June with a morning session in which Loughton sites were considered in detail. Barrister David Altaras and LRA Cllr Chris Pond argued for the Town Council against high-rise on the station car parks, and for the retention in full of Jessel Green, as did David Linnell and planning consultant Liz Alexander for LRA, and Michael Benbow spoke about the proposed huge care complex in Alderton Hill. Several other Loughton sites were also debated. The SaveJesselGreen group also spoke at a hearing specifically for Loughton. Most of the Loughton participants thought the day went reasonably well, and points were put across succinctly and cogently.

The hearing can be found on the [District Council's website](#).

All is now in the hands of the inspector, Louise Phillips, whose report is expected during the summer. If further argument is necessary, the Town Council and LRA will be prepared to follow it through.

Landmark Building, Rectory Lane.

Following the withdrawal of interest from Co-Op and Costa Coffee, the District Council has appointed new marketing agents. (Earlier, the Council had confidently predicted that the shops would be easy to fill.)

- Units B, C and D are let to a local Mediterranean restaurant and fitting out is now complete; the tenant is currently seeking planning permission for its external plant equipment.
- Due to rear access issues, the Pub has now been moved from Unit A to Unit F. The prospective tenants are said to be submitting the necessary planning and building regulation applications.
- Units A, E and G are on the market and are available for letting and agents are reporting interest from a day nursery and fitness gym for Unit A.

[More](#) from the District Council [Item 6]



Next LRA's Farmers Market Sunday 11 August

On the second Sunday of every month, you will find a wide range of stalls in Loughton High Road, selling a range of foods direct from the producers. The market is held 9am - 3pm, opposite The Last Post. Residents have been delighted that this regular space gives them the opportunity to meet each other. [More](#)

Broadway Area Parking Review

We recently had an enquiry about why nothing more has been heard about which roads will be included in the next round of parking restrictions, and when.

LRA Cllr Chris Pond says that NEPP have it on hold as they realised they hadn't analysed junction safety - we don't have a date for when they expect to finish this work.

Planning Applications

Lincoln Hall, 125 High Road

The applicants have withdrawn their application to replace the existing hall with a purpose-designed pre-school building.

McDonald's, 202 High Road

McDonald's Restaurants Ltd have [applied for changes](#) to 202 High Road (currently the Pak Choi restaurant). They're proposing a new shopfront, with a digital window poster, new plant equipment and changes to the rear elevation. They may not need planning permission to operate it as a take-away as the premises already have this.

The LRA Plans Group are concerned about the potential effect of the proposal to turn this into a take-away, with no customer seating, because of the potential effects on nearby residents (including those in Clifton Road) from litter and extra parking pressure.

The Last Post, 227 High Road

They have applied to vary the opening hours to 8am to midnight Monday to Thursday and 8am to 1am the following day on Fridays, Saturdays, Christmas Eve and New Year's Eve. As all the roads leading to the Last Post are residential (including the High Road where there are flats above some of the shops), the LRA Plans Group will be opposing this change because of the potential disturbance to residents, and the danger that a precedent could be set for other venues.

Debden Hall (Land associated with the former Debden Hall Estate, England's Lane)

The LRA Plans Group have objected to a proposal to replace the single house approved on this Green Belt site with four four-bedroom town houses. The single house was approved here (in the Green Belt) because of the historic associations and the other benefits of the scheme proposed. Four town houses would constitute an unacceptable intensification of use in the Green Belt.

St Thomas More RC Church site, Willingale Road

The LRA Plans Group have objected to the proposed demolition of the redundant church and the redevelopment of site to provide 16 houses and 10 flats, including a new community hall, as an overdevelopment of the site with insufficient off-road parking.

Carlton London Café Bar, 38 Chigwell Lane

The LRA Plans Group have objected to a proposed extension of opening time to 7am - 9pm (Monday to Saturday) because of the potential disturbance to nearby residents after normal working hours

113 Church Hill

Objections from the LRA Plans Group and others have resulted in the submission of a revised design for this proposed development of a block of 10 flats. The second floor is now set back, and any overlooking of Marjorams Avenue residents has been reduced.

132 Church Hill

The LRA Plans Group have objected to the proposed demolition of a single storey annexe and the construction of a two storey dwelling house as an overdevelopment of the site, without any off-road parking.

Licensing Applications

Efezade, 12-14 The Broadway Loughton

They have applied to extend their opening hours, sale of alcohol and playing of recording music to finish 1:00am, 7 days a week.

However the application has now been cancelled as the application has not been advertised in accordance with legislation in a local newspaper. The application is expected to be resubmitted.

The LRA Plans Group have and will continue to object to this proposal because of the disturbance this would inevitably cause to residents nearby, and that 11pm is the latest that restaurants with residential accommodation above should be providing alcohol and recorded music.

Wo Fat, 270-272 High Road

As mentioned in the last Loughton News, Wo Fat have applied to the District Council for supply of alcohol and provision of recorded music to midnight on Mondays to Saturdays (and until 11:30pm on Sundays). They also want to have live music nights once or twice a year. The application has now been objected to by the police.

The application has now apparently been temporarily withdrawn for legal reasons.

The new Lidl store, replacing Homebase in 2020

Lidl applied to the District Council for an alcohol licence for Monday to Sunday, 7am to 11pm. Lidl actually plans to open 8am – 8pm, Monday to Saturday, and 6 hours on Sunday; however, the District Council had no alternative but to grant the alcohol licence for the longer hours requested, given the way the national legislation is framed.



Can you help us?

Thank you for being a member. LRA is 100% run by volunteers, so could you help a little more?

Could you help with how Loughton Life is delivered?

Five times a year Loughton Life gets distributed to Loughton households.

One part of the exercise is to help sort out the distribution these to one ward in Loughton.

It's not a big job and you can do it from home. For a chat (with no obligation) please [email Jill](#)

Could you help with a car?

Could you help move our tables and stands a short distance from the High Road to storage on LRA's Farmers Market days?

We have regular volunteers for this, but do need reserve help for when our regulars are unavailable. A hatchback car is sufficient to pick up the material on Sunday market days in the afternoon (after 1:30pm).

It's a quick job, and markets are held on the second Sunday of every

month but you don't need to be available every month. For a chat (with no obligation) please [email Jill](#).

MORE LRA NEWS

Loughton High Road Shops

After a gap of some 20 years the High Road has again a specialist fruiterer/greengrocer, called Fruteria, at the corner of the Drive. The Broadway has always had the excellent Sparks (once Gerrard's) of course.

The High Road has a number of new shops which have opened or about to:

Wood Stock, 229 High Road
Gail's Bakery, 199 High Road
Fruteria, 232 High Road

District Council house-building

Burton Road

The 17 flats in Block B are now all occupied. The flats in Block A, where there was a fire during construction, will be completed this month.

Ladyfields

The District Council are submitting a new planning application to replace the six homes plus parking spaces already approved for this site with 10 or 11 homes, as the new local Plan (not yet approved) requires there to be only a limited amount of parking where a development is close to a transport hub. [Read more](#) from the District Council Housebuilding Cabinet Committee minutes [Item 7].

Mannock Drive

LRA Cllr Chris Pond has complained to the County Council about continuing subsidence and other defects in Mannock Drive. The Council have replied the road is down for substantial reconstruction in 2020/21, subject to funding.

The Broadway Central Reservation

The Local Highways Panel, which has funds to carry out local highways tasks, has agreed to produce [feasibility study to look at options to resolve the parking problems](#) [item 6] suffered by residents, shoppers and traders.

This will not produce a quick solution, and may not come to anything at all, but it is a welcome recognition that action is needed.

Oakwood Hill Housing Estate Pathways Project

Some years ago, LRA persuaded the District Council to fund remedial work on the estate.

After a long period of prevarication (and pressure from LRA), the County Highways' contractors carried out resurfacing of some of the pavements. The work was substandard and LRA Cllr Chris Roberts has been supporting the residents in getting the worst faults put right. This has been done, and Chris says that in general the pathways are now acceptable. However, he expects weeds and grass will keep growing through the surface material, and Chris fears the surface will deteriorate because of this - he will keep an eye of how it fares.

LOCAL NEWS

LOCAL LEISURE ORGANISATIONS ARE [HERE](#)

Jessel Green Community Fun Day

From [Loughton Town Council's press release](#):

"Great fun was had by all who attended the Jessel Green Fun Day on Sunday 30 July for this popular annual, not-for-profit, community family fun event.

Large crowds attended and enjoyed all the entertainment taking place in the arena from music, dance and a children's magic show. In addition to all the usual bouncy castles, inflatables and 18' climbing wall, there were fun fair rides for children, horse and carriage rides, bungee trampolines and a children's entertainer. A free soft play area for the under 5s was also a great success."



The community had said NO to building on Jessel Green – the green open space delivers health and wellbeing to everybody who is able and disabled in this densely-populated estate.



Local Highways schemes

The Epping Forest District Local Highways Panel (LHP) has recommended [various highways schemes](#) for inclusion in their 2019/20 programme. There are other schemes awaiting possible funding - see [the LHP website](#).

Rectory Lane traffic lights

At a recent Environment and Heritage Committee meeting, the [Town Council advised](#) [item 138.10] they had made a formal complaint to the County Council about the poor phasing of the traffic lights at the Junction with The Broadway and Borders Lane; a reply is awaited.

Shaftesbury to close for two days

Shaftesbury will be closed on 21 and 22 August 2019 for resurfacing. [More](#)

Homebase Bus Stop

The bus stop called *Homebase* will be renamed *Sedley Rise* as Homebase is closing. And *Traps Hill Library* will become *Loughton Library & Town Hall*.

Coffee with Cops

The next meeting is on Sunday, 11 August 2019, from 11am-12pm at Morrisons Loughton.

Come along to meet an officer from Epping Forest Community Policing Team, ask questions, voice concerns - tell them how they can help you.

Everyone is welcome to attend.



District Council Funded Police Officers

These officers are paid out of the District Council tax and work on local issues – [here's the latest update](#) on what they've been doing (item 9).

Police Helicopters over Loughton

The recent increase in the overflying of helicopters over Loughton is due to the use of a temporary base whilst the new one at North Weald Airfield is made ready. This should be done in the next couple of months. [More](#)

Heritage Columns for Lights

The Hill Amenity Society and Chris Pond have met with the County Council to discuss street lighting in the Hills Conservation Areas.

The Council endeavours to replace heritage columns in conservation areas with ones of similar design, however, these columns are not always readily available and can take a significant time to order. In these instance temporary columns are installed so that the area is lit while they await the arrival of replacement heritage columns.

Updates on specific lights were:

- Stony Path - this light was unfortunately vandalised and currently has a temporary lantern until a correct lantern is in stock. It is hoped undertake a replacement shortly.
- Pump Hill - the lights at the junction of Pump Hill and Queens Road are not in the conservation area which is the reason why heritage columns have not been installed.
- Forest Way - column 001 is with contractors who will install a heritage column shortly.
- Kings Hill - the lights at the junction of Kings Hill and Woodbury are all heritage lights.
- Recently converted lamps where LEDs gives too harsh and bright a light will have an additional component fitted by end-October to dim them.

Epping Forest College

The Principal has turned down an invitation from the District Council's Overview and Scrutiny Committee to attend one of their (public) meetings to report on progress at the College since it became part of New City College. She has however offered to meet Cllrs informally at the Council's offices or at the College to discuss progress.

We had hoped that the new regime would be more forthcoming and more community-orientated – this does not seem to be a promising way to start.

Loughton Leisure Centre

Loughton has experienced a huge increase in usage since the extension. In September there will be significant changes to the public swimming timetable. One of the reasons is to create more public swimming during the day and they are hoping to move several schools

to afternoon slots. The new steam and sauna came into use in May and a new Combined Heat and Power Unit (CHP) will be installed this summer to make it more energy efficient .

Loughton Town Council Heritage Plaques

The Town Council is arranging for a Blue Plaque to be installed at the Loughton Club (8 Station Road) to commemorate William Dawson.

At a recent Environment and Heritage Committee, the [Council has agreed](#) [item 138.5.2] to a request from the Kipling Society for a plaque to commemorate the six-month stay at Goldings Hill Farm enjoyed by Stanley Baldwin and Rudyard Kipling and his sister in the summer of 1877, and will look for a suitable site on the Goldings Manor Estate.

The Blue Plaque which commemorates the London General Omnibus Company garage (currently fixed to the front of Homebase, Church Hill) has been removed from the building and is to be safely stored whilst works are carried out on the building. The developer has promised that the plaque will then be returned to its former location.

Loughton Town Festival raises over £1,100 for youth charity Accuro

[Read more](#) at the Epping Forest Guardian

GENERAL

Things to do in Epping Forest District

The [District Council's website](#) has information on Things to do, Food and Drink, Accommodation and more, and there's a new section on Epping Forest Countrycare giving details of 9 walks, 9 local nature reserves and 20 additional wildlife sites across the District.

Epping Forest Deer Sanctuary, Theydon Bois

The Deer Sanctuary was discussed at the City of London's [Epping Forest and Commons Committee](#) [item 11] and the [Conservation Statement](#) gives a fascinating survey of the deer park and its history. It's one of the analyses being carried out by the City of London on what's required in various parts of the Forest, partly for its own use and partly as a basis for discussions with other bodies.

London City Airport

London City Airport have launched a Masterplan Consultation for 2020 - 2035, as it seeks to end residents' 24 hour weekend quiet time and add an additional 40,000 flights to the 111,000 flights currently allowed. The consultation runs from 28 June until 20 September 2019.

London City Airport will hold consultation events for affected residents close to the airport but no events will be held specifically for Epping Forest residents. You can however provide feedback online via the [London City Airport website](#).

**KEEP UP WITH THE NEWS
BETWEEN OUR EMAIL BULLETINS**



TWITTER: Follow us on Twitter at

[@LoughtonRA](https://twitter.com/LoughtonRA)

Not on Twitter? See our tweets at

www.loughtonresidents.org.uk



FACEBOOK: Like and Follow our

Facebook page by going to

www.facebook.com/LoughtonResidents

NOTES

1. We expect to send out the next news bulletin on 24 August 2019
2. In the process of drafting these items and sending them by email, some links to websites or email addresses can be broken; you can get round this by right-clicking on the link and then clicking "open" or, if this does not work, by cutting and pasting the address into an email or browser as appropriate.
3. If a web address doesn't work, or anything else is wrong, please let us know at loughtonnews@loughtonresidents.co.uk
4. LRA gives no warranty about, and will take no responsibility for, items or services offered – purchasers/users should make their own enquiries, and will be acting at their own risk.
5. To enlarge a picture, click on it and then drag one of the corners outwards
6. EFNW = Epping Forest Neighbourhood Watch

© 2019 Loughton Residents Association

**For more about LRA and Loughton see www.loughtonresidents.co.uk
or email contact@loughtonresidents.co.uk**

Promoted by and on behalf of Independent Loughton Residents Association 28 Brook Road Loughton IG10 1BP

This email was sent to <<Email Address>>

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)