



LRA's Loughton News

1 March 2024

In this issue, we report that [the Planning Inspector has turned down the developer's appeal](#) against the District Council's refusal of an 89-unit care home at the lower end of Alderton Hill.

LRA has also helped with concerns over [fly-tipping](#) and [garages flooding](#) at the Oakwood Hill Estate.

Recent planning applications include for a [Holocaust memorial](#) next to Loughton Library and replacement of the [rear extension at Aura Grill and Bar](#).

We report on what we know about the [Central Line as it continues to provide a disrupted service](#). [RideLondon](#) is happening again in late May so [be prepared for disruption on local roads](#) on the day.

[With elections in May](#), you can apply for a postal vote, and if voting in person, [you will need photo ID](#)

The Town Council's [Annual Town Meeting](#) is on Tuesday 5 March, so why not pop along and meet your local Cllrs, ask questions and express your views.

Thank you for being part of LRA and [would you consider being an LRA Cllr?](#) Can you please help us by making sure [your membership](#) is paid up for 2024 (**and thank you if you already have paid**).

You can always [contact us by email](#) to raise an issue, give your views, or offer help.

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Interest in our town and Common Sense...

It is only a few weeks to the May elections, for both the District and Town Councils.

LRA urgently need a few people to stand for the Councils to fill some gaps caused by illness and existing Cllrs moving on.

We need concerned members to come forward **now**. Whether you've thought about it in the past, or you could now find the time and courage to stand, find out more by calling Michael Benbow on 020 8508 4457 or Chris Pond on 020 8508 2361, or email us at contact@LoughtonResidents.co.uk

We need you NOW.

LRA News

13-15A Alderton Hill Appeal Dismissed

The Planning Inspector has turned down the developer's appeal against the District Council's refusal of an 89-unit care home at the lower end of Alderton Hill – a very welcome decision.

Michael Benbow (representing local residents) and David Linnell (for LRA Plans Group) attended the 5-day appeal Inquiry in Epping and spoke strongly against the development. In addition, Michael had encouraged nearby residents to put in objections (234 local households objected - a remarkably high number for an appeal). Michael also successfully organised residents from each of the areas surrounding the site to attend and to say how the proposed over-development of the site would adversely affect them. The degree of over-development was the key element in the Inspector's decision. [Background on our website](#) and [here is the report](#).



The result was by no means a foregone conclusion, as the Inspector had to give a verdict which was not inconsistent with a previous appeal decision on a larger proposal for the site. That decision had given far too little weight to the significant degree of over-development that was being proposed and its potential adverse effect on neighbouring residents. In their latest proposals, the developers had tried to take account of the earlier objections. Without the forceful evidence presented by residents this time, the developers might well have succeeded in getting their latest proposal approved.

But the saga isn't over yet; we now await further proposals for the site.

Thank you to everyone for your time and effort in making your views known. ***It made a difference.***

District Council 2024/25 Budget

In our last news email, we reported that the District Council was still considering budget cuts to Voluntary Action Epping Forest (VAEF) and Epping Forest Citizen Advice. The Council have now finalised their 2024-25 budget and these cuts have been removed with funding to remain at the current year's amount.

Given the Council's recent sale of land at North Weald Airfield to Google for £88.215 million, they did gain some flexibility with their budget. [More on the budget and Council Tax](#).

Fly-tipping on the Oakwood Hill Estate

LRA Cllr Ian Allgood had noticed that the fly-tipping regularly took place at a specific location at the front of the estate. It was collected on an almost daily basis by Qualis because they knew it always needs clearing. However by the fly-tipping being cleared, it was not reported to the District Council and their Environmental Enforcement were unaware of the problem.

Ian reported the problem to the District Council and arranged a walk around the estate (with the estate caretaker) and identified several dumping locations.

As a result CCTV is now located on a lamppost at the front of the estate along with signage. Also the estate residents have been notified of the correct procedure for getting rid of unwanted items. As a result Ian hasn't seen any waste since the CCTV installation so it looks like it's doing the job.

Garages Flooding on the Oakwood Hill Estate

LRA Cllr Ian Allgood was approached by a resident on the Oakwood Hill Estate who has a garage in Marlescroft Way that due to road re-surfacing meant the garage was actually below the level of the tarmac and as a result was constantly flooding as there was no soakaway.

Ian chased up Qualis then the District Council took over the matter. A completely new soakaway/drainage system was installed along the whole row of garages to prevent surface water entering them. In addition the garage roof downpipes were cleared.



May Elections

In just over two months on Thursday 2 May there will be local elections for the Town and District Councils, along with the Police and Fire Commissioner (PFCC) for Essex.

This year there are [some changes to the names and boundaries of wards locally](#). You will be able to

vote LRA as we will continue to stand candidates in Loughton's Town and District wards.

Please help yourself and LRA by [registering for a Postal Vote](#). Postal Voting is a safe, secure and convenient way to vote and you receive ballot papers 10 days before polling day. All ballot papers with your choices are simply posted back to the District Council in a prepaid envelope. If something unexpected occurs near polling day, your choices will be safely counted by the District Council - this means your vote is never missed. [Get a Postal Voting form here](#) to print and post. It needs as few as 7 details and lasts for 3 years.

Voter ID

If voting in person at the May elections, you will need to show one form of photo ID. [More](#). These include:

- Passport
- Driving licence (including provisional licence)
- Blue badge
- Certain concessionary travel cards including ENCTS bus passes (headed Essex County Council) but not senior railcards.
- Identity card with PASS mark (Proof of Age Standards Scheme)
- Biometric Immigration document
- Defence identity card
- Certain national identity cards

If you don't have accepted photo ID, you can apply for a free voter ID document, known as a Voter Authority Certificate. [Apply here](#).

Your LRA Membership for 2024

The latest issue of the members edition of Loughton Life has been delivered to your letterbox, along with a letter either confirming that you've already paid for 2024 or asking you to renew your membership (only £5 a year).

If you've already paid, thank you!

If not, can you please arrange a payment either by a bank transfer or posting a cheque ([how to do this](#)).

Has this email has been forwarded to you by an LRA member? Join LRA and [support us for just £5 a year](#) and get these emails sent direct to you every 3-4 weeks.

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.



Holocaust Memorial

This application proposes an Epping Forest Holocaust Education memorial on land to the east of Loughton Library.

Whilst LRAPG has no objection to the memorial they have asked that it is installed after the library is redeveloped to avoid damage and out of respect. The site is separated from the library by only a relatively narrow stretch of land, which is due to be re-landscaped (and possibly levels may change). It would be more fitting if the memorial was installed when the new library building is completed.

LRAPG are also seeking assurances over who is going to maintain the memorial and that there is the budget for it. The stones will discolour quickly without being properly maintained and children are likely to climb over the stones and damage them. The playground to the rear will also be partially hidden away by the memorial and the District Council has been asked to consult Children's Services to ensure they have no safety concerns.

Reference [EPF/0191/24](#) The formal consultation period ends 11 March.

Aura Grill and Bar, 179-181 High Road

This application proposes a rear extension (to accommodate additional seating) including changes to opening hours and parking spaces.

We reported previously that in April 2022 Aura were instructed to demolish the steel framed extension to the rear, with a subsequent appeal to the Planning Inspector being dismissed. This extension should have been demolished months ago. However Aura are now proposing to demolish the extension and replace it with a different building, with a similar footprint and size, but different style.



LRAPG objects to the increase in capacity on the grounds of impact on the SAC. The loss of the car park will lead to demand for patrons parking on nearby streets, particularly station road. The extension by reason of its bulk and length reaches into Station Road and represents an overdevelopment of the site. In townscape terms the building looks like an extension plugged onto the end of an existing extension to the main building and bears no architectural relationship to the host building or the High Road.

The noise impact assessment submitted by DAA Group cannot be relied upon. It refers to the London Plan which is not a relevant planning document in Loughton. It also concludes the building is only compliant with the windows and doors shut and recognise the room will therefore require mechanical ventilation. However, there are no proposals for the mechanical ventilation of the extension and therefore we assume the doors and windows will have to be opened to cool the room. This will result in disturbance to neighbours.

A closing time of 12.30am is too late. The opening times should be restricted to 11pm. The buildings next door (177-167) are residential on the first floor and would therefore be disturbed by patrons leaving after 11pm, starting car engines, talking, etc.

Reference [EPF/0194/24](#) The formal consultation period ended 23 February but you can still comment to the Council.



52 The Broadway

This application proposes a change of use from Esports and gaming cafe (Sui Generis) to Greek Street Food Style restaurant with ancillary take-away (Class E/A5) and relocation of the entrance door.

LRAPG are concerned there are no details of the roller shutter and the ventilation plant does not appear on the elevations (although the details of the plant does provide some detail). The application should have been made invalid. The plant discharges at a lower level than the flats above on the Broadway, so the occupiers will therefore be subjected to fumes. The plant is also ugly and, notwithstanding the fumes issue, should be screened. In recent years new family homes have been erected on Burton Road which face onto the rear of the Broadway. They deserve better than this.

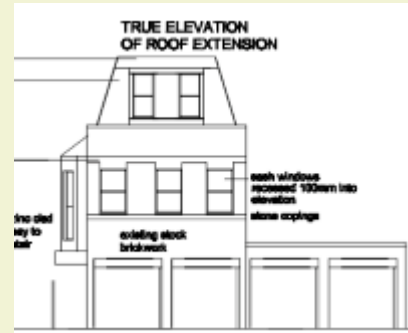
LRAPG also object to a solid roller shutter and the recessed shopfront which is out of keeping with the Broadway. At the moment the shutter is an open-mesh one, which is preferable to a solid shutter. Ideally it should be a lattice shutter because this allows visibility into the retail unit to add visual interest and prevents graffiti being sprayed on the shutter.

Reference [EPF/0191/24](#) The formal consultation period ended 22 February but you can still comment to the Council.

7 Forest Road

This application proposed two storeys of office accommodation over the full width of the existing retail premises of Robinwill Group and Little Fidgets.

LRAPG have objected to the proposed extension by reason of its height, bulk and massing will stick out on this part of Forest Road to the visual detriment of the road this part of Loughton. In townscape terms the proposal would look extremely odd, perched on the end of this one-storey block.



LRAPG disagree with the claim that Cherrywood Heights is justification for this development. It forms part of a separate group and whilst this site forms a part of a distinctive single storey block subservient to the main shops on the High Road. The loss of retail on the ground floor may affect the viability of the shop.

Had the principle of the extension been acceptable, the drawings are inadequate to assess the quality of the design (LRAPG consider the application should have been made invalid) and a condition would be required to prevent the office from being converted to residential at a later time.

Reference [EPF/0159/24](#). The formal consultation period ends 11 March.

Roads, Parking and Travel

Planned Road Closures

- Nursery Road - the road will be closed from High View Close for 30 metres south west from 4 March to 10 March for works by Thames Water. [More](#)

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



Central Line Service Disruption

Service on the Central Line deteriorated further this week. Trains continue to have an abnormally high number of motor failures, with far fewer trains available to run the service which is particularly noticeable at peak times. On top of that a week ago the Track Recording Train (which inspects the track for faults) suffered a breakdown, so trains have been running slower this week in sections that have not been able to be checked.

Disruption is likely to continue for some time as the motor failures are widespread

and difficult to fix. The £500 million [Central Line Improvement Programme](#) (CLIP) will eventually replace the motors but won't have a noticeable impact on the service this year.

A temporary timetable has been introduced to increase reliability and minimise unpredictable long gaps between trains. At peak times gaps between trains are a lot longer (e.g. 6-8 minutes instead of 3-5 minutes). With no trains turned around at Loughton, they will all come through from Epping, **thus they will be very full** when they arrive at Debden and Loughton stations.

Once the Track Recording Train is back in service, trains should return to their normal speed, unless TfL can find an alternative way to check the track.

If you are going into or via Liverpool Street, there is a TfL shuttle bus between Loughton and Chingford stations on Mondays to Fridays during peak hours that connects to London Overground services to Liverpool Street.

- Morning service from Loughton to Chingford stations (06:28 - 09:58). Departures at 08, 23, 38 and 53 minutes past the hour.
- Evening service from Chingford to Loughton stations (15:25- 19:25). Departures at 10, 25, 40 and 55 minutes past the hour.

The journey time is approximately 25 minutes. (There is also another shuttle bus between Epping and Chingford.) In addition, the 397 bus between Debden and Loughton to Chingford stations is another option.

TfL provide updates on [their website](#).

LRA Comment: As [we reported in November](#), spending £500 million to extend the life of the present 1992 stock by refurbishing them may be a false economy and can be seen as a stop-gap measure. They are already 30 years old and likely to be completely obsolete in a decade's time. With a less restricted government investment policy in TfL, they would be due for replacement now, not in 15 years' time with the cost of new trains possibly at £1.5 billion (based on the current cost of replacing Piccadilly Line trains).

We also note that continued expansion of housing in the area implies greater use of public transport. The disconnect between housing targets and investment in Central Line infrastructure is stark.

RideLondon-Essex

RideLondon-Essex returns again this year ([see article below](#)). The routes pass near Loughton on the Epping New Road which will be closed to traffic. A change from last year is that the route will now pass through Chigwell and Buckhurst Hill ([PDF map](#)) as the weak bridge over the railway at Broadmead Road in Woodford is closed (all the time) due to safety concerns ([more](#)), so the route is much closer to Loughton.

Expect considerable disruption to roads and traffic around Loughton, so **do not reckon on driving anywhere to or from Loughton that day**. Access in and out of Loughton and surrounding areas will therefore be restricted. Some crossing points will be in place for traffic. [More](#) (PDF)

- You will be able to use the M11 southbound all day, but not get to the M25 in the morning.
- The A104 Epping New Road will be closed from 5am to 12pm midday.
- The A121 Loughton and Buckhurst Hill High Roads will be closed from 12pm south of Loughton, and access to the A104 Epping New Road south of Loughton will not be available either.
- Bus routes 20, 167 and 397 will be suspended or short running the whole afternoon.

- The Central Line should not be affected.

Police, Fire and Crime

What Have the Police Done for Us Locally?

In January 2024 they:

- helped to find 40 people who were reported missing and helped them to get the support they needed.
- responded to 28 mental-health related incidents and worked with local partners to help those concerned get the help and support they needed.
- investigated 73 reports of antisocial behaviour having listened to local communities about the things which were causing them concern.
- attended 61 road traffic collisions, helping to keep those involved safe and our roads moving.
- investigated 172 reports of domestic violence incidents and made sure victims were given help, support, and advice, putting them in contact with relevant organisations where appropriate.
- solved 75 crimes, ensuring those intent on committing crime are held accountable for their actions.
- submitted 252 pieces of intelligence which assists us in targeting criminal activity in our community.



Two Charged with Shoplifting Offences

Two people have been charged with shoplifting offences at Epping Forest Shopping Park on Langston Road on 18 February, after officers were called to TK Maxx following a sighting of two people, who were believed to have been involved in a previous shoplifting incident on 11 February. During that incident around £1000 worth of items were stolen.

Officers attended quickly and arrested a man and a woman on suspicion of theft from a shop.

ASB Patrols and Support in the Broadway

The police report that that funding of £103,523 has provided for The Broadway to provide 592 extra hours of high-visibility Essex Police patrols, 555 hours of extra Community Safety patrols and further outreach support to address Anti Social Behaviour (ASB) . [More](#)



Thefts of Doorstep Deliveries

The police suggest these things to reduce the risk of doorstep theft:

- Track your parcel to ensure you or someone else is at home for the delivery.
- Install a video doorbell; this can be connected to your mobile phone so you are notified immediately of any delivery, and is easier to install than a full CCTV system.
- Install a security light.
- Arrange for your parcel to be delivered to a trusted neighbour, or other family members who will be at home; if you live in a flat, is there a concierge who could accept the parcel for you?
- Use an off-site locker service for frequent deliveries, or for expensive items; these parcel boxes are more likely to be in busy, safer locations - such as supermarkets - rather than secluded areas which could be targeted by thieves.

Gardening Outside, Secure Inside

The police warn that with Spring approaching, it may be easy to get engrossed in what you are doing when working in the garden. If the house is empty, it is wise to close and lock the door. Remember when you stop for a break or at the end of the day, put your tools away as your tools could be used to break into your house, a neighbour's, nearby building such as a church, or provide a climbing aid or method of carrying things away. If you are not using your lawn mower or jet washer put it away out of sight from prying eyes.



More from the Police

[Read more](#) from the police for our local area including other news and crime statistics. The data is updated to December 2023.

Essex Police Weekly Dispatch News Email

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



Council News

Town Council - Annual Town Meeting

The meeting will be held at 8pm on Tuesday 5 March at the Murray Hall, on Borders Lane Meet your local Cllrs, ask questions and express your views. Doors open at 7:30pm to view displays.

Hillyfields and Jessel Green Tree Planting

Residents may have noticed that trees were recently planted in Hillyfields (adjacent to Pyrles Lane) and on Jessel Green. These were planted by the County Council in conjunction with the District Council, without any prior consultation with the Town Council.

At Hillyfields some of them were planted on City of London owned land, and they have asked for them to be removed as soon as possible. The County Council have now offered to relocate them to the main Hillyfields open space area. Other trees were planted along Rectory Lane and opposite Marjorams Avenue. These two areas do not belong to the Town Council (LTC) and are arguably a good addition to the street landscape.

Further trees were planted at Jessel Green. Whilst recognising that the land belongs to the District Council, this layout would restrict the space available for the annual Jessel Green Fun Day and the Town Council would have to alter the plans to stage the day. The County Council have now said that the trees to the north edge of Jessel Green will be moved nearer the roadside.

Reporting Potholes and Broken Pavements

Please do not report these to the Town Council, as they do not deal with them.

Instead, [report these to the County Council](#). If you have hurt yourself, or damaged your bike or car, [you may be able to claim](#). If the road defect has been reported and not fixed before you suffered damage, your claim has a greater chance of success.



Essex Highways will refute claims where they have had no opportunity to make it safe, or where with careful driving it should be safe. Their lawyers are very skilled at rejecting claims. So always report it!

RAAC Report

The District Council have assessed Council buildings for risks associated with RAAC (Reinforced Autoclaved Aerated Concrete) considering the date of build and information they hold on its construction.

By either reviewing records or by a site investigation when needed, that have concluded that none of the buildings in the Council's operational and residential portfolio used RAAC in their construction.

Recycling Centre Bookings - Here to Stay

Towards the end of last year, over 18,000 people had their say on our proposals to keep a booking process at recycling centres. After an [evaluation of the pilot](#) and a [consultation report](#), the County Council considered [a recommendation to make the booking process permanent](#). This has now been agreed.

Taxi Fares

In December we reported that the District Council was undertaking a consultation which proposes new prices for taxi journeys.

The current fares have not been updated in nearly 10 years. They were last reviewed

in 2018 but no increases were made. Since the current fare tariff was agreed in 2014, fuel prices have increased, and the cost of living continues to rise. The proposals are to increase fares; for example the minimum daytime fare for up to one mile would rise from £3.50 to £4.50, and for night time fares after 10pm from £3.70 to £4.70. [More](#)

The Council agreed the new fares as proposed and they came into effect on 28 February.

Council Tax

- **County Council:** The Council has agreed a 4.99% increase (an extra £72.36 per year for a band D property), which includes the adult social care precept as set out by the Government. Under Treasury rules the maximum the increase could be without a referendum is 5%. [More](#)
- **Essex Police and Essex County Fire and Rescue Service:** Increases have been agreed that will result in band D Council Taxpayers paying an extra £12.96 per year for policing and an extra £2.34 a year for fire and rescue services (a 5.55% and 2.91% increase respectively). There's no maximum which requires a referendum. [More](#)
- **District Council:** The Council has agreed a 2.99% increase (an extra £4.85 per year for a band D property). This is the maximum that could be imposed without a referendum. [More](#)
- **Town Council:** The Council has agreed a 6.95% increase (an extra £4.96 for a band D property). The Town Council does not receive funding from central Government, so the tax increase must reflect inflation that the Council must bear. There's no maximum which requires a referendum. [More](#) (p3-4 PDF)

District Council Home Ownership Strategy

The District Council has published their strategy on [Home Ownership](#) (PDF), which covers the next five years. The strategy is primarily about continuing the sale of Council properties to tenants under Right to Buy and also the management of the 1089 leasehold properties. It is a continuation of an earlier strategy from 2015.

To put Right to Buy in the district in context, since 2010 there have been 729 applications to buy properties of which 341 were successful. It takes 4 staff including a manager to provide this service.

District Council Independent Living for Older People Strategy

The District Council have published their strategy on [Independent Living for Older People](#) (PDF), which covers the next five years. This is a new strategy driven by an increasing population of residents over the age of 60.

The Council currently manages 12 Independent Living schemes providing a total of 463 homes, mostly one-bed homes. Many of these properties are over 50 years old and have had little investment. The District Council have estimated there is a need for around 720 additional units of housing for older people and, 210 units of housing with care (extra care) in the district.

The priorities for the strategy are to Increasing the supply of affordable housing, ensuring quality, safety, and high standards, promoting health, wellbeing, and independence, facilitating economic growth and regeneration and protecting and enhancing the environment. [More](#)



What's On in Epping Forest?

The District Council has published details of all activities, events, exhibitions and workshops from the Community Development and Wellbeing team. There's something for everyone. [More](#) (PDF)

Local News

RideLondon-Essex

RideLondon is a bicycle event which returns to Essex and London on Sunday 26 May with riders that are pre-registered riding one of three routes that start in London with two of the routes extending into Essex.

- the Essex 60 route that goes out to Epping and Ongar. [More](#)
- the Essex 100 route that goes out to Great Dunmow and Braintree. [More](#)

The rides will coincide with the FreeCycle event when central London streets are closed to traffic for a festival of cycling. FreeCycle is open to all at no cost.

Warm Places over Winter

Warm places are again open in the district, with some venues offering refreshments, activities such as board games and free WiFi. [More](#)

Venues locally are (opening days and times vary):

- Debden Library
- Epping Forest Campus, New City College
- Loughton Library
- Oakwood Hill Community Centre
- St Mary's Church.



Towns Through Time Exhibition

Epping Forest District Museum has over 6,000 photographs in its collection and include snapshots of life dating back to the 1870s. The latest exhibition, Towns Through Time, shows a small selection of these photographs focussing on the district's towns.

The exhibition is free. [More](#)

Health and Wellbeing

Medication Reminders

The Patient Access service used by many GPs now allows you to set up reminder alerts for GP prescribed medications that appear in your medical record. [More](#)

This is free and works if you have linked the Patient Access account to your GP and through the [iOS](#) and [Android](#) apps.

Epping Forest

Dog Walking in Epping Forest

Well-behaved dogs are welcome in the Forest and provided your dog has excellent recall, you are welcome to explore the Forest with your furry companion.

Please ensure that you pick up after your dog and put it in a bin or take it home to dispose of responsibly. The small minority of dog walkers that are leaving poo bags hanging from trees are littering the Forest and if caught, will be prosecuted. This is inconsiderate behaviour is illegal and disfigures the environment.



Radical Landscapes Exhibition

In the summer of 1871, thousands of ordinary Londoners, gathered on Wanstead Flats to hear speeches against 'enclosure' and to protest the loss of common land. They stayed to tear down and destroy fences erected by would-be property developers. which led to the preservation of the Forest as a public green space. An exhibition explores through 200 years of popular prints and images - the shifting balance of power and control over the land now known as Epping Forest.

This free exhibition is at the Epping Forest Visitor Centre at Chingford until 31 March. [More](#)

Forest Focus - February 2024

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



And More



Interested in solar panels and/or electricity storage?

Essex homeowners, and those who have permission from their landlord to install a solar PV system, can register now for [Solar Together](#). The scheme makes buying high-quality solar panels

easier and offers lower prices than the open market.

Thank you for supporting LRA. Our next Loughton News email is due to be issued Friday 22 March, although that date could change.

Get more from LRA and keep up with what's happening between issues of Loughton News

For all our Tweets, past issues of Loughton News and Loughton Life, and more



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2. 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.

We can be contacted at contact@LoughtonResidents.co.uk

To update your membership details, email membership@LoughtonResidents.co.uk

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