



LRA's Loughton News **Special**

9 October 2023

13 – 15A Alderton Hill Another proposed block of flats

Members will recall that in February this year, the District Council refused permission for the demolition of houses at 13, 15 and 15a Alderton Hill, which were to be replaced by linked blocks of 89 elderly persons apartments in buildings up to 6 storeys high.

This result was achieved after at least 310 comments were made, of which 309 of these raised issues and one expressed support. ([Background on our website](#))



As expected, the developer has now lodged an appeal, so ***it's now time to make your views known (again)***, this time to a Planning Inspector who will be making the final decision.

Your comments helped the District Council refuse the last application so for the appeal comments need to be sent to the Planning Inspector who will decide the outcome. If you commented earlier it can be an updated version of what you have sent before.

[More details are here](#), including [the Council's decision to refuse permission in February](#), and [how it looks from various viewpoints](#) (from p25)



The overdevelopment proposals have been uncompromising since 2017. There have been three major planning applications involving hundreds of drawings and thousands of report pages. The District Council and residents now face another Public Inquiry for proposals very similar to those in 2017 and 2018.

How to comment

It just takes 10 minutes, with a deadline of midnight on 12 October. You can either:

- [Email](#) the Planning Inspector.
- [Comment online here](#), and click Make Representation.
- Write to the The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Bristol BS1 6PN.

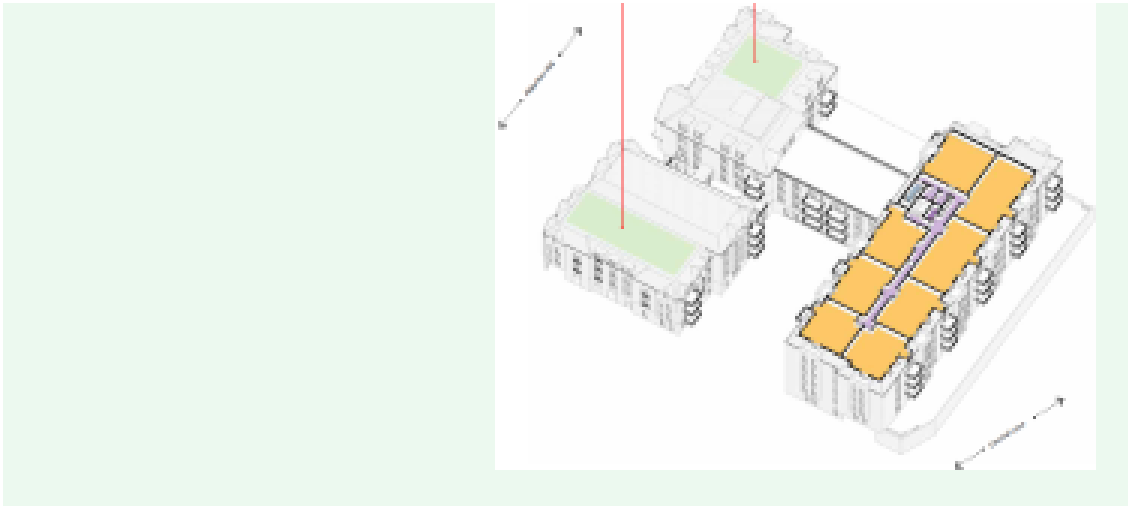
However you comment, ensure you use the reference APP/J1535/W/23/3327649 and provide your name and address.

You may like to consider the following points:

- Alderton Hill is characterised by large 2 or 3-storey single-occupation houses with large gardens. Is the design proposed here - 4 storeys facing Alderton Hill and **up to 6 storeys** at the rear - too bulky, too high and out-of-character with neighbouring dwellings?
- The current proposal is for 89 flats with 173 bedrooms. This is **only marginally less** than that proposed in 2017 (and refused) for 105 flats with 186 bedrooms.
- **There are only 32 valet spaces proposed for residents** with 11 spaces reserved for staff and visitor parking.
- The development will cause more traffic and pollution from exhaust fumes which will further **impact on the air quality** to the Epping Forest Special Area of Conservation (SAC) and the overstressed recreational services in the SAC. The District Council has proposed a Clean Air Zone (CAZ) in 2025 where motorists will be charged to drive through the Forest but, even if this is can be brought in (and the Council on its own lacks the power to introduce road charging), it does not stop additional cars associated with the development from polluting the SAC.
- This application breaches the current boundary on Alderton Hill/Brook Road between family housing and larger buildings such as Poets Place and Roding Valley High School. Will this application, if successful, encourage **other applications for blocks of flats or other large buildings** in Alderton Hill and nearby roads?
- The Local Plan (agreed only this year) prescribes 19 dwellings for residential use for the site, far less than that proposed. In addition, the developer wants to now change the land Use Class from C3 Residential to C2 Institution. The proposal therefore **completely contradicts the Local Plan**.
- 13 Alderton Hill is a new house, built to a very high standard 18 years ago, by a property developer for his own occupation. Demolition of this substantial family home should be refused because **it represents an enormous investment in carbon and energy already**. Demolition would unnecessarily release embodied carbon dioxide (CO2) stored inside it which would contribute to climate change.
- Loughton has become **over-developed over the last 3-4 decades and now has 70 more roads plus many smaller infills**. This includes 8 blocks of flats (424 homes) being built on the College sites on Borders Lane. Over that period, about 3000 new homes have been added and it's reasonable to assume there are 6000 more cars driving on the five roads in and out of Loughton. Our town is now saturated and no more intensive over-developments should be granted planning permission.

The Appeal will be heard on 5 December, and we'll let you know the outcome.

Images: Google and [eb7 Daylight & Sunlight Report](#) (merged), [Design and Access Statement](#)



Thank you for supporting LRA. Our next regular Loughton News email is due to be issued Friday 13 October although that date could change.

We can be contacted at contact@LoughtonResidents.co.uk
To update your membership details, email membership@LoughtonResidents.co.uk

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