



LRA's Loughton News

1 July 2022

In this issue read about [the latest news on the draft Local Plan](#) with the Planning Inspector's proposed changes.

We also report on the [High Road non-lit lights](#), [the Loughton Wombles helping to tidy up the town](#), [fixes to the Lopping Hall Clock](#), and plans for [new Christmas lights](#) for The Broadway and High Road.

In Epping Forest, read about upcoming [Open Air Theatre](#) events, [longhorn cattle](#) in the Forest, [Queen Victoria's oak](#) and [Warlies Park](#), and for local events, [find out what's on](#).

We are also looking for a volunteer who can examine LRA's financial accounts once a year. Perhaps you (or someone you know) could [help](#)?

Our news emails will be taking a longer break than usual and will be back in your inbox on August 5th. In the meantime you can follow LRA news on [Twitter](#) or [Facebook](#).

Thank you for supporting LRA, which is 100% run by volunteers locally. You can always contact us by email at contact@loughtonresidents.co.uk to raise an issue, to give your views, or to offer help.

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Have you renewed your membership?

Your small contribution of £5 each year supports LRA's work around town.

If not, renew now until the end of 2022 for £5 per household. You can pay by Standing Order, bank transfer or cheque. [More](#)

Not sure if you've renewed? [Email us](#) or call 07922 048758.

LRA's membership information is not shared with anyone.

New District Local Plan

The new Inspector, Jonathan Bore, has now released his proposed changes to the draft Local Plan.

[The full details are here.](#) LRA is considering these. The Inspector has [said](#) any new and amended main modifications, once agreed with the District Council, will need to be published for public consultation.

[Background on our website.](#)



The Broadway – maintenance and repairs at last

The District Council has announced that it intends to embark on a series of external maintenance and repair works at The Broadway shops and flats (11A-77A & 12A-82A) within the next 12-18 months. The high-level intention at this stage is that the works will include roof replacements, window replacements, walkway and balcony upgrades, anti-social behaviour upgrades and compliance works amongst others.

***LRA comment:** despite pressure from LRA Cllrs, the Council has neglected this area in the past. We know it needs doing, as The Broadway has getting shabbier by the year, however it should have been done bit-by-bit over 20+ years. However we understand these repair works do not address work to public spaces (except for wall treatments), the central planting island, or provide an annual budget for maintenance.*

Questions remain such as “why do window replacements yet again?” and “how are residents who own their own flats going to afford it?” (as some flats have been bought by tenants under the Right-To-Buy-legislation, and they will need to contribute to the cost. LRA will be watching closely the terms offered to owners by the Council).

If this email has been forwarded to you, get it sent directly to your inbox by [supporting LRA for only £5 a year.](#)

The non-lit High Road Lights

We've [reported previously](#) that over half the streetlamps in the busiest part of the High Road are not working.

The latest update is that the County Highways Portfolio Holder, Cllr Lee Scott, has said they will be changed as part of an 'LED phase 4 project'. This means that they won't be fixed until they can be replaced by LEDs; LRA Cllr Chris Pond understands that the Council cannot get LED adaptors for the current luminaires (the entire light fixture including the lamps), which implies the entire luminaire will need replacing.

Road Closures

Residents will have noticed road works by Thames Water at Valley Hill (again) and Alderton Hill in the past two weeks, which have caused disruption locally.

Thames Water also planned to start work at the corner of the High Road and The Drive earlier this week, which would have compounded the disruption. However LRA Cllr Chris Pond raised this with County Highways Portfolio Holder Cllr Lee Scott, and the work was deferred.

Could you help examine LRA's financial accounts once a year?

After five years Independently Examining the LRA accounts our local examiner has retired and we need a new volunteer. This only takes place once a year after our year end in December and our accounts are not complex. .



To find out more, please contact David at david.linnell@LoughtonResidents.co.uk or 07958 984278 for a no-obligation chat.

Next Distribution Depot in Waltham Abbey appeal refused

[We reported last year](#) that the District Council refused the planning application for the Next distribution depot in Waltham Abbey. Next appealed the decision, however a Planning Inspector has now dismissed their appeal. [The full details are here](#).

Covid-19/Coronavirus

Coronavirus (COVID-19)

The government has removed remaining domestic restrictions in England. There are still steps you can take to reduce the risk of catching and spreading COVID-19:

- [Get vaccinated](#)
- Let fresh air in if meeting indoors, or meet outside
- Consider wearing a face covering in crowded, enclosed spaces

[Find out more about living safely with COVID-19](#)

More from the [government](#) and [advice from the NHS](#)

Vaccine information for Essex

[Read more](#) on getting a vaccine. The NHS says that vaccines have enabled the gradual and safe removal of restrictions on everyday life over the past year. However Covid is still out there and there are still people in hospital unwell with the virus. Make sure you stay up to date with your vaccines for the best possible protection and for extra reassurance that you're keeping yourself and others safe.

It's never too late to come forward for your first, second or booster dose of the vaccine, especially given the spread of new variants. You do not need to be registered with a GP and can use [a walk in centre](#) or [book an appointment](#), or call 119 for more help. If you live in Essex and need help to book an appointment, phone 0344 2573 961 (open 10am to 4pm, local rate).

Local Infection Rates

Infection rates locally have been about 20-40 infections reported per day recently, which is a rise from recent months. The [local data for Epping Forest is here](#), along with [this interactive map](#).



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.

Changes to the Council's Planning System

The District Council has made changes to its computer system which has resulted in a delay in consulting neighbours and LRAPG over new planning applications. LRAPG has therefore received very few applications over the last month but expect the Council to catch up with the backlog shortly.

Gardeners Arms pub, York Hill - Appeals and Variations

There has been much controversy over the running of the pub; anti-social behaviour and noise issues have been well documented.

The District Council Licensing Committee undertook a detailed review of the pub's licence in a hearing that lasted a day; LRAPG attended and made representations. The Committee laid down various revised conditions for how the pub should operate in future. The Gardeners Arms have appealed against these revised conditions. No details of the grounds of appeal have been made public to date. We also believe the appeal was submitted out of time because it was sent to the wrong court.

The Gardeners Arms has also applied to the Council for a "minor variation" of the licence to allow 70 people on the front terrace. LRAPG was surprised and disappointed that the Council's licensing officers decided not to consult publicly over this change. We consider that this is not a minor variation and should not be treated as such. This is more than double the number of people the Committee decided

should be allowed on the terrace. It's a significant change which could severely impact on the amenity of the residents close-by, due to the likelihood of additional noise, disturbance and anti-social behaviour. In our opinion, the Gardeners Arms should respect the decision of the Licensing Committee.

LRAPG is very disappointed with the Council's lack of communication in respect of the appeal and the variation application and will be asking for changes in the law to ensure effected residents and local amenity groups are compulsorily consulted on licensing applications. Notwithstanding what the law currently states, it is good practice for the Council to keep stakeholders informed, particularly on serious matters such as this one.

Roads, Parking and Travel

Planned Road Closures

- Alderton Hill - the road is closed for works by Thames Water. The notice is in for 21 days from June 23rd, however work is estimated to be completed by July 4th. [More](#)
- Etheridge Road - the road will be closed July 4th to 8th for joint sealing. [More](#)
- Alderton Hall Lane - the road will be closed on July 17th between 9:30am to 3:30pm for pole replacement works by Openreach. [More](#)
- Clays Lane - the road will be closed from July 25th to August 1st for work by Cadent. [More](#)
- Debden Lane - the road will be closed from July 25th to August 24th for work by Cadent. [More](#)
- Englands Lane - the road will be closed from July 25th to August 26th for work by Cadent. [More](#)
- Lower Road - the road will be closed from July 25th to August 8th for works by Thames Water. [More](#)
- Borders Lane - the road will be closed from Homecroft Gardens to 50m eastwards from July 30th to August 7th for new connection works by Thames Water. [More](#)



Dates can change so [check here for the latest updates](#), and for other planned roadworks.

New Parking Restrictions

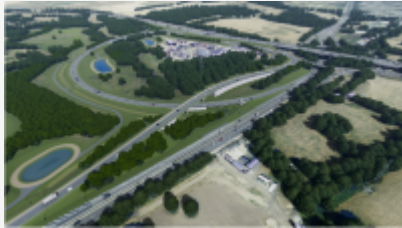
We have been notified that the schemes for Brooklyn Avenue/Priory Road/The Drive, Alderton Hall Lane/The Lindens and St Nicholas Place/Borders Lane will be going ahead in the next few weeks and restrictions will be in force from July 8th. The restrictions are mainly no stopping at any time on specific road corners.



The scheme for Baldwins Hill will be delayed as they have to consider late objections.

Bus Route 418

Notice has been given to the Traffic Commissioners by the current operator, Stephenson's, of the withdrawal of bus route 418 that serves Loughton, Abridge, Theydon Bois and Epping from July 31st. However, they have also given notice for about 20 routes across the county, which may indicate this is part of some kind of negotiation with The County Council more generally. LRA Cllr Chris Pond is following up to find out more.



Upgrades to M25 at Junction 28

National Highways plans to upgrade junction 28 of the M25 at Brentwood to ease queues and congestion at this heavily used junction. Preparation works will begin at the end of July with the main construction work starting in October. Completion is planned for summer 2025. [More](#).

Tips to stay cooler in a car

The AA has useful advice how to handle the heat of summer in a car, from water to cooling sprays, and advice on air conditioning versus open windows. [More](#)



Never leave your dog alone in a car

If it's hot outside, the temperature inside a car can double and more within 60 minutes. Heatstroke can be fatal to dogs. If you see a dog in a car on a warm day, call 999. [More](#)

Police, Fire and Crime

Man admits stabbing

A man from Ilford has admitted stabbing another man during an altercation involving two vehicles at the junction of Langston Road and Chigwell Lane in August last year. He was jailed today, July 1st, for three years. [More](#)

Speed Checks

In response to concerns over speed, Essex Police carried out speed checks on June 26th across the Southend and Epping Forest District areas resulting in 123 drivers reported for speeds of up to 62pmh in a 30mph and over 100 on the M11.



Survey on Contacting the Police

The Association of Police and Crime Commissioners is running a survey which aims to understand your experiences of contacting the police using emergency and non-emergency reporting systems. Your views will help inform them about any challenges in this and areas for future development. [Complete the survey here.](#)

Have you received a message saying someone is logged into your social media account?

This could be an attempt by a criminal to trick you into providing your personal or financial information such as passwords and passcodes. Always sign in directly to your accounts to verify any requests and avoid clicking on links or attachments that you receive in texts or emails.

More fraud prevention advice is on [the Essex Police website](#)



Avoid investment and pension scams

You can check the [Financial Conduct Authority \(FCA\) Warning List](#) for an investment or pension opportunity you've been offered, or an offer that looks too good to be true. You can report a scam or an unauthorised firm and keep up with the news.

Council News



Jessel Green Community Fun Day

Record numbers attended the return of the Jessel Green Fun Day following its absence for three years due to Covid. Great fun was had by all who attended the event, the weather was fantastic and this popular annual, not-for-profit, community family fun event proved more successful than ever. [More](#) and [photos](#)

Image: Town Council

Join the Loughton Wombles

Loughton Wombles successfully carried out their fifth group litter pick on Saturday May 28th. Eleven Loughton Wombles covered two routes:

- Rectory Lane towards Langston Road and the approach to Debden Station.
- Along Lady Marys Path onto Borders Lane then down Luctons Path.



Fed up with litter? Join the Loughton Wombles and do something about it. Equipment is supplied. [Email](#) Deborah Taylor at the Town Council if you are interested. [More](#)

Image: Town Council

Lopping Hall clock

The Town Council recently arranged for repairs to the clock, which was failing to keep good timing.



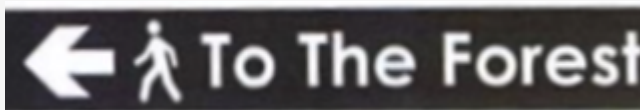
Council Tax Rebate for Energy Bills

The Government is providing £150 to most households living in properties in Council Tax bands A, B, C and D. Many Council Taxpayers who pay by direct debits have already received theirs. For those who pay by other means, the District Council has sent a letter explaining how to claim their energy rebate. [More](#)

Customers who do not have access to the internet so are unable to use online services can visit Civic Offices in Epping where staff are on hand to assist in completing the application form.

Signs to Epping Forest

The Town Council is making progress in arranging for signage from Loughton's stations to the Forest – we'll keep you posted.



Lighting of Loughton's Beacon for the Queen's Platinum Jubilee

Many hundreds of local residents attended the lighting of the Beacon at the top of Hillyfields in Loughton to celebrate Her Majesty the Queen's Platinum Jubilee on Thursday June 2nd. The large crowds brought their own picnic blankets and refreshments, enjoying the music during the build-up to the Lighting Ceremony at 9.45pm. [More](#)

Image: Town Council



Christmas lights

Loughton Town Council has signed three-year agreement with a new supplier of Christmas lights for the High Road and The Broadway.

***LRA comment:** the cost of the lights comes out of the Council's council tax budget, and so there's always a difficult balance to be struck between the brilliance (or otherwise) of the displays and their cost – we look forward to seeing the new lights this Christmas.*

Local News

A failed experiment

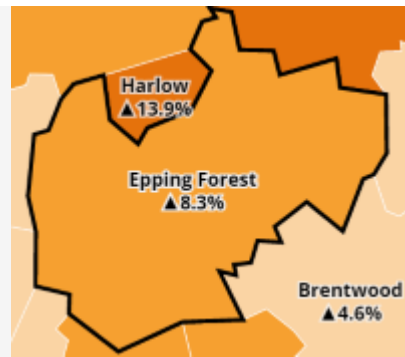
In 2012 the County Council entered into a PFI contract for the design, construction, financing, commissioning, operation and maintenance of a mechanical and biological waste treatment plant in Basildon ("Tovi eco-park") to process the County's and Southend's residual waste - the "Facility". (All other separately collected waste - recycling, green waste and food waste - would continue to be processed elsewhere.) The contractor chosen was a special purpose vehicle ultimately owned by a Spanish waste management company and English local construction specialist Balfour Beatty Group Limited.

Cutting a very long story short, the Facility, once built, did recover an additional 10% recycling from the residual waste stream, but did not entirely meet the Council's requirements in accordance with the contract. Also, the market for refuse-derived fuel (a substance like lignite) fell apart after the Dutch government banned imports for the large EFW plants at Amsterdam. It has taken significant court actions and lengthy negotiations with the financial organisations which funded the PFI contract to get to the current point, where (at no further expense to council taxpayers) the building will be demolished and the land handed over to the Council. It's a sorry story, but one which the Council seems to have managed well, and indeed as well as could be expected. [More](#) (item 6).

Population changes in Epping Forest

The Office for National Statistics has released results from the 2021 Census. Some key results:

- In Epping Forest, the population size has increased by 8.3%, from around 124,700 in 2011 to 135,000 in 2021. This is higher than the overall increase for England (6.6%), where the population grew by nearly 3.5 million to 56,489,800.
- As of 2021, Epping Forest is the 20th least densely populated of the East of England's 45 local authority areas, with around three people living on each football pitch-sized area of land.
- There has been an increase of 16.6% in people aged 65 years and over, an increase of 5.7% in people aged 15 to 64 years, and an increase of 9.6% in children aged under 15 years.



[More here](#), including comparisons with nearby areas.

Epping Forest



Forest Focus June 2022

Find out what's happening in the Forest, including Open Air Theatre over the summer, with the [June issue of Forest Focus](#). [You can subscribe here](#).

below.

Some material from Forest Focus is repeated

Summer of Open Air Theatre at Wanstead Park

Shows this year include Shakespeare's *Much Ado About Nothing* and *A Midsummer Night's Dream*, and Gilbert and Sullivan's *HMS Pinafore*. [More](#)



The English longhorn

Cattle have grazed the Forest for hundreds of years and is a key part of habitat management and restoration with some 66 cattle now grazing.

Find out more at the Visitor Centre at Chingford which has an [exhibit](#) or participate in an [art activity day](#) on July 6th (booking required) with an optional

walk to sketch the conservation longhorn cows from life.

Image: [Forest Focus](#)

Queen Victoria's oak

Much care is given to the Forest's many thousands of ancient trees which includes recording and monitoring the condition of them. During a routine tree inspection of the red oak at Queen's Green, High Beach, a structural weakness was identified in one of the main branches.



A long-term management plan is being prepared to ensure this special tree can continue to thrive for many more decades. In the short term a temporary fence has been erected underneath and visitors should not go through the fence or sit under the tree branches to reduce ground compaction and the risk of the weakened branch injuring people.

Image: [Forest Focus](#)

Warlies Park

The undulating pastoral parkland to the north of Upshire was acquired by the City of London Corporation in 1986 and now forms part of the Buffer Land of Epping Forest. The park is criss-crossed with public footpaths, a public bridleway, permissive horse rides and permissive free-range on-foot walking areas. It is a place to visit either for a picnic, a quick walk or a whole day's exploration.

And More

Local Events

The Town Council's Think Loughton newsletter, delivered to each household and [online here](#), lists many events.

The District Council has also published [the summer edition of What's On in Epping Forest](#).

You can also find listings of events in and around the Forest at the [Visit Epping Forest website](#) and [City of London's Epping Forest website](#).

New Government proposals for landlords and tenants

The Government has published a White Paper on [changes on the laws on renting properties](#). Generation Rent has published a [commentary on the proposals](#).

Thank you for supporting LRA. Our next Loughton News email is due to be issued Friday August 5th 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

For the latest news and items of interest:



You don't need to be registered for either

1. If you find any links not working or anything else is wrong let us know at loughtonnews@LoughtonResidents.co.uk. Links to on other websites are beyond our control and may not work over time.
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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