



LRA's Loughton News Special

12 September 2022

13 – 15A Alderton Hill Another proposed block of flats

There is a new planning application for demolition of houses at 13, 15 and 15a Alderton Hill, which will be replaced by linked blocks of 89 elderly persons apartments. These will have integrated care facilities with supporting amenity facilities, landscaping, 45 parking spaces in undercroft parking and associated ground works.



[More details are here](#), including [how it looks from various viewpoints](#) (from p25).

A consultation is underway until **September 22nd**. You can make your views known now.

How to Comment

- [Comment online here](#).
- [Email](#) the District Council. Please copy your comments by email to [LRA Plans Group](#) (LRAPG) and [the Town Council](#).
- Write to the Director of Planning & Economic Development, Epping Forest District Council, Civic Offices, 323 High Street, Epping CM16 4BZ.



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?
- 45 parking spaces are proposed for 89 flats - way below the County standard, but this can be reduced for retirement homes, and where there's "good" public transport; anyway, parking problems are given little weight under the national planning rules. More important may be that visitor/resident parking will be managed by an on-site valet with vehicles being dropped off and picked up; also staff and visitor parking (11 spaces) is ridiculously underprovided – will this mean that in practice visitors and staff prefer to park nearby?
- 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 council is proposing a Clean Air Zone (CAZ) in 2025 where motorists will be charged to drive through the forest but, even if this is brought in, 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?

What Happens Next

Like you, LRAPG can only make comments on the proposals, which the District Council must take into account but not necessarily agree with. The application will be decided upon by a Council Officer or by Cllrs in a District Council Planning Committee. One objector will be able to speak at the meeting. This is a quasi-legal process, and decisions have to be taken on planning grounds only, whatever the personal views of the Cllrs involved.



LRAPG is an independent panel that comments on all planning and licensing applications on behalf of Loughton residents and is quite separate from LRA Cllrs sitting on planning committees.

Thank you for supporting LRA. Our next Loughton News email is due to be issued Friday September 23rd although that date could change.

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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