



## LRA's Loughton News Special

6 October 2022

### Demolition of Loughton Library

The County Council have now applied for planning permission to demolish Loughton Library on Traps Hill and replace it with a 5-storey block.

[More details are here.](#) There is also [background on our website.](#)

A consultation is underway until **October 20th**. It is now time to make your views known to the Council.



### How to Comment

- [Comment online here.](#) Click Accept at the bottom of the page, then on the next page click 'Comment on this application' at the top right.
- Alternatively, you can write to the Chief Planning Officer, County Hall, Market Road, Chelmsford CM1 1LX.



Please copy your comments [by email to us](#) so that we can take account of your views - the LRA Plans Group oppose the application and will make detailed comments to the County Council.

You may like to consider the following points:

- The existing library, at two storeys, dominates this part of Traps Hill which is characterised by open spaces before it meets the three-storey high street retail buildings. The proposed five storey building, by reason its height and bulk is wholly out of character with the area and will dominate the setting of Traps Hill. Because of the lack of buildings at the Church Hill side of the cricket and bowls grounds, the new building will also stand out like a sore thumb to anyone walking or driving south down Church Hill, against a background of much lower buildings. It will also significantly harm the setting of the cricket ground (one of the very few grounds still in the centre of such a large urban settlement like Loughton).
- The application proposes 38 additional dwellings which would mean more car pollution and a subsequent impact on the air quality in the Epping Forest Special Area of Conservation (SAC). The additional dwellings will also result in more pressure for the SAC's overstressed recreational services and subsequent damage to the SAC. The District Council has no firm plans to mitigate this damage to the SAC, and cannot be sure that any payments towards mitigation made as part of a planning approval will be enough to carry it out. **This approach is in clear breach of UK law.**
- No "affordable housing" is included. If councils are providing zero affordable housing in their schemes, how can they expect private developers to provide any?
- The existing building is not that old, and should be refurbished.

- In the earlier public consultation, most residents (and LRA Cllr Chris Pond) firmly opposed the plans.



### **What Happens Next**

Like you, we can only make comments on the proposals, which the County Council must take into account but not necessarily agree with. The application will be decided upon by Councillors in a County Council Planning Committee. 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.

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*Thank you for supporting LRA. Our next Loughton News email is due to be issued Friday October 14th 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](mailto:loughtonnews@LoughtonResidents.co.uk). Links to on other websites are beyond our control and may not work over time.
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