



## The Save Jessel Green Campaign

C/O 89 Jessel Drive  
Loughton, Essex, IG10 2EQ

Louise St John Howe  
Programme Officer,  
PO Services, PO Box 10965,  
Sudbury, Suffolk CO10 3BF

24<sup>th</sup> April 2019

Dear Louise,

### Epping Forest District Council Local Plan Examination Matter 15 Issue P2 Loughton

#### General Matters

1. We say the exit at junction 5 of the M11 to both Loughton and Chigwell lacks safety and already struggles in terms of the sheer volume of vehicles exiting in both directions, it may have sufficed once, but due to the persistent on-going development of both commercial and residential Loughton and Debden over the years we feel it needs dramatic improvement in order to service another 1000+ new homes. We do not see how this can be overcome because of the constraints with land availability and major junctions around the exit in all directions, leaving little or no room for road expansion.

2. We do feel the Sainsbury's in Loughton Broadway (Map 5.5) compliments the local shops in Loughton Broadway and is acceptable, we also note it is close to the Debden central line tube station, however with regards to Sainsbury's Loughton (Map 5.4) we feel that is a large location and does NOT compliment the local shops as it is not within close distance and is also right next door to Loughton central line tube station. It's also worth noting we have a good size Morrison's supermarket with its own car park in Loughton high road as an alternative to shop and is right in the mix of all the main shops, as well as a Marks and Spencer foodhall with parking. So whilst both locations are close to public transport we feel the larger site does not reflect the area as a general opinion.

#### 3. Site Specific Matters. LOU.R1 & R2 (Underground Car Park Sites)

We are very sceptical about development around these stations in regards to height, volume and existing visitor /commuter parking issues, the council do not seem to have any evidence to compensate the loss of both station car parks during construction. So unless they can overcome this then it's going to be a 2/3+ year of chaos for everyone, However we also understand these developments will be affordable and aimed at residents not dependant on a car. If this is the case, providing the new housing is low rise like neighbouring Burton Road and Loughton Broadway then we have no concerns with this as a potential benefit to assist in the delivering of the housing numbers in these parts of the district, but we are very concerned about the impact on parking issues before, during and after development nevertheless.

#### 4. LOU.R5 (Jessel Green masterplan Area)

No the allocation is NOT justified for the following reasons...

Epping Forest district council clearly said during draft stages, via their website the on its very own green belt and open spaces article, the following comments....

“Unfortunately, there is not enough such land available within the district and the council has therefore identified some managed open space and green belt land.

But the local plan is still a draft the consultation is an opportunity for local people to agree or disagree with the proposals and to provide evidence to support their views.”

Well we did en masse and yet the council has shown no compassion with regards to JG or to the community that responded to the online public consultation, by writing letters, attending public meetings or peaceful protests. The local residents have demonstrated at every single stage of the process, the importance and desire to keep and protect JG for current and future generations and the suggestion of the council removing 50% of JG from the plan is not what the community wanted to happen, it was quite clear from the outset, strong objection was the direct message from the community to the council, it could have not been any clearer for EFDC.

We also feel that the site selection 2017 between Loughton and Theydon Bois is conflicting as Theydon Bois had sites removed due to the concerns of potential impact on Epping forest that would arise from increased recreational pressure and yet for Loughton no mention of the impact on the forest yet we are likely to cause the forest the most damage over the long term as we are ones that could potentially be taking 1000+ homes more than Theydon bois.

We must commend and thank CoEF amongst others for their support and concerns over JG being developed with SAC in mind but in the same breathe we do not support any mitigation costs to permit development on JG, that is not the long term answer and our communities health and wellbeing far outweigh this per dwelling fee mentioned in their report by a very long way, it is quite frankly beyond comprehension and we find the mitigation strategy an insult to our long term health and wellbeing as residents.

It's worth noting that frustrations and support from residents have also been vented over the last 3 years through various channels like the local Epping Forest Guardian Newspaper, Local BBC Essex radio, and National newspaper Mail on Sunday with their “Save Our Parks” campaign, JG featured in this campaign. We also have Social media networks with huge support such as the SJG Facebook and Twitter pages, our campaign is no secret to our council or developers, we also ask you note our e- petition which ended with 5,577 signatures.

<https://www.change.org/p/help-our-community-save-jessel-green>

A

Yes, JG in its entirety was part of the original design and layout, we have attached original plans and evidence showing this by London County Council (LCC) mid -late 1940's we also feel that whatever you build now over JG will 100% be harmful to the character and appearance of the area.

B

Loughton does not have adequate fully accessible recreational open green space like JG and the council already acknowledges that open space within Loughton should be "monitored" which is just one of the reasons we have reacted to the proposal about removing it fully from the local plan and to preserve JG open space for our ever growing town but not just for plan period, forever!!!

C

SJG Campaign has concerns that the application by The Loughton Residents Association for JG to be awarded village green status has been overlooked. It's important to note that regardless of political agenda, the community has never

ever wanted JG built on and our views have never changed or faltered on the subject ever! Every resident I know is confused as to why the council have not awarded JG this status and questions the long term plan and/or the motivation by EFDC with regards to its plans for this site in particular.

I will direct you to the communities issues & options survey by EFDC in 2012 whereby 33% of residents supported keeping and enhancing green open spaces in Loughton whilst protecting green belt.

So the message was even loud and clear then, without the threat of development and no views of our community have ever changed.

D

As far as we can see they are but as we understand it JG along with some other sites in the local plan have been put back till the later part of the plan period, this suggests a strategic master plan would not appear till perhaps at least 2028, our view is that this is not providing affordable housing within 5 years of adoption of the LP and questions their lack of evidence. I must quote as Ms Blom-Cooper said in recent hearings that JG is a "controversial site" and she is not wrong by any stretch of the imagination, we would argue that JG is the most contested and controversial site within the whole local plan and as my grandfather when mystified once said "something don't add up son" is how we, as a community, sum up JG in the site selection process and beyond.

We know alternatives in & outside the greenbelt have been there to select but the council for some reason have decided to make no efforts to do so, this is very bad when you see clearly that sites that have been screened out of the LP at regulation 19 that can be delivered, are sustainable, are affordable and all within the 5 years as suggested by developers in recent months.

Please remember as a campaign we always believed based on knowledge and unpaid research this to be the case but only at recent hearings has this become clearer and true to our gut feelings all along.

E

No, we believe the site was pre-determined, the council had done their public consultation tick box exercise in the hope that we, the community would give up or not respond en masse as we did. If any decision maker with local knowledge or votes to lose had been making this decision it would be a fairly simple removal based on responses alone let alone the feeling amongst our community. We have illustrated time and time again but instead it seems to have been the case of easy pickings, no love lost and with a potential large sum of money in the bank! This in our view is short term gain for long term problems for our existing and future community and kicking the ball into the long grass is something we don't find amusing or take lightly as a community with an asset like JG. It delivers us so many health and wellbeing benefits and lots of young families, fitness fanatics and the elderly can access it simply and safely within walking distance and without transport dependency, and do on a daily basis.

5. We cannot support development on this site simply due to sheer volume of cars, vans and lorry's already over capacitating this area and has direct link issues we have general matters Q1 of this statement.

\*Please see attached plans as mentioned and some photos of the community living life on our green in all weathers.

Kind Regards,

Neil Bartlett