

## Christopher Waller

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**From:** Nicky Tranmer [REDACTED]  
**Sent:** 27 November 2017 21:30  
**To:** DPD (Planning Service Area)  
**Cc:** South Woodford; Pearl Arbenser-Simmonds  
**Subject:** LB Redbridge local plan- South Woodford

Dear DPD team

While the South Woodford Society understands the need for housing, the area has already undergone a huge amount of expansion over recent years without seeing any incremental change to infrastructure. The plan continues to make reference to South Woodford as an Investment and Growth area (MM12) but it fails to articulate how South Woodford will manage the planned housing targets and windfall sites.

The Plan aims for intensification of housing around town centres and transport corridors however the local Central Line station of South Woodford is already under pressure and trains are already busy when they arrive at the station. It is incomprehensible to local residents as to how the transport system will cope with any intensification when there are no future proposals of alternative transport options. The local area is jammed with traffic most times during the day and without sufficient local services (schools, swimming pool, children's play areas, Post Office services, playing fields, support services etc) local residents are forced to travel further distances which means increasing car use.

It is impossible to understand how or why the Plan is designed to boost footfall and create a vibrant economy through mixed use development. The existing business sites had provided decent local employment opportunities for a range of businesses at competitive rents however with the proposals for residential building many people have lost their jobs or had to move as the landlords wait for the cash windfalls from the new developments. We had economically viable office space that was cleared to convert to residential build and even with "mixed" proposals the rents will be a lot higher that few will be able to afford.

We are pleased that MM13 has removed the reference to a contemporary landmark however the reduction in housing units from 651 to 430 new homes is not a sufficient reduction in the scale of proposed development to meet "the local character of the area". It is an unprecedented scale of development in such a small area in South Woodford and would completely dominate the skyline. The only way to achieve the proposed volume of housing is through tall buildings.

We also note in MM56, the revisions for the amenity space requirements in flatted developments which have been significantly reduced. How can there be high standards of quality housing when the guidelines are designed to maximise the amount of units per sq/m space?

While the need for housing is unquestionable, the scale of the proposed residential development will be at a cost to the community of South Woodford. There is insufficient infrastructure to cope with the changes and ultimately the area and local residents will lose out. High density housing causes destruction of communities that care about where they live- you have the evidence but chose to ignore it.

Thank you for the opportunity to comment on these proposals.

Regards

Nicky Tranmer

Vice chair South Woodford Society