



The Counties Residents' Association

Protecting the interests of the community

BY EMAIL

28 November 2014

Redbridge Planning and Regeneration Department
Town Hall
ILFORD

Dear Sirs,

The CRA response to the Preferred Options Report Extension: Alternative
Development Strategies

The CRA objects to Option 3, development in the Wanstead and Woodford Corridor, on the following grounds:

- Wanstead High Street is in the Wanstead Village Conservation Area while the Counties Estate is in the Wanstead Grove Conservation Area. High density and tall development would severely damage their character and appearance which is one of the main precepts of the concept of conservation areas.
- The number of homes afforded by implementing option 3 would be minimal when compared to those demanded by the London Plan.
- Amenities and infrastructure in Wanstead such as schools and GP services are already under pressure. Without the land to develop these services in the immediate area, delivery of essential services to Wanstead, families would be further harmed.



The Counties Residents' Association

Protecting the interests of the community

- Only the Oakfields site has the size to meet Redbridge's housing target and provide the necessary additional local services such as education and healthcare.
- The Oakfields end of the borough is where the highest population increase is occurring and where additional housing is most needed.
- The Borough needs to examine all opportunities afforded by the use of brownfield sites eg industrial sites, which are not well used.

Yours faithfully,

HELEN E ZAMMETT
Chair



The Counties Residents' Association

Protecting the interests of the community