

Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	4307	Name	Trevor	downing
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Letter or Email Response:

1. Consideration of Residents Parking Zones in Loughton The Draft Local Plan makes no reference to a policy to improve the situation of street parking in many parts of Loughton. The residential streets within walking distance of the tube station suffer unacceptable levels of commuter parking, making it impossible for residents to park. Moreover, the growing number of development proposals for flats in the centre of Loughton with inadequate parking provision, including the Draft Plan's proposal for the Royal Oak site, will add to this problem. I therefore suggest the following amendments to the Draft Plan: 1.1 Draft Policy D1: Delivery of Infrastructure. Residents Parking Zones Recognising the major problem of commuter parking within Loughton and its effects on street parking for residents, the District Council will work urgently with the County Council in the implementing of Controlled Parking Zones (CPZ). 1.2 Draft Policy SP4: Residents Parking Zones Developers should make sufficient parking provision within each site according to the Essex Parking Standards and residents of new developments should not have access to residents parking zones. Where a development is likely to cause parking stress at a moderate or high level, in an area not fully covered by CPZs, the developer will be expected to contribute to the costs of a CPZ. (Note: that this is the proposed amendment to the Local Plan from LTC, which I support.) 2. No urban intensification of our town - an out of town garden village is a better alternative for Loughton which has become much too crowded with all roads & services under stress. 3. No building on Loughton's public urban open space - the green spaces are our parks, badly needed for recreation, the physical and mental health of large numbers of residents. 4. Not enough infrastructure delivery - the District Council does not control these critical aspects and has no power to increase the capacity of roads, schools or doctors to cope with the proposed new homes. 5. Central Line has no more capacity - for years a very overcrowded service at times when people must use it. This town has a lot of commuters - to add more will worsen travelling stress, degrade residents health & quality of life. 6. Loughton's green spaces should not be in the Local Plan - they are needed more than rural Green Belt miles from residents. The Council values revenue from land it owns more than the wellbeing of 32,000 Loughton residents. 7. Car Parks & flats on top - more parking and flats are welcome if only two storeys, any higher would destroy the open aspect of each site. Residents fear the Council and developers will be too greedy and want to impose 3 to 4 storeys. 8. No High Buildings - ask any resident how much they value the open aspect and leafy character of this town. A major reason for Loughton's appeal is because about 98% of all existing homes are no higher than two 2 storeys. 9. Loughton's Urban Open Spaces need future protection - Loughton Town Council submitted the evidence for Village Green registration years ago. The District & County Council have not granted yet so please tell me why not?

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