

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

Stakeholder ID	3752	Name	mark	hickey	thames diesel injection
----------------	------	------	------	--------	----------------------------

---

Method	Letter
--------	--------

---

Date	5/12/2016
------	-----------

---

This document has been created using information from the Council's database of responses to the Draft Local Plan Consultation 2016. Some elements of the full response such as formatting and images may not appear accurately. Should you wish to review the original response, please contact the Planning Policy team: [ldfconsult@eppingforestdc.gov.uk](mailto:ldfconsult@eppingforestdc.gov.uk)

### Letter or Email Response:

The Draft Local Plan Our company moved to Loughton from Leyton in 1991 primarily due to major logistics difficulties caused by the local traffic congestion. That also made it a trial for people to get to work. The first premises of the company in Loughton was in unit D8 in the Seedbed centre. Due to successful expansion the next move was to the larger E 10 unit. Further developments brought the company to it's present location in Prospect Business Park. Where possible we have always tried to recruit local people and currently have 4 staff members who live in the Epping Forest District. The traffic situation in the last few years has deteriorated and associated congestion causes delays to deliveries and despatches from my business. Staff who have to travel in by car are frequently late due to problems on local roads. We understand traffic has increased everywhere but the situation has been made much worse by the introduction of retail premises in Langston Road such and Wickes and Screwfix in place of light industrial businesses that were there before. These retail outlets draw in many more individual customers and the traffic has noticeably worsened. Now that the new Retail Park is being developed things will be more difficult. The introduction of parking bays in Langston Road, which we assume are to replace the spaces lost to the new development, are causing problems all day long. It is no longer possible for large trucks to pass each other by the parking bays and it is only a matter of time before there is a major accident. My guess is that they were put there for people working in Langston Road but it is apparent that they are being taken by commuters using Debden Station. The widening of about 300 metres of Chigwell Lane between Oakwood Hill and Borders Lane will make no difference in rush hours. The only change is there will be two lanes stationery instead of one. Anyone who can count would realise that, in busy times, the number of cars tailing back to the slip road off of the M1 1 could fill three or four lanes. The congestion is actually caused by the volume of people crossing the two pedestrian crossings on Rectory Lane and Borders Lane to access the college. If you had considered building pedestrian bridges there it would have eased the congestion immediately without going to the expense of the current project. With regard to the subject document we see it as making a bad situation worse. We have read the plan and discussed it with staff and have concluded that the introduction of a further 1100 dwellings in Loughton will only compound existing problems. It seems there has been no regard for the green spaces in Loughton or the congestion that development of Loughton and Debden station car parks will cause. These are problematic places to negotiate now. Debden has a narrow car entrance which cuts across the pedestrian access. The bus, taxi and traffic using Sainsburys in Loughton causes frequent stagnation in Alderton Hill, River Road and Station Road. There could not be two more ridiculous places to build in Loughton. The thrust of our objection is that the local area is already overburdened with traffic and there is stress on local transport. Bringing more people into the area will inevitably draw more vehicles to areas surrounding Loughton and Debden stations and create more chaos.

### Response to the Draft Local Plan Consultation 2016 (Regulation 18)

---

Stakeholder ID	3752	Name	mark	hickey
----------------	------	------	------	--------

---

