

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

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Method	Email			
Date	8/12/2016			

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Letter or Email Response:

Local Plan Response **...Redacted...** I have yet to speak to anyone in Loughton who supports the local plan in full especially the planned urban intensification and concreting over of our green spaces. Loss of green spaces for housing-Building on our greens including Jessel Green Rochford Green and Luctons field is one of the most ridiculous ideas ever to come out of EFDC. These spaces keep an open aspect to Debden that could never be replaced. Debden already has had major housing development over the last 30 years including Fairmeads, Hereward Green and Swanshope. This isn't including the eyesore Churchill development [a building so high the crane building it needs a red warning light] and the building of 51 houses in Burton Road. Both these schemes were passed despite local opposition and inadequate parking provisions. There should be a height limit for buildings included in the local plan. Roads The plan should include road infrastructure. If housing were to happen Rectory Lane would grind to a standstill at Peak times and both the Westall Road and Pyrles Lane junctions would need upgrading. It takes about 15-20 minutes to get through the Langston Road lights at peak time now. Many roads on the Debden side need major repair work without any additional traffic. We are still awaiting ECC to resurface Burney Drive. Transport The plan indicates that there is capacity on the Central Line. This may be true if you include the whole day but at peak times it is overcrowded and at 7.45 am my son can't get a seat at Debden 2 stops from the end of the line. The 167 bus is under threat and likely to be cut in April this would leave only the 20 serving Debden so once again the car will be king although looking at sustainable transport polices you'd think the car no longer existed. Doctors Although the local plan gives a doctor patient ratio it makes no reference to how the NHS would fund extra office and reception staff to cope with the extra patients and workload. Schools All of Loughton's primary schools have been extended in one way or another and are full. There is no explanation as to what will happen when these children reach senior school. The increase in capacity at West Hatch School is too far away from Loughton for children to walk or take a short bus ride to school. Local Shopping I feel the Broadway in particular is in trouble and will face more uncertain times with the opening of the retail park in Langston Road. The local plan should include an extension of free 1 hour no return within 2 hour parking to support the shops. The car Park behind the old post office is ideal for this as would be a rethink of the layout of the parking on the Broadway to create more short term places. Conclusion A garden village development like Church Langley in Harlow is the way forward. All infrastructure shops doctors etc could be included in a scheme such as this without upsetting the whole district. I do support the proposed need for new employment and for protecting the forest and green belt. I have made comments regarding my immediate area and the Ward I represent. Please also refer to comments from Loughton Town Council and Loughton Residents Association which I fully back. **...Redacted...**

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