

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

Stakeholder ID	4216	Name	John Pike
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Letter or Email Response:

In connection with the District Council's draft Local Plan, I set out below my comments as a Loughton resident of more than 25 years. There is clearly much to be supported within the proposed Plan and the vision for the High Road "to remain a successful retail centre with a range of services and facilities" is one which all residents will wholeheartedly support. High road centres around the country are suffering and this is worrying as they are the heartbeat of every town. How to deliver the vision, maintain amenity and ensure the Town's infrastructure is sufficient, is the challenge. I welcome the reference in draft Policy E2 to protect Loughton High Road and Loughton Broadway for retail purposes. Similarly, I welcome draft Policy T2 to keep petrol stations and car repair facilities. Draft policy T1 suggests that people being mobile is important. Policy D1 says that new development must be supported by appropriate infrastructure. I note the overall comments to potentially add 1190 new dwellings around Loughton and further the intention to support Loughton High Road and Loughton Broadway as important retail centres. However, I am, and I am sure other residents of the Town, very concerned that for this to be achievable there has to be due regard for adequate car parking to be provided as part of the infrastructure. Both transport hubs and retail functions will be under severe pressure if car parking is not maintained and indeed capacity is improved to cater for the increased residential demand. My concerns are -

- The capacity of the town to accommodate increased traffic, in terms of movements and regulated parking, arising from the proposed level of increased housing in sensitive areas.
- The proposed loss of regulated parking, in particular at the Underground Stations and Traps Hill,.
- The effect on the sustainability of the High Road arising from the potential loss of regulated parking.
- The knock on effects of increased unregulated parking in residential streets, increasing the potential for congestion, air and light pollution and traffic accidents.
- Loss of amenity, in particular in terms of over development
- Potential high density and high rise building being inappropriate to the character of the town and neighbourhood.

Closer to home, the suggestion that 44 units can be developed on the Traps Hill car park (ref no. SR-0565) ignores the need for parking for three important elements of our town - 1. The Public Library, and 2. The Leisure Centre, both of which sit within the car park land; and 3. The High Road Incorporating 44 residential units on the site, and conservatively assuming 44 extra vehicles requiring parking ... having no mention in the Draft Plan as how the additional (not fewer) car park facilities are to be provided. It is not feasible to support what is proposed. The draft Plan states that "infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed developments", however, such plan has yet to be produced and yet the community is being asked to approve the proposals put forward. Seems to me that this is putting the cart before the horse, especially as there is no guarantee that appropriate and sustainable infrastructure can be delivered. I would urge you to reconsider the current draft Plan in light of the points raised above. Please acknowledge receipt. YoursRedacted....

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