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LOUGHTON RESIDENTS ASSOCIATION

LRA's Loughton News

15 November 2019

In this issue: An update on Lucton's Field, the Middle Site and the Local Plan, and changes to the Central Line service from January.

LRA NEWS

Proposals to build on two former Epping Forest College sites Lucton's Field and the Middle Site, Borders Lane

We covered this [development proposal](#) in our last Loughton News on October 19th. We now await formal planning applications. In the meantime, residents have launched [a petition against the proposals](#), and a [Facebook page](#). [Read more background on our website](#).

Local Plan Progress Update

The District Council have provided [a report on the current situation](#) (item 11). There is still a lot to be done before the question marks over developments in Loughton near to the Epping Forest Special Area of Conservation (EFSAC) can be resolved. The Town Council has submitted a statement suggesting that a mile from the SAC edge be designated a no-development zone. [Read more background on our website](#).

Epping Forest Special Area of Conservation

The District Council has issued an [updated position statement](#) on the Epping Forest Special Area of Conservation (EFSAC).

The EFSAC is important to Loughton and LRA as it will affect developments in our town, given the recent efforts to [Save Jessel Green](#) and how the [Local Plan](#) will affect our town.



Central Line - Service Reductions from January 2020

Transport for London (TfL) has announced changes to the Central Line service, which for our town will mean fewer Loughton-Epping peak hour services - more on the [District Council website](#).

TfL will take some trains out of service, a few at a time, to replace life-expired motors (meaning fewer future defective trains) and will make adaptations to provide more space for wheelchair users, as well as improving audio and visual passenger information. We understand that this work will take 'a number of years'.

Morning and evening peak services at Debden, Theydon Bois and Epping stations will be reduced (at Debden from 11 trains per hour to 9 and at Epping from 10 trains down to 8 per hour).

TfL did not do any prior consultations on these changes, which will affect many people. Peak time Loughton commuters may benefit from more trains starting at Loughton, but Debden commuters will have to choose between overcrowded journeys straight through, or changing trains at Loughton in the hope of getting seats.

Travelling on the Central Line can be frustrating and uncomfortable, and new trains are many years away. TfL presumably needs to do this work, but we question why these changes only impact our end of the line, and how TfL decided on this plan?

There will also be changes adversely affecting residents using the services between Woodford and Hainault, which LRA Cllr Chris Pond raised with senior Conservatives at Epping Forest District Council in spring 2019, when he first heard of some of them, but nothing was done.



[More](#)

Parking schemes in Debden

The District Council has decided not to construct any more parking spaces for Debden residents as the income the Council would receive from them would not justify the capital expenditure involved. They say that recent schemes offering residents parking permits have had very low take-up, and the new spaces have instead been made pay-and-display. So in future the North Essex Parking Partnership (NEPP) will be asked to consider introducing parking schemes and parking restrictions, in the same way as for the rest of the town. [More](#).

LRA Broadway Cllr Chris Pond said the problem wasn't regulating parking, but creating extra spaces in roads where residents had insufficient off-road parking space.

Pedestrian safety at the Junction Broadway and Borders Lane, Rectory Lane

At a recent Town Council meeting, a Cllr reported that he'd spent considerable time monitoring traffic light phasing and the pedestrian crossing at this busy junction, and was given significant cause for concern for the safety of pedestrians.

This problem was not a new one, and it was agreed that the Town Council would send a further letter of concern to the County Council's Cabinet Member for Infrastructure.

Speed limit, Chigwell Road

Following a Road Safety Audit prompted by five personal injury collisions at this location since 2014 (including one resulting in a fatality), County Council Highways are proposing to extend the current 40mph limit further north east of Rolls Park corner to include the entrances to the commercial site, including the country club, golf course and health club.

Resurfacing, Shaftesbury

We now understand that the postponed resurfacing of Shaftesbury *may* in fact take place in early December after all. But this is weather and finance dependent.

Our trees - Saved!

People heard that a prominent Chestnut tree at Loughton Club was about to be felled. LRA Cllrs were alerted and immediately contacted the District Council's tree officers.

A Tree Preservation Order (TPO) was issued, all within 24 hours.

The tall deodar cedar on the rear boundary of The Drive, Staples Road and Shaftesbury has also had a TPO issued because of its amenity value.

More information on TPOs is can be found on the [District Council website](#).



LRA's Farmers' Market Next Market: Sunday 8 December

Come along to LRA's Farmers' Market on Sunday 8th December, on Centric Parade, High Road. The market is held 9am - 3pm, opposite The Last Post. There will be carols at the LRA stall. Residents have been delighted that this regular event gives them the opportunity to meet up.

MORE LRA NEWS

Planning Applications

The LRA Plans Group (LRAPG) looks at all planning applications in the town, and takes action where appropriate.

You can see the full details of Planning applications, including those here at the [District Council website](#) using the Application Number below.

McDonald's, 202 High Road (was Pak Choi)

(Application Number EPF/2162/19)

As we mentioned in a previous Loughton News, McDonalds have applied to change the use of what was the Pak Choi restaurant from a restaurant to a takeaway.

They have finally confirmed the proposed hours of operation are:

Sunday to Thursday: 8am to 11pm

Friday and Saturday: 8am to 11:30pm

LRAPG objected to the application and said the latest closing time should be 11pm, to avoid late-night disturbance to High Road residents. We urge McDonalds to withdraw this ill-considered application and consider a sit-down restaurant as part of the business to mitigate the potential takeaway litter problems.

Overall, Loughton is already well served by takeaway uses; do we need any more fast food establishments?

Licensing Applications

The LRA Plans Group (LRAPG) looks at all licensing applications in the town, and takes action where appropriate.

The Wo Fat application is still open for comments, you can email these to licensing@eppingforestdc.gov.uk and contact@LoughtonResidents.co.uk. Comments should be based only on the prevention of crime and disorder, public safety, the prevention of public nuisance and/or the protection of children from harm.

Unlike planning applications where only the applicant can appeal, both applicants and objectors can appeal against District Council decisions. Applicants can also put in a revised application after a refusal.

You can see the full details of Licensing applications, including those here, at the [District Council website](#) using the Reference number below.



Wo Fat Restaurant, 270 - 272 High Road

Reference WK/201935663

They have applied for opening hours with recorded music and alcohol on Sunday to Thursday until 11pm and Friday and Saturday until 11.30pm.

You can comment up to November 25th.



The Hollybush, 140 High Road

Reference WK/201934362 (Comments closed)

They have applied for live & recorded music until midnight on Sundays to Thursdays, and until 1am on Fridays and Saturdays, plus the removal of the current condition requiring any music to stop an hour before the end-time for alcohol sales.



Loughton Club, 8 Station Road

Reference WK/201924703 (Comments closed)

They have been granted a new music, dance and alcohol licence. LRAPG will contact nearby residents about potential problems.



Green's Steakhouse, 3 Centric Parade, High Road

Reference WK/201931642 (Approved)

An LRAPG representative attended the hearing at the District Council on this late-night application. During the hearing it became clear that the applicants would be very happy to agree to close at 11pm each night (with later opening at Christmas and New Year). The LRAPG objection was withdrawn, and the Council approved the revised hours.

Fruteria, 232 High Road

Reference WK/201930522 (Approved)

Although this had opened as a fruit and veg shop, they have now become a mini-supermarket and had been getting requests from customers for alcohol. They therefore



applied for an off-sales licence to 11pm on Monday to Saturday and 8pm on Sundays. This has been approved by the District Council.



Can you help us - could you be a Councillor?

You can have a say on what happens locally on behalf of Loughton residents.

Next May, there are important elections in Loughton. LRA will be looking for some new candidates, as a few existing town and district councillors have moved or need to retire/stand down.

Could YOU, as an LRA member, help fill the gaps?

If you think you could help Loughton by serving and taking the decisions that will shape our future, call Chris Pond (on 020 8508 2361) or Michael Benbow (on 8508 4457) for an informal discussion, or email us at contact@LoughtonResidents.co.uk

District Council Offices - Staying in Epping

As we mentioned in a previous [Loughton Life](#), the District Council had planned to move their offices in Epping to a new office building at North Weald.

[The Council has now made a U-turn](#), and they now plan to refurbish the existing offices in Epping instead.

The Conservative leadership had spent heavily on consultants and had dismayed many Council staff with a firm proposal to move the "back-office" teams to a new building at North Weald. LRA Cllrs had strongly opposed the move as making little or no sense in organisational or transport terms. The leadership has now discovered that it would be better and cheaper to re-jig the buildings and for staff to remain in Epping.

With the refurbishment now being planned, LRA Cllrs have expressed concern that staff will be crammed into unduly small working areas.

[View the Webcast](#) and [read the agenda](#)

Epping Forest Shopping Park

The District Council is investigating roof leaks at this relatively new Council-owned building.

The Council will also be looking at the traffic flows for the site, and investigating whether an additional entrance for the site is required (to their apparent surprise, problems have been caused by the nearby junction at the top of Langston Road). There will be additional Traffic Marshals on site to manage the traffic flow in the run-up to Christmas, as this was successful last year.

The Council will also lobby the County Council to provide a new bus route to give a better public transport link to and from the Shopping Park. LRA Cllrs criticised the lack of public

transport as far back as 2013. The then District Council deputy Chief Executive said buses were totally unnecessary!

LOCAL NEWS

LOCAL LEISURE ORGANISATIONS ARE [HERE](#)

All night street-lights

Some years ago, the County Council decided to turn off many street lights at 1am, in order to save money and to reduce carbon emissions. Earlier this year, the County Council gave town and parish councils the chance to have street lights turned on through the night, if they were willing to pay for it.

For Loughton to have the lights on all night throughout would probably cost the town's Council Taxpayers around £35,000 a year (around £3 a household). Once they get firm costings, the Town Council will gauge public opinion, and will consider the pros and cons of making the change.

Free Christmas Parking

From Sunday 1 December to Sunday 29 December residents and visitors will be able to use any of the District Council run car parks free of charge at weekends. [More](#) and [where to find a car park](#).

Local Highways tasks

The Local Highways Panel recently discussed a whole range of agreed and proposed highways tasks in Loughton and elsewhere – details [here](#).

Crime in Epping Forest

The latest figures show that all burglary is down by over 24% compared with the same period last year and vehicle crime is down over 3%.

This has been achieved through good professional policing of the district by Essex Police and excellent partnership working with the District Council-funded Police Officers. The latter have been very busy carrying out pro-active intelligence led policing, concentrating on robbery, burglary and auto-crime offenders. They have become very skilled in interpreting the technical intelligence assets and CCTV in the area, which allows them to plan interception routes to stop those active criminals travelling to the district.

[Examples of other work undertaken](#) (page 1).



Help keep your belongings safe!

Essex Police suggest you use hidden and visible ways of protecting your property:

[Mark it](#); [Record it](#); [Flag it](#);

To join our local Neighbourhood Watch, see [here](#).

Proposed Holocaust Memorial

The Town Council has agreed to support the proposed Holocaust Memorial to be erected in Traps Hill near the Council's playground and Loughton Library, subject to consideration of detailed plans.

GENERAL

Epping Forest***Deer Vehicle Collisions***

In August – September (that is, before the start of the rutting period) there were a total of 11 Deer Vehicle Collisions reported in Epping Forest. Two of the 11 deer were killed on Piercing Hill near the Golf Course.

Rare bat found

As part of a licensed survey in Epping Forest, 2 barbastelle bats were captured (and released) in September within the Warren Plantation. They appeared to have bred. Barbastelle is a rare woodland species within the UK, and this is the first ever documented evidence of breeding within the Forest.

Loughton Camp

The Conservators have agreed with Historic England that, to help conserve this Scheduled Monument, bracken, bramble and holly will be removed from the site (to both protect the buried archaeology and allow the site to be viewed better by visitors).

Strategy & Management Plan

The City of London has produced "A strategy and management plan for Epping Forest 2020-30" – details [here](#), plus a [glossary](#).

Light up a Life event

Saturday 30 November, 4.30pm

In partnership with St Clare Hospice. Meet at the foyer of the Loughton Methodist Church for the short walk to Kings Green.

Countdown to Christmas in The Broadway

Friday 6 December, 3.30 – 5.30pm

Children's rides, music, Santa and horse and carriage rides, stalls.

Santa Run

Sunday December 6th. 12 – 3pm

Take part in a true community Christmas event by joining the Debden 5k Santa Run (or jog or walk!), or come and cheer them on! Starting outside Geraldine's Hair Fashions on The Broadway in Debden, hundreds of people of all ages take part in the 5k seasonal event each year, helping to raise thousands of pounds for St Clare Hospice.

Runners: £12 (adults), £5 (children). £60 (teams of 6). [More](#)



2019 Christmas Window Competition

The Town Council invites all Loughton's businesses to decorate their shop windows in a Christmas-themed design for automatic entry to this special Christmas competition. [More](#).

Get more from LRA and keep up with what's happening between issues of Loughton News



Visit LRA on Twitter

Twitter is where we have all our latest news. You don't need to be signed up to Twitter to see this



Visit LRA on Facebook

Facebook is where we have selected news. You don't need to be signed up to Facebook to see this



Visit LRA's Website

All our Tweets, past issues of Loughton News and Loughton Life, and more

NOTES

1. We expect to send out the next news bulletin on Saturday 14 December, although this could change.
2. In the process of drafting these items and sending them by email, some links to websites or email addresses can be broken; you can get round this by right-clicking on the link and then clicking "open" or, if this does not work, by cutting and pasting the address into an email or browser as appropriate.
3. If a web address doesn't work, or anything else is wrong, please let us know at loughtonnews@LoughtonResidents.co.uk
4. LRA gives no warranty about, and will take no responsibility for, items or services offered – purchasers/users should make their own enquiries, and will be acting at their own risk.
5. EFNW = Epping Forest Neighbourhood Watch.

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For more about LRA & Loughton see www.loughtonresidents.co.uk
or email contact@LoughtonResidents.co.uk

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