

Loughton Residents Association Plans Group



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20 Eleven Acre Rise
Loughton, Essex IG10 1AN
August 2018

Dear Resident

Proposed erection of flats on 13 – 15A Alderton Hill. Application No: EPF/2115/18

Proposal: Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block, and associated ground works. *** (Amendments to the previous proposal include changes to the front façade facing Alderton Hill, a reduction in the level of massing to the north of the site, a reduction in the number of units proposed by 15% from 106 to 89, and creation of a new zebra crossing along Alderton Hill. ***

Click on this link to view related documents including plans:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=612894.

To comment on this application, you should write or email the Council by September 6th, giving the reference to the proposal, EPF/2115/18. Send your letter to The Director of Planning & Economic Development, Epping Forest District Council, Civic Offices, 323 High Street, Epping CM16 4BZ, or email appcomment@eppingforestdc.gov.uk or use the online form at www.eppingforestdc.gov.uk/iPlan

Please copy your comments to me (by email if possible) so that we can take account of your views - the LRA Plans Group will be objecting to the application.

Please also send your comments by mid-day on September 3rd to Loughton Town Council, Loughton Library & Town Hall, Traps Hill, Loughton, Essex, IG10 1HD (email: contact@loughton-tc.gov.uk) so their planning committee can consider them that evening (they may then make comments to the District Council). You can go to the Council meeting - ring first if you want to speak there (020 8508 4200).

You may like to consider the following points:

- Alderton Hill is characterised by large 2 or 3-storey single-occupation houses with large gardens. Is the design proposed here too bulky, too high and out-of-character with neighbouring dwellings? (See extracts overleaf)
- 64 parking spaces are proposed for 89 flats –way below the County standard, but this can be reduced for retirement homes, and where there’s “good” public transport; anyway, parking problems are given little weight under the national planning rules. More important may be that visitor/resident parking will be managed by an on-site valet with vehicles being dropped off and picked up; also staff parking is ridiculously underprovided – will this mean that in practice visitors and staff prefer to park nearby?
- Will this application, if successful, encourage other applications for blocks of flats in Alderton Hill and nearby roads?

Planning decisions often involve trying to see where the balance lies between conflicting interests. The application will be decided upon by a District Council Planning Officer or, more likely, by a District Council Planning Committee, which will consist of Councillors advised by Officers (in which case one objector can speak at the meeting).

In either event, this is a quasi-legal process, and decisions have to be taken on planning law grounds only.

From David Linnell (for LRA Plans Group, which looks at all planning and licensing applications in Loughton and takes action when appropriate).

Find out more about LRA & Loughton at www.loughtonresidents.org.uk

Proposed street elevation (extract from plans)

Key Plan



1 Proposed North (Alderton Hill) Elevation
1:200

NOTES

- 1. All elevations are based on the existing ground level.
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- 10. All elevations are based on the existing ground level.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	12/07/17	ISSUED FOR PERMIT	AC	AC
2	12/07/17	REVISION	AC	AC
3	12/07/17	REVISION	AC	AC
4	12/07/17	REVISION	AC	AC
5	12/07/17	REVISION	AC	AC
6	12/07/17	REVISION	AC	AC
7	12/07/17	REVISION	AC	AC
8	12/07/17	REVISION	AC	AC
9	12/07/17	REVISION	AC	AC
10	12/07/17	REVISION	AC	AC

0m 5m 10m 15m 20m
VISUAL SCALE 1:200 @ A1

Application Boundary

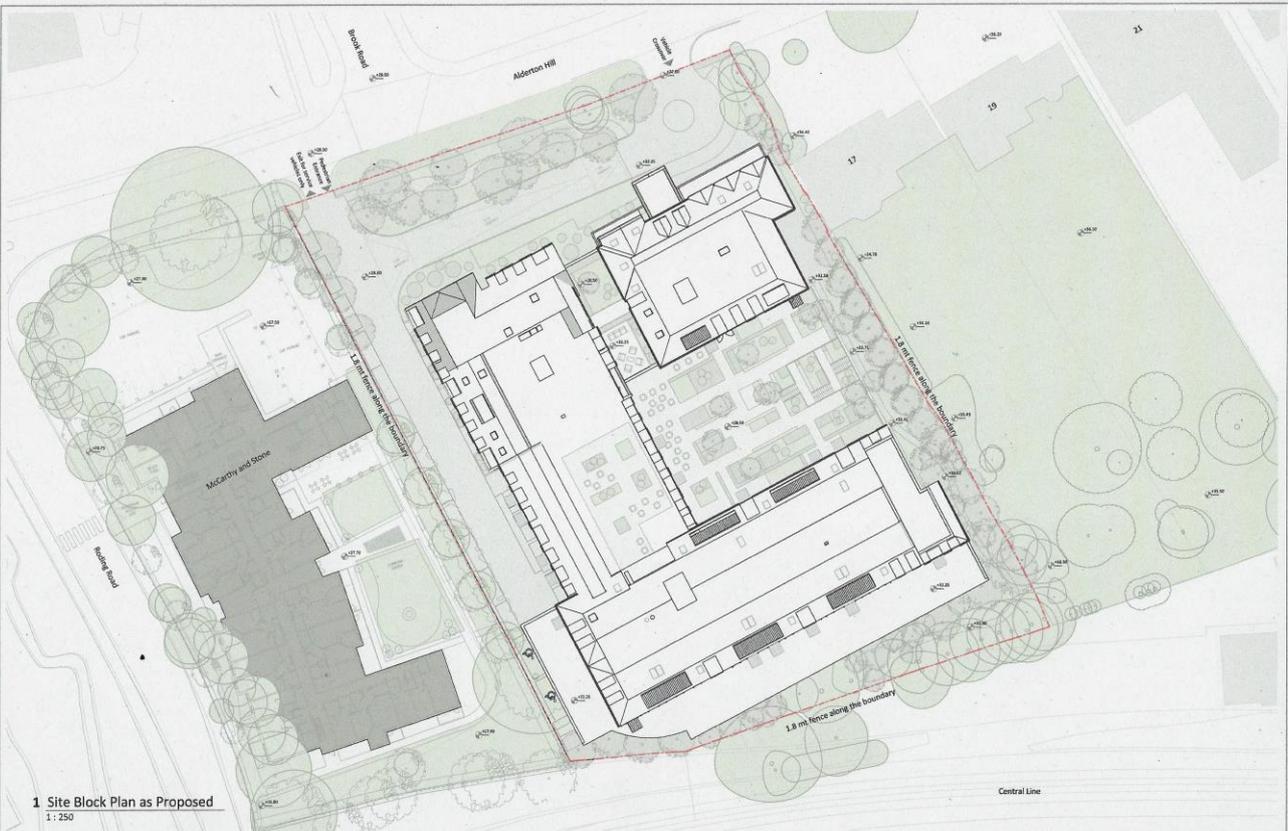
ColladoCollins Architects

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www.colladocollins.com

Date: 12/07/17
Author: AC
Checked: AC
Drawn: AC

Elysian
Alderton Hill, Loughan
Site elevations as proposed -
North (Alderton Hill) elevation
PLANNING
16074 PO-009 PG

Proposed block plan (extract from plans)



1 Site Block Plan as Proposed
1:250

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9	12/07/17	REVISION	AC	AC
10	12/07/17	REVISION	AC	AC

0m 5m 10m 15m 20m 25m
VISUAL SCALE 1:250 @ A1

Application Boundary

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Elysian
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Site Block Plan as proposed
PLANNING
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