

6. Recommended changes

In the light of the public consultation findings it is recommended that the following changes should be made to the Vision and development strategy for Debden:

1. Gateway development site

More detailed information is required to explain the nature of the landmark building proposed for the gateway site. It should make clear that whilst a suitable gateway design could be achieved through a building of modest scale, this would not have the same strength as a land mark, and that it may affect the overall viability of the project by limiting the development capacity of the site. The report should note that a taller point block on the corner of the site is regarded as preferable to a slab block which would have a much more pronounced impact on long views and the local micro-climate.

2. Petrol Station

The report should include information on the process which the council intends to follow to seek an appropriate alternative location for the petrol station. This will help to address the reluctance of local people to lose the existing facility despite the fact that it may not be in the best location from an urban design perspective.

3. Parking related to infill development

Further information is required in the report to demonstrate how parking will be accommodated for new development in such a way as to minimise its impact on existing residents.

4. Vere Road

Further detailed design and explanation is required to demonstrate the intention behind the Vere Road proposals. This should particularly address the issues of parking, servicing and inter-visibility in response to the specific comments raised during the consultation.

5. Funding of streetscape enhancements

It is recommended that the report should note that extension of the Broadway enhancement scheme could be funded rather through Section 106 payments associated with new developments rather than from public funds as is the case with the main phase of the work.

6. Links to Langston Road

The proposal to improve the links to Langston Road were welcomed, but it is felt that they could be given greater weight and clarity in the report.

7. Controlled parking zones

The report will note that a significant number of local people would welcome a controlled parking zone as a way of reducing the impact of commuter parking on streets surrounding the station.

8. Station parking

The report will continue to advocate retention of the existing level of station parking and will recommend further dialogue with Transport for London in the development of any scheme.

9. Young people

The vision section of the report will be updated to include a further section entitled 'A place for all ages'. This will particularly identify the need for more facilities and activities for young people.

10. New housing

The report will include a further explanation of the need for new housing in the area, noting that Debden is a very sustainable location, and that appropriate infill development will improve the area. It will also examine whether the broad quantum of housing proposed represents a reasonable proportion of the District's overall housing total.

11. Servicing arrangements

The report will be updated to make it clear that any new infill development around Vere Road or Burton Road should properly accommodate the servicing requirements of the shops.

12. Cycling

The report will include further reference to provision for cyclists in terms of cycle lanes and secure cycle parking.