

EB009 – Langford Focus Group
HOUSING & DEVELOPMENT – Langford

Key Issues	Details	Evidence	Options		Comments	Actions
			Policy	Site proposal or allocation		
What do you think is the most appropriate housing development in the village?	Affordable housing for local people Some appropriate housing Keep village feel Small units Modest numbers Infill development Additional housing in central area to make village more viable				Generate more input Keep village going/evolve Give the village a centre	
What needs does the village have for the future?	Keep village alive Young and old Mixed				Ulting Lane is a good example of community	
Issues around this?	Hard for Parish Council to do anything as precept is small				Infill is an option but should be kept modest	Look at infrastructure for any future development No railway in Maldon Increase in use of infrastructure

What are your preferences with regard to future development in the village?	Mixed development Infill or small areas	Ulting Lane is a good example – community feel			Infill/individual houses rather than lots of new roads or cul-de-sacs No more than doubling the size of the Parish in 15 years	
What sort of development is required - housing / business / other?	Commercial catered for Housing (infill/affordable small development)	Oval Park and Mr. Robottom Landowner has come forward – affordable/open market Essex Water Co. might be interested in affordable housing scheme		Village centre Infill Affordable	Local people / more “affordable” But access needs consideration	
Any other comments / issues that you would like to raise.	Pub would be nice but unsustainable				Local people need to be catered for when looking at development Parking needs consideration especially near main road	

TRANSPORT - Langford

Key Issues	Details	Evidence	Options		Comments	Actions
			Policy	Site proposal or allocation		
Transport – does anyone use the bus?	Sometimes – car used more Buses need to line up with trains Bus finishes early					
Does anyone use the free Tesco bus?	Does not come to Langford					
Use of Dengie Dart?	Not known – don't know if it goes to station now					
Use of community transport scheme?	No one in this group had used the scheme					
How do young people get about?	Lifts from parents Car School bus service Bus service finishes early evening					
Cycle route to Heybridge?	That would be useful	Dangerous road			This could be looked at as an	Encouragement

	One member's husband cycles to Chelmsford				action, project	
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SERVICES – Langford

Key Issues	Details	Evidence	Options		Comments	Actions
			Policy	Site proposal or allocation		
What are the issues around accessing services – health care, schools, shops, library?	Services and facilities could support some new/more development but not lots	Using nearby services, hall in village, shop in church. Post round would change, services would need to support this				
Do you have any issues regarding broadband?	Yes	½ Mb sometimes - poor			Improvement needed	
Do you have any issues regarding mobile phone coverage?	Variable					
Do you look at the newsletter?	Yes - good					

Are you happy with the content?	Good service provision in Maldon and Hatfield Peverel					
Is there anything you would like to see included?	School places - Heybridge					

NATURAL ENVIRONMENT – Langford

Key Issues	Details	Evidence	Options		Comments	Actions
			Policy	Site proposal or allocation		
Is it important to you?	Yes, this area is surrounded by countryside Want to keep it rural	Langford Conservation Area Chelmer & Blackwater Conservation Area				
Should it be taken into consideration when new development is proposed?	Yes, keep its “feel” Should be taken into consideration in policy/guidance on design or plot size	Existing development is open – larger plots	Yes could look at this			
What are the most important pieces of	Village green (Ulting Lane green)	Need to keep open aspect			Wildlife corridor Country park	

green space in the village?	Rear of Village Hall Parkland setting	Community use				
Importance of footpaths?	Have them Used Old railway line – though it floods					
Importance of river?	Yes – history, walking, museum, boating	Boats using it more – well used facility				Could get too busy Parish Council could look at this – limiting lock use?
Does development have any impact on the river?	Needs to be considered in this					

LEISURE & RECREATION – Langford

Key Issues	Details	Evidence	Options		Comments	Actions
			Policy	Site proposal or allocation		
Do you play golf?	Maldon Golf Course used by local and Maldon residents Well used					
Do you go to the gym?	Benton Hall Waves, Maldon				Access by car mainly	

Do you use the footpaths in the village?	See other sheet					
Do you use the Blackwater Rail Trail to access Maldon?	Used for dog walking – not used for cycling as much now	Not kept as previously Floods				
What activities would you like in the village?	Village Hall used regularly and well supported by locals and outside				Hall is good size for village – grounds are important too (note this in plan)	
Hotel	Brings in people – used by non locals				Being upgraded	