

# New Homes Are Being Planned

As you will know, the Neighbourhood Plan Steering Group has been working hard over the past few years to create a Neighbourhood Plan. This has involved much consultation with the Local Community, and thanks to your feedback we are now able to start work on creating draft policies for the Neighbourhood Plan which we will ask you to comment on later in the year. As local residents, we are aware that sometimes it can be really hard to stay on top of what's being planned for our area, and also what all the different plans mean. It can be so confusing. So we want to try and provide some clarity about what all the different plans are, what they mean for you, and what we are doing to try and influence any development coming our way. Hopefully these 5 pages will update you, as they provide details about the different plans, and more specific detail about the Masterplan areas.

## The Local Plan

- This is created by the Local Planning Authority, in our case Epping Forest District Council (EFDC).
- It sets out the Strategic Planning Policies for the whole District, meaning that amongst other things it determines the number of new homes to be built, creates policies about employment and jobs, and shapes the entire growth for the District up to the year 2033.
- The Plan has already been created, having been worked on for the past 9 years or so. There have been many opportunities for you as residents to comment on this.
- The Plan is currently being examined by the Secretary of State, who will decide if it meets all the national criteria to be 'found sound' (i.e. adopted).
- It has been created against pressure from government to build 300,000 homes a year nationwide.
- EFDC has allocated 11,400 homes in the Plan for the District to the year 2033.
- 1,050 of these are in North Weald, 174 in Thornwood, and 1,050 at Latton Priory in Hastingwood
- Full details can be found at [www.efdclocalplan.org](http://www.efdclocalplan.org)

## The 2014 North Weald Masterplan

- Commissioned in 2014 by EFDC to consider how North Weald could and should grow in the future.
- Considered where future development could go, identifying different scenarios and options for different types of growth.
- Considered the whole of North Weald village, including the Airfield, and what areas and features were important to retain.
- You were consulted on this masterplan back in 2014.
- EFDC has used this document as part of its evidence base for the Local Plan, and has decided that future growth for North Weald should take place north of the High Road.



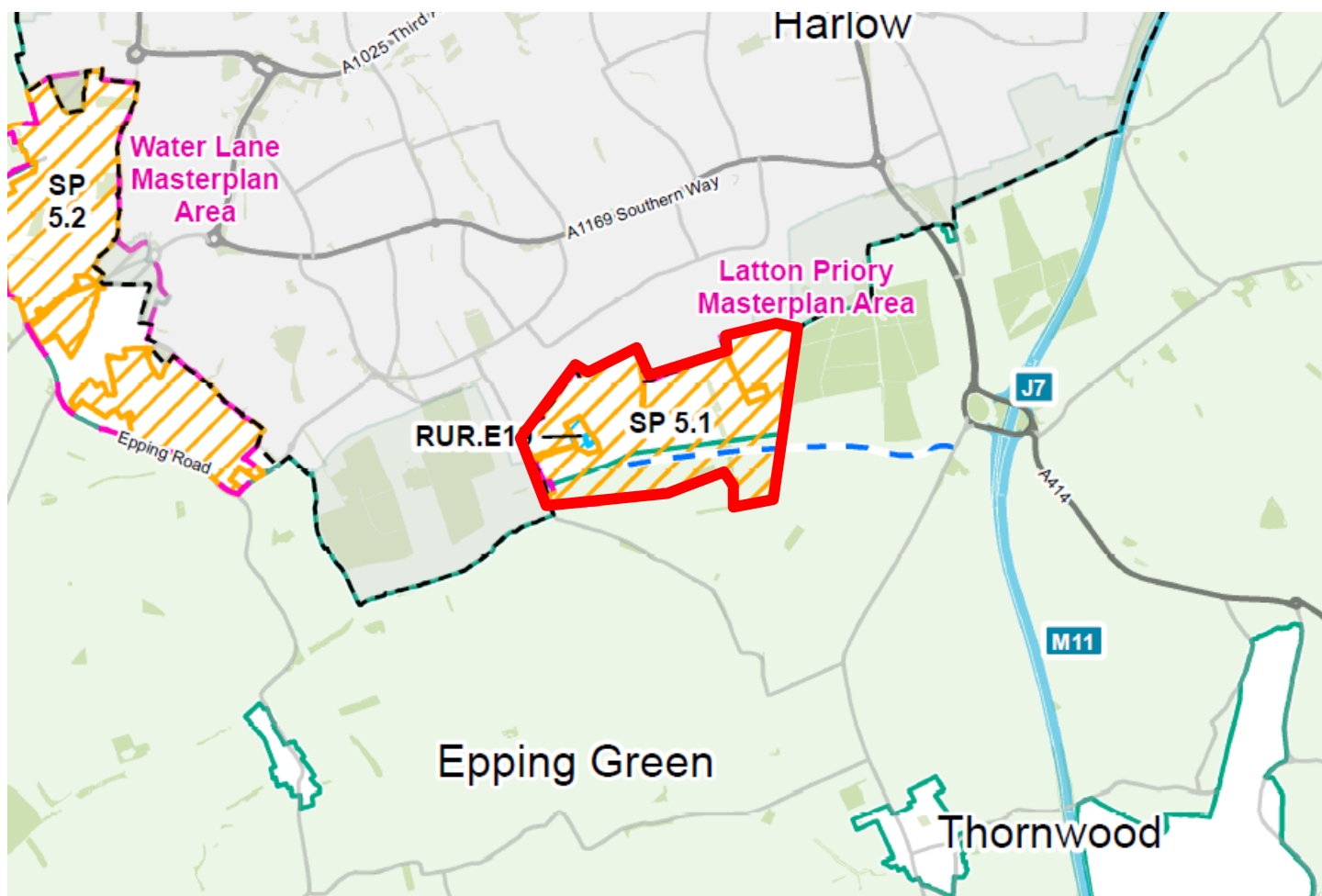
	<ul style="list-style-type: none"> <li>• It is document EB1003 under the 'Places' section of the Local Plan evidence base which can be found at <a href="http://www.efdclocalplan.org/local-plan/evidence-base/">http://www.efdclocalplan.org/local-plan/evidence-base/</a></li> </ul>
<p style="text-align: center;"><b>The Neighbourhood Plan</b></p>	<ul style="list-style-type: none"> <li>• Created <b>BY</b> Local People <b>FOR</b> Local People.</li> <li>• Creates more locally specific and detailed planning policies.</li> <li>• Aims to protect the Parish and village feel by using feedback from the questionnaire <b>YOU</b> completed as its basis.</li> <li>• Will influence the design of new development.</li> <li>• Protects our open spaces, local walks, and areas we love.</li> <li>• Covers the whole Parish of North Weald Bassett, which includes North Weald, Thornwood and Hastingwood.</li> <li>• Is the best opportunity local people have of influencing the design and layout of development proposed for the area.</li> <li>• Can allocate sites for housing (however the feedback to date shows that most local people do not want any more sites allocated in view of the amount of development currently proposed in the Local Plan)</li> <li>• Can't be used as a tool to stop development.</li> <li>• Must be in general conformity with the Local Plan and National Planning Policies.</li> </ul>
<p style="text-align: center;"><b>NEW Masterplans</b></p>	<ul style="list-style-type: none"> <li>• There will be <b>THREE</b>, each with a detailed focus on a specific development site: <ol style="list-style-type: none"> <li><b>1. Latton Priory (1,050 proposed new homes)</b></li> <li><b>2. North Weald 'North' (1,050 proposed new homes)</b></li> <li><b>3. North Weald Airfield (employment &amp; aviation uses)</b></li> </ol> </li> <li>• These Masterplans do not replace the 2014 Masterplan, but are more detailed and site specific, looking at how a particular development area should be designed.</li> <li>• The District Council and those responsible for the Masterplan will consult local people on their proposals.</li> <li>• The Neighbourhood Plan Steering Group is already involved in the process, actively engaging to ensure the feedback from the residents survey is considered at the earliest possible opportunity.</li> </ul>

It's worth noting that no Masterplan has been planned for the proposed development of 172 homes in Thornwood. Epping Forest District Council consider this would be unnecessary given the sites and sizes proposed.



# The 3 Masterplan Areas

**Masterplan Area:** **Latton Priory** (Masterplan Area outlined in Red)  
**Proposal:** **1,050 New Homes, just off the B1393 near Junction 7 of the M11**  
**Masterplan Status:** Unknown, although thought to be in early stages. No involvement yet by the Neighbourhood Plan Steering Group.



Map is extract from EFDC Submission Version Local Plan - Page 39 - <http://www.efdclocalplan.org/wp-content/uploads/2018/03/EB114-Epping-Forest-District-Local-Plan-Submission-Version-2017.pdf>

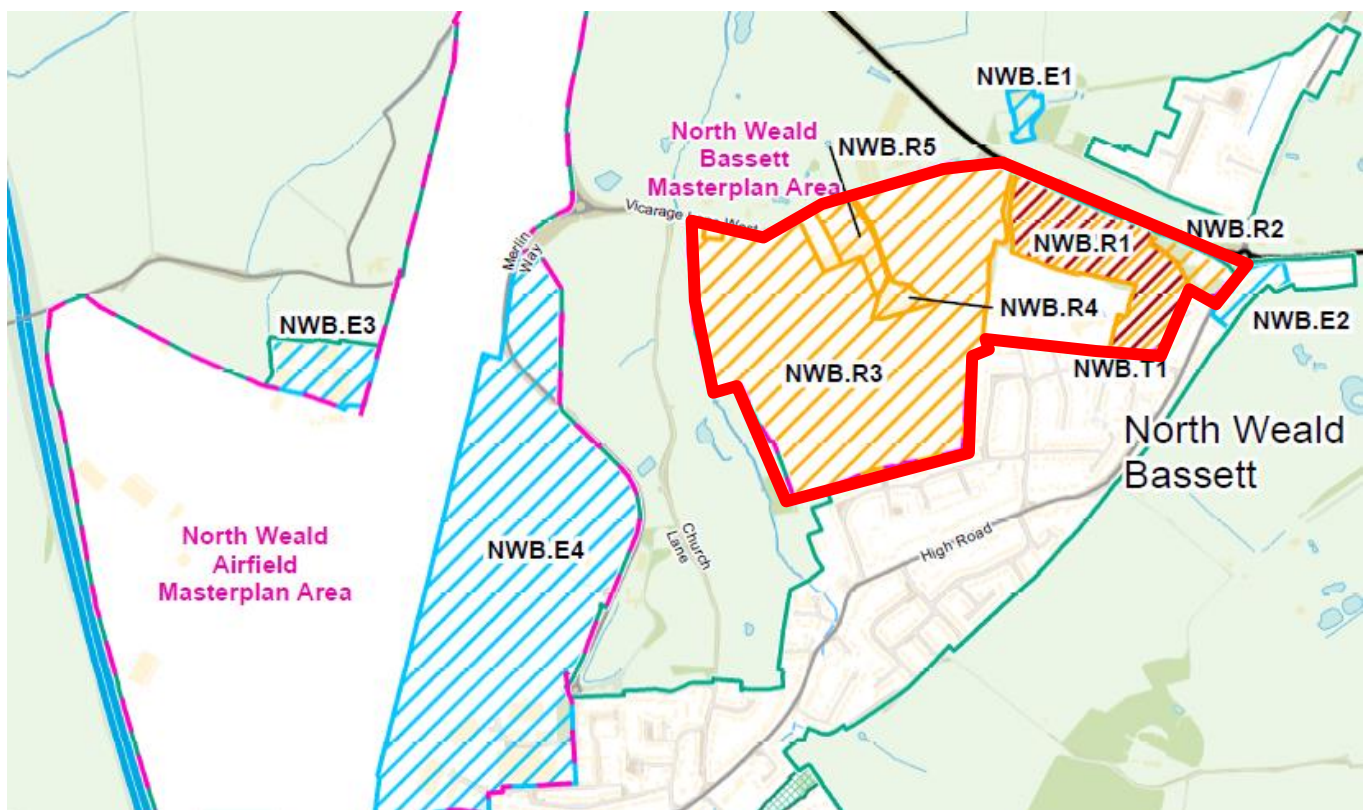


**Masterplan Area:** **North Weald** (Masterplan Area outlined in Red)

**Proposal:** **1,050 New Homes, broadly between Queens Road and Vicarage Lane West**

**Masterplan Status:** Early stages. Neighbourhood Plan Steering Group has attended meetings at which opportunities and threats for the site have been discussed. The Steering Group has:

- Provided information about valued local walks and public rights of way, together with providing details of the feedback you gave us as a result of the community questionnaire.
- Expressed the importance of minimising the impact of this development to residents of Queens Road and Oak Piece by providing a green buffer, together with recommending that as much is done as possible to divert traffic from the development along the A414 so as to avoid further traffic problems through the village.
- Expressed support for access to the site being off the A414 / Vicarage Lane West rather than via roads through the village to protect the amenity of local residents.
- Identified concerns regarding Church Lane being used as a rat run, and this being exacerbated by any development, advising that this issue needs to be addressed as part of the Masterplan process to protect local residents from further disruption.
- Expressed the importance of having small, local community shops within the Masterplan area rather than large supermarket stores, to ensure there is no competition with the current shops in the village.
- Emphasised that North Weald is a village and **MUST** remain a village, with a strong sense of community and a great village feel, and that any future development must **respect** and **enhance** this.
- Emphasised the **URGENT** need for improved public transport to serve not only new development, but the current village residents.
- Emphasised the need to use quality materials to build traditional style homes that complement the existing village.
- Emphasised the need for accessible public open space to be integrated into the development.
- Emphasised the need to protect St Andrews School as a valued community asset.

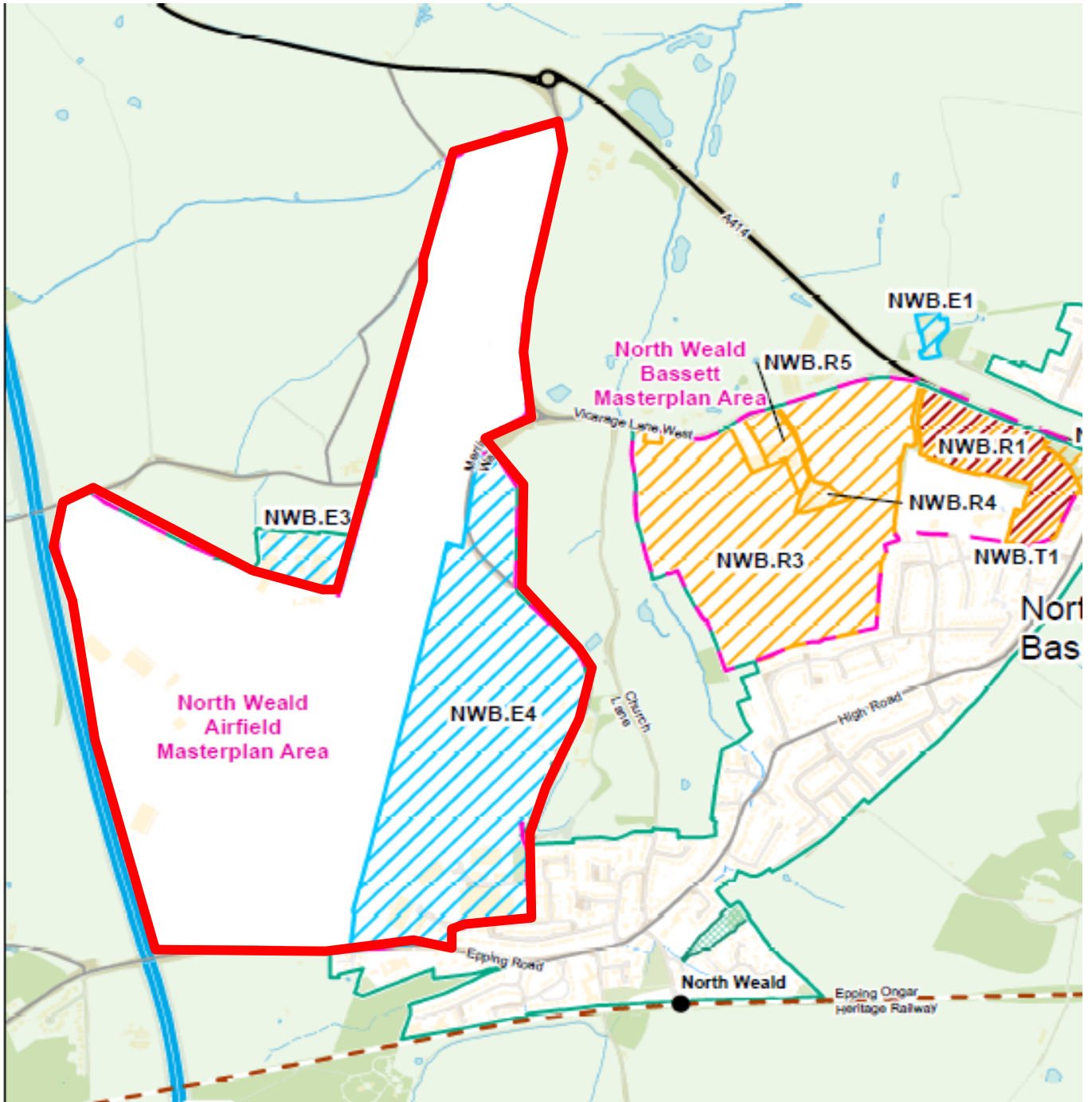


Map is extract from EFDC Submission Version Local Plan - Page 146 - <http://www.efdclocalplan.org/wp-content/uploads/2018/03/EB114-Epping-Forest-District-Local-Plan-Submission-Version-2017.pdf>





**Masterplan Area:** **North Weald Airfield** (Masterplan Area outlined in Red)  
**Proposal:** **Retention and expansion of aviation uses to the west of the main runway and provision for c.10ha of additional employment land of B1, B2, B8 uses to the east**  
**Masterplan Status:** Unknown, No involvement yet by the Neighbourhood Plan Steering Group, although it is believed it has not yet started.



Map is extract from EFDC Submission Version Local Plan - Page 146 - <http://www.efdclocalplan.org/wp-content/uploads/2018/03/EB114-Epping-Forest-District-Local-Plan-Submission-Version-2017.pdf>

