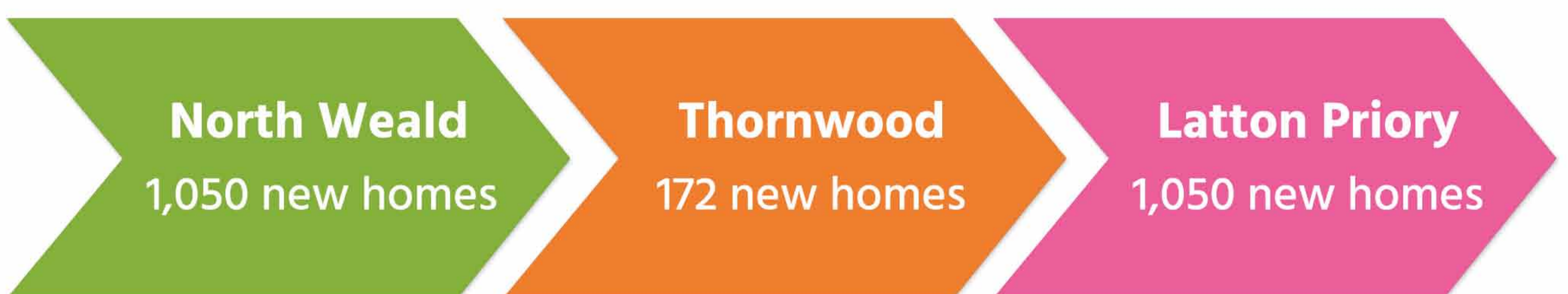


# Neighbourhood Planning

## A quick reminder - What is this all about?

**Epping Forest District Council has allocated a large amount of housing to come to this Parish up to the year 2033**



*All numbers stated are minimum numbers*

A **Neighbourhood Plan** will give our community an element of control over these developments, as well as enhancing and protecting the area in which we live.

It provides an opportunity to shape and influence what happens, and ensures we keep our community and village feel.

### **REMEMBER...**

A Neighbourhood Plan **CANNOT** stop development, but is a way of influencing it. A Neighbourhood Plan **must** be in general conformity with the Strategic Policies in the Local Plan and comply with National Policy (which includes housing allocated in the Local Plan).

**If we don't do this,  
developers have no idea  
what *WE* want, and may  
simply do what *THEY* want**

# So what have we been doing?

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In 2018 we asked you for your feedback

Your **LIKES**  
Your **DISLIKES**  
Your **CONCERNS**



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We have reviewed your comments and feedback alongside a whole range of other evidence – both national and local.

Today we introduce to you some Visions and Objectives, along with some draft Policy ideas.

We also need some further information.



Please use the feedback sheet you have been given to tell us what you think

# Some Facts about the Local Plan

## EDUCATION

- ◆ New primary and secondary schools will be built at the new Latton Priory development - these will be new schools for our catchment area.
- ◆ There is a requirement for a new primary school in North Weald village.

## TRANSPORT

- ◆ The Corporation of London manages the forest land. This severely restricts opportunities to ease congestion when travelling to and from Epping.

## UTILITIES

- ◆ Local upgrades to the existing waste water network and drainage infrastructure will be taking place.
- ◆ Potential upgrades to existing water, gas and telecommunications infrastructure may take place.

## HEALTH

- ◆ New health facilities will be accommodated within the new developments in North Weald village and Latton Priory.

## SPORTING FACILITIES

- ◆ These will be provided in Epping, Ongar and the new Latton Priory development.

## AIRFIELD

- ◆ Part of North Weald Airfield has been allocated for employment, which may create local jobs within the Parish.

## MASTERPLANS

- ◆ There are three in the Parish as stipulated in the Local Plan - see the Masterplan banners for further information.

## COMMUNITY FACILITIES

- ◆ In North Weald village and Latton Priory there will be new local centres including retail and community facilities.

## OPEN SPACES

- ◆ New and improved Public Rights of Way, accessible open space and cycle linkages within new developments.
- ◆ The continued protection of those trees benefitting from a Tree Preservation Order, and other identified veteran trees.



**epping forest district**

**planning our future**

**For full details of the Local Plan  
visit [www.efdclocalplan.org](http://www.efdclocalplan.org)**

# What we think is missing or needs improving

Public sporting facilities

Public transport

Connectivity to Epping

Facilities for the young

Enhancing the Village feel

Connection to our countryside

Parking

New roads

Solution to The Plain junction

Solution to congestion on the High Road

Local distinctive character

Social provision in Thornwood

Control of traffic and speed



# The Vision

## Overarching Vision for North Weald Bassett Parish

*“The settlements within North Weald Bassett Parish will continue to be unique in nature, having their own personal identity, being great places to live with easy access to enjoy the open countryside. Future development will integrate into each settlement’s unique character and housing design, with improved sustainable transport links to neighbouring villages and towns, and enhancing each area’s individual sense of community”*

### INDIVIDUAL SETTLEMENT VISION

#### North Weald Bassett Village

“North Weald village will continue to be a close-knit village with a strong sense of community. The village will become more sustainable through improved health, education, leisure and community facilities, alongside a strengthened range of shops and services, complemented by enhanced sustainable and public transport provision. Rich and distinctive military heritage links with North Weald Airfield will be strengthened and reflected in future development.”

#### Thornwood Common

“Thornwood will continue to be a small but vibrant community, with a strong sense of identity and great links to the countryside and Epping Forest. Improved sustainable access links to the new facilities at the neighbouring Latton Priory Development will increase accessibility to much needed community facilities and services. Well-designed development will contribute towards the creation of a central focal point for the settlement.”

#### Hastingwood

“Hastingwood will remain a small hamlet, with a diverse range of dwellings dispersed sporadically throughout the settlement, set in the open countryside. Improved sustainable cycling and walking routes will improve connectivity to neighbouring towns and villages providing residents with more choices and opportunities.”

#### Latton Priory

“In addition to being an integral part of the Harlow and Gilston Garden Town, Latton Priory will have its own unique identity, providing first class education, health, leisure and community facilities, forging a strong sense of community ownership. It will be a place to live, work, and play.”



**Q1. Do you agree with this?**

# A Policy Idea on...



## HOUSING

Landowners, developers, and anybody with an interest in developing land will be expected to show as part of any planning application how they have completed meaningful engagement with the community as part of the development of their site. Evidence should be provided to show how the content of the Neighbourhood Plan Community Consultation feedback has been considered when designing each development. Failure to adequately provide this evidence will **result in an objection** to any development proposals, until such time as meaningful engagement has taken place.

Engagement with the local community, the North Weald Bassett Neighbourhood Plan Steering Group, and North Weald Bassett Parish Council should be meaningful, with a collaborative approach, and should act as a positive influence on the design and creation of the development or masterplan area.

All design and development proposals for North Weald village will be expected to respect the strong historic character of the village, and to incorporate this heritage into the design of the development itself.

All design and development proposals for Thornwood, North Weald, Hastingwood and Latton Priory will be expected to show how the increase in traffic generated will not have a detrimental effect on the villages in the Parish.

All design and development proposals will be expected to show how the sustainable transport links (such as an increase in buses, or new cycling lanes) will be secured and created between the particular development site and the surrounding areas.



**Q2. Do you agree with this?**

# A Policy Idea on...

## Designating Local Green Spaces

The following areas are very special to our community and should be **protected from development** by way of designating them as **Local Green Spaces**.

### North Weald

- ◆ Weald Common (Part) (LGS1)
- ◆ Green in front of York Road (LGS2)
- ◆ Village Greens by Wheelers Farm Gardens (LGS3)
- ◆ Memorial Playing Fields (LGS4)
- ◆ Green by Pike Way (LGS5)
- ◆ Green by Park Close (LGS6)
- ◆ Land in front of Airfield Museum (LGS7)

## Do you know...

Not all open spaces meet the criteria for designation as a Local Green Space in the Neighbourhood Plan. We need to consider if designating the land as a Local Green Space would add any additional protection. Some areas already have a statutory designation such as a Local Nature Reserve (LNR) or a Site of Special Scientific Interest (SSSi), or perhaps it is an extensive tract of land which may prevent it from being designated.

## Some areas are already protected

Church Lane Flood Meadow (LNR)

Roughtalleys Wood (LNR)

Thornwood Common Area and Flood Meadow (LNR)

Mill Street Commons (Registered Common Land)

Thornwood Common Recreation Ground (District Open Land)



**Q3. Do you agree with the suggestions? Are there any areas special to you that we have missed - tell us where they are and why.**

# Local Green Space Designations

Weald Common (Part) (LGS1)



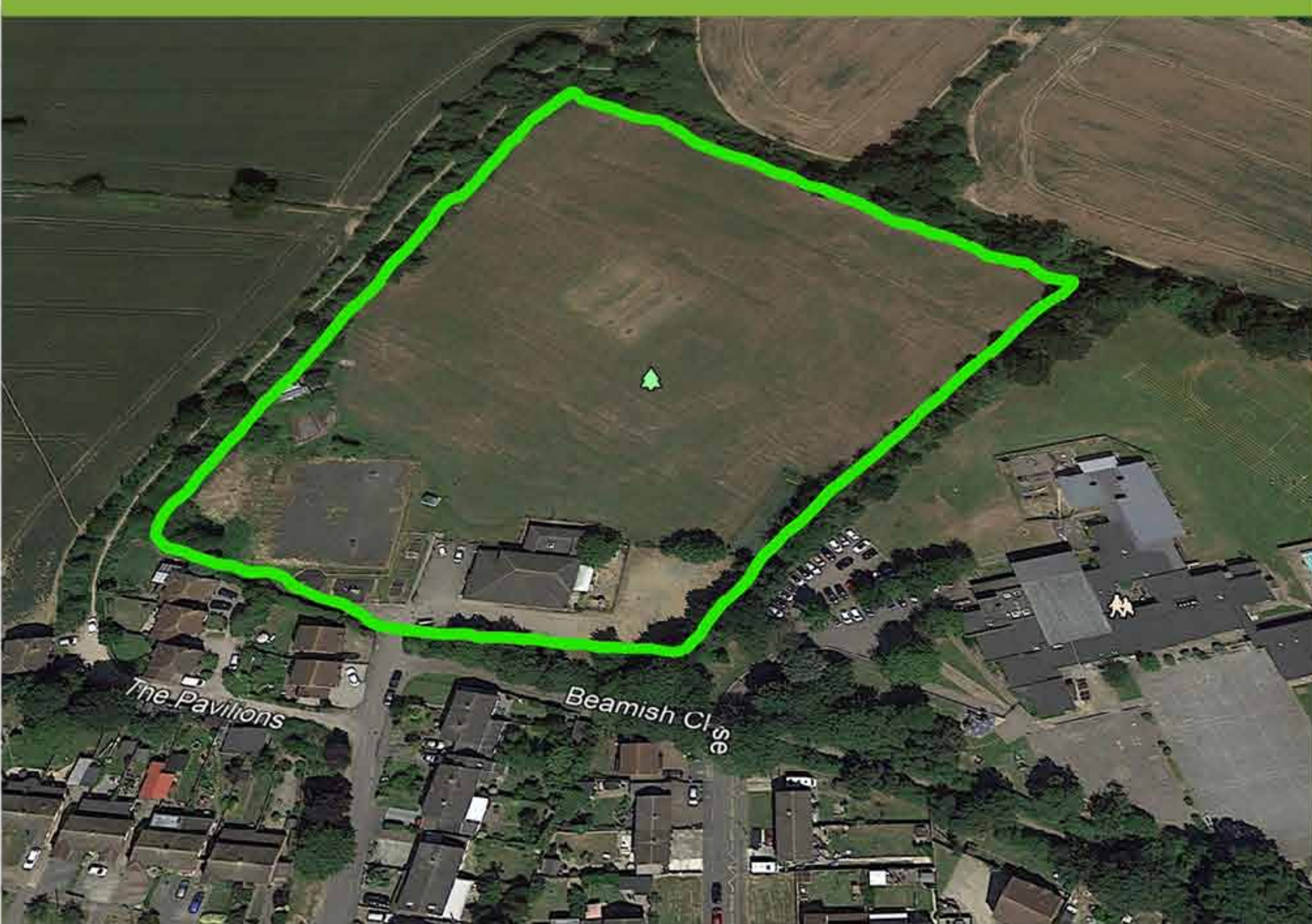
Green in front of York Road (LGS2)



Village Greens by Wheelers Farm Gardens (LGS3)



Memorial Playing Fields (LGS4)



Green by Pike Way (LGS5)



Green by Park Close (LGS6)



Land in front of Airfield Museum (LGS7)





# A Policy Idea on...



## EPHING ONGAR RAILWAY

Proposals for a pedestrian and/or cycle link between North Weald Station and Epping Station, running alongside the Heritage railway line, will be supported.

Proposals for the creation of a 'Rail Trail' between North Weald Station and Epping Station, running alongside the Heritage railway line, will be supported.

Proposals which enhance and improve tourism for the Epping Ongar Railway will be supported.

Proposals which would enhance and improve the link from the EOR to the TFL Central Line station will be supported.

Proposals involving the Epping Ongar Railway which may result in a substantial increase in traffic generation and parking at North Weald will be required to produce a Transport Assessment Statement which sets out the impact of the proposed scheme in terms of traffic generation and detailed arrangements as to how this will be managed.

Support will be given to the continued review of the impact the Epping Ongar Railway has in terms of its effect on the environment and climate.

Many of you wanted to see the line opened up as a commuter link to Epping. This may well be a future aspiration for the line, however further thought and consideration needs to be given to the knock on effects this may bring to North Weald. For example, people driving into North Weald village and parking on your roads.



**Q4. Do you agree with this policy?**

# Policy Ideas on...



## DESIGN

### Parking

Parking for vehicles should predominantly be provided at the front of properties, aiming to have the space(s) as close as possible to the entrance of the dwelling. New properties along the B1393 through Thornwood will be required to have sufficient parking and turning provision to reduce the need for vehicles having to reverse out onto this busy road.

### Traditional Building

New buildings should typically be two storey brick or render buildings, and should generally not exceed 2.5 storeys. Apartments or flats should not be more than 3 storeys in height, and should respect the landscape setting and the built environment. The flats located at Wellington Road are seen as a good example in terms of respecting setting. Higher building types should not be located on the higher areas of land to avoid dominating the roofscape of the development.

### Materials

The character of our traditional Parish should be preserved and strengthened by using appropriate detailing and materials such as hanging tiles, red and yellow brick detailing, red brick façade, render and timber detailing, bay windows and pitched roofs with ornament details. The use of poor quality materials and design in an attempt to recreate traditional architectural styles in the area will not be supported.



# Policy Ideas on...



## DESIGN

### Designing Crime Out

Developments should be designed to reduce opportunities for crime and antisocial behaviour. The following general principles should be used in the design of all new developments to make places safer:

- ◆ Neighbourhoods that use streets, not segregated paths and alleyways, for all movement;
- ◆ Good wayfinding;
- ◆ Good overlooking of public space and streets;
- ◆ All open spaces having a clearly understood and meaningful purpose;
- ◆ Welcoming environments that appear to be well cared for;
- ◆ Cars parked in front of, or adjacent to, homes.

### Views of North Weald

The built form has strong connections with surrounding agricultural landscape which provides trees or hedge lined backdrops to views out of, and in to, the village, providing a sense of openness to the edges of the village. These features should be respected and enhanced. Long distance views of St Andrew's Church should be enhanced. Views from the surrounding landscape should not be dominated by rooftops.

**Additional policies include Building Layout, Public Space, Street Layouts, Trees and Hedges, Waste Storage and Wildlife Friendly Environment.**



**Q5. Do you agree with these ideas?**

# Policy Ideas on...

## DESIGN

# MATERIALS

## ROOFS

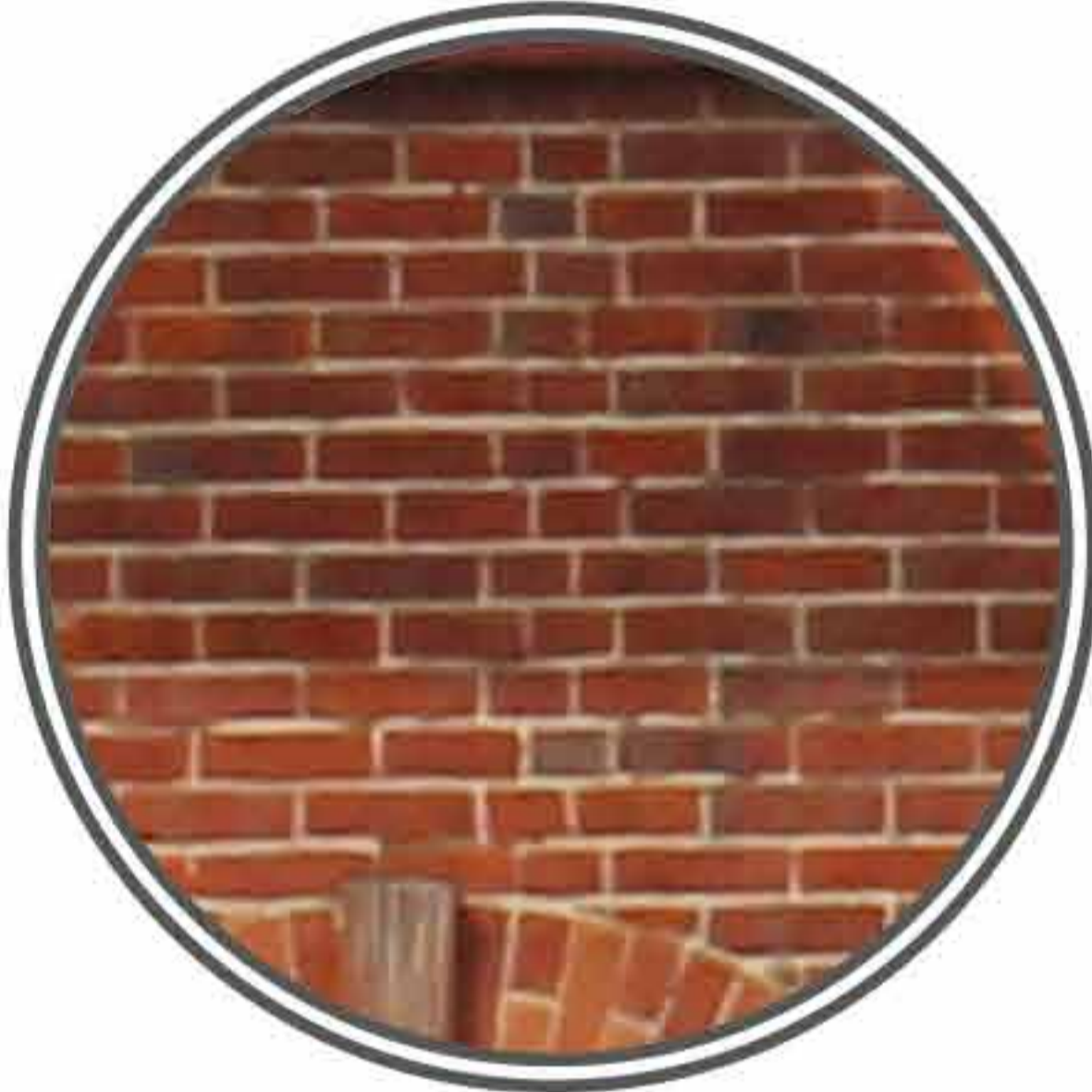


Red Tiles



Grey Tiles

## WALLS



Red Brick



Yellow Brick



Red Tiles



Render

## GROUND



Gravel



Concrete Setts

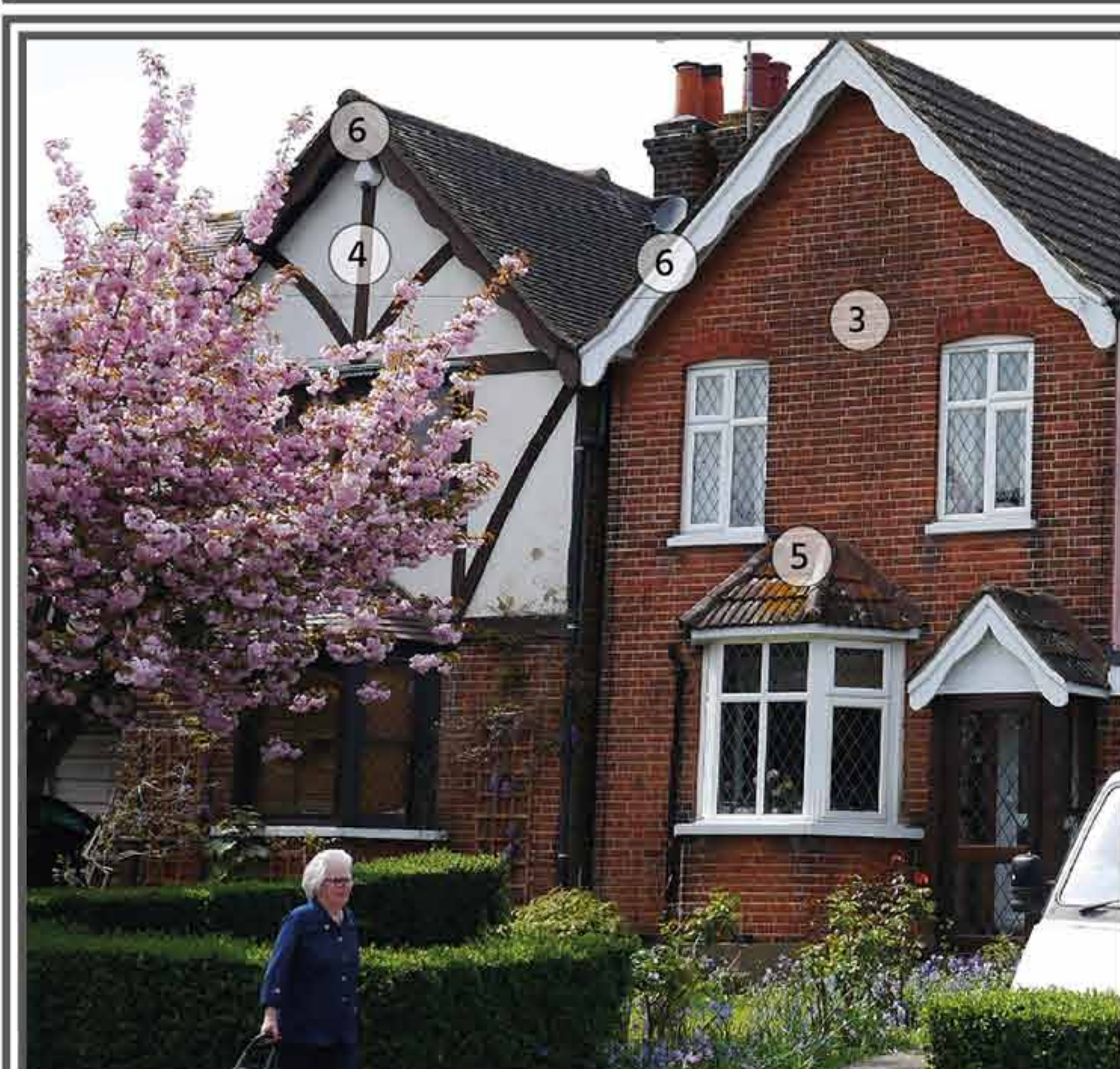
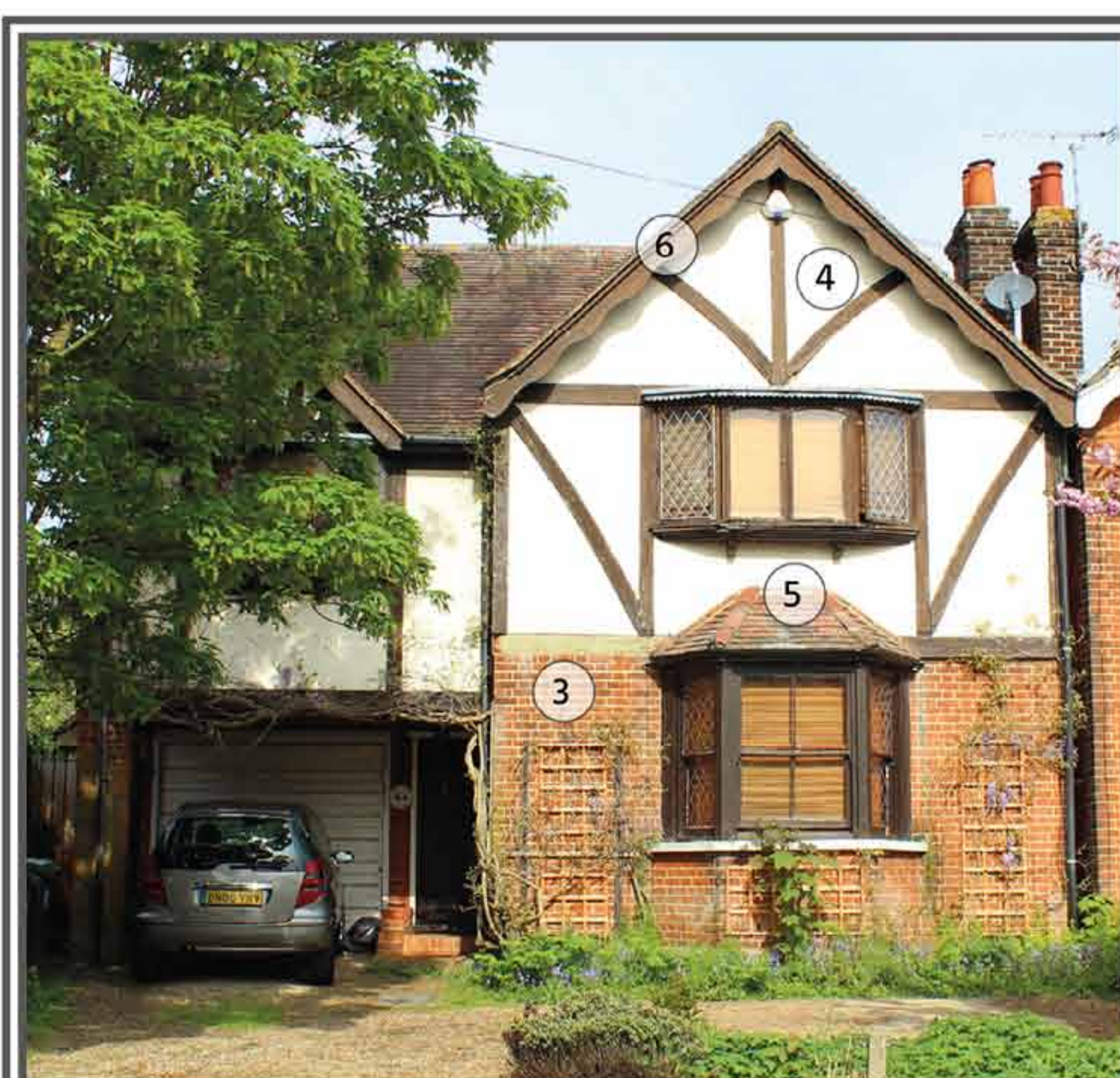


Granite Setts

# DETAILING

The character of our traditional villages should be preserved and strengthened by using appropriate detailing and materials to ensure it blends with existing developments.

1. Hanging tiles
2. Red and yellow brick detailing
3. Red brick façade
4. Render and timber detailing
5. Bay window
6. Pitched roof with ornament details



# A Policy Idea on...



## THE AIRFIELD

North Weald owes a good part of its identity to the historic presence of the Royal Air Force in the village. A strong military influence can be seen throughout North Weald village, both in terms of design and referencing.

The continued use of North Weald Airfield for aviation and flying, and all related activities, will be supported. Recreational aviation will be encouraged.

The design of new buildings in the allocated employment area of the Airfield (NWB.E4) should be of a scale and height which does not compromise current or future aviation operation of the airfield.

A pedestrian and cycle link between North Weald Airfield and the North Weald Bassett Masterplan site will be supported.

Landscaping or open water features within new developments which may increase the risk of a bird strike to aircraft using the airfield will not be supported.

The use of the Airfield for Heritage and Military events will be supported.

The use of the Grade II listed Control Tower for local community use, including heritage educational events should be encouraged.

Support will be given to the continued review of the impact of aviation in terms its effect on the environment and climate.



**Q6. Do you agree with these ideas?**

# A Policy Idea on...

## GREEN BUFFERS

Green Buffers should be created between existing development and future development so that residents who once enjoyed a position on the edge of a settlement do not find themselves in the middle of one and continue to have some form of access to open space.

Green Buffers should be between 15 and 20 metres and accommodate recreational facilities with cycling and pedestrian paths.

New buildings should overlook these buffers in order to create active frontages and provide natural surveillance.

### **Example:** Rear of Queens Road and Oak Piece



**Q7. Do you agree with this approach?**

# A Policy Idea on...

## OUR ENVIRONMENT

There's no way around it - building new houses cannot be good for our environment. But the country needs more homes. A Neighbourhood Plan can introduce policies to ensure these new developments are designed to maximise the benefits they can bring to us and our countryside.

For example, areas of low grade agricultural land can be turned into beautiful, accessible, open green spaces for everybody to enjoy, as well as creating natural corridors where wildlife can flourish.

### Trees & Hedges

Aside from the environmental benefits, trees and streets contribute to creating the character and pleasant feel of a neighbourhood, enhancing a sense of wellbeing. Trees and hedges already in situ should be preserved and where possible enhanced as landmark or wayfinding features. New trees, such as those identified, should be planted throughout new development.

### Wildlife Friendly

New developments should strengthen biodiversity and the natural environment. Existing habitats and corridors should be protected and enhanced. New development proposals should aim for the creation of new habitats and wildlife corridors.

### Environment and Energy Efficient solutions

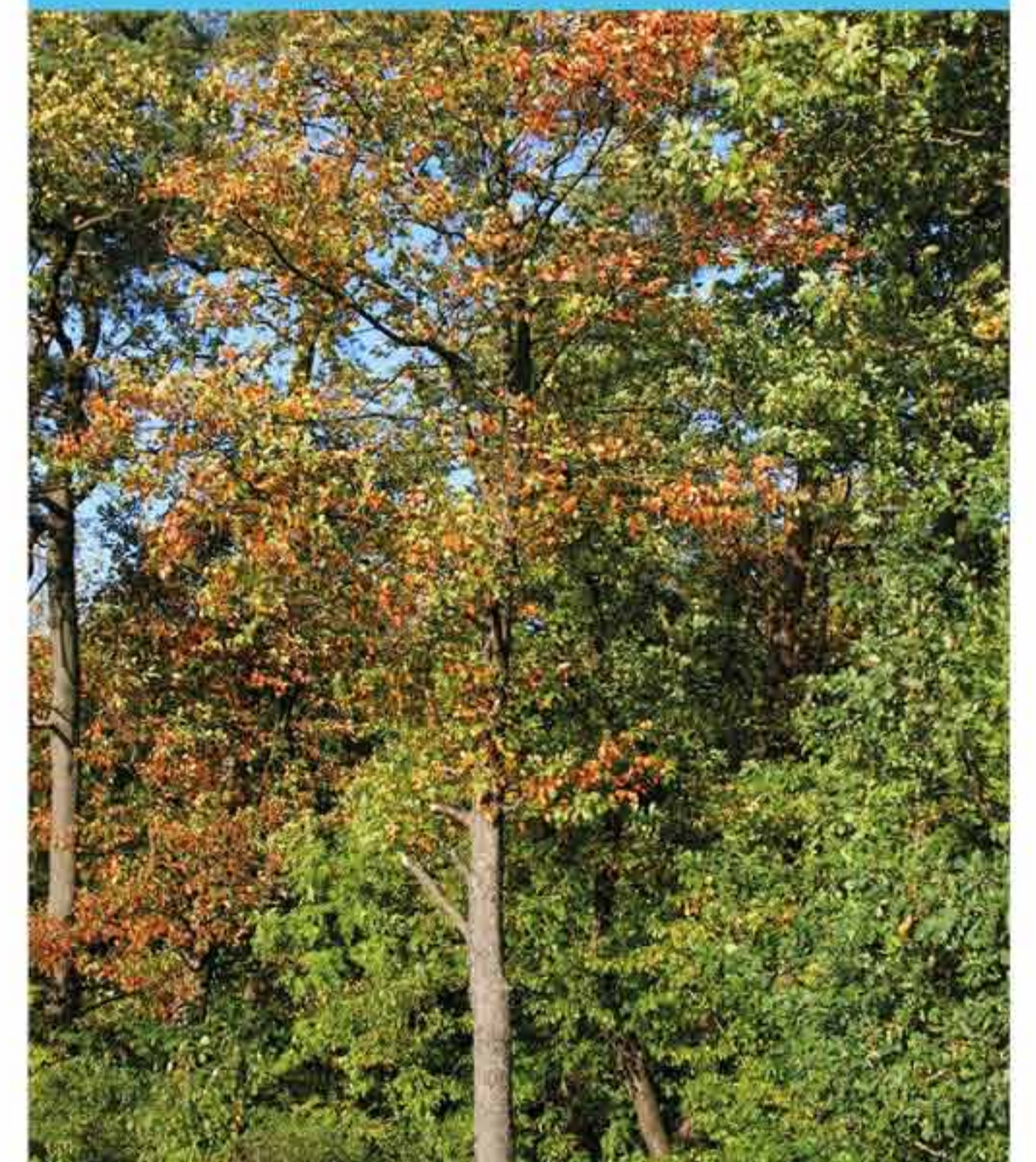
Technologies dealing with energy efficiency, waste and services should be incorporated into building design, including rainwater harvesting and solar panels. Planning proposals will be expected to provide evidence to show how the environment and climate change has been considered and incorporated into the design of new homes.

**Other policy ideas include an electronic car charging point for each new home and the provision of edible landscapes**

**Platanus Acerifolia**  
(Plane Tree)



**Sorbus Torminalis**  
(Wild Service Tree)



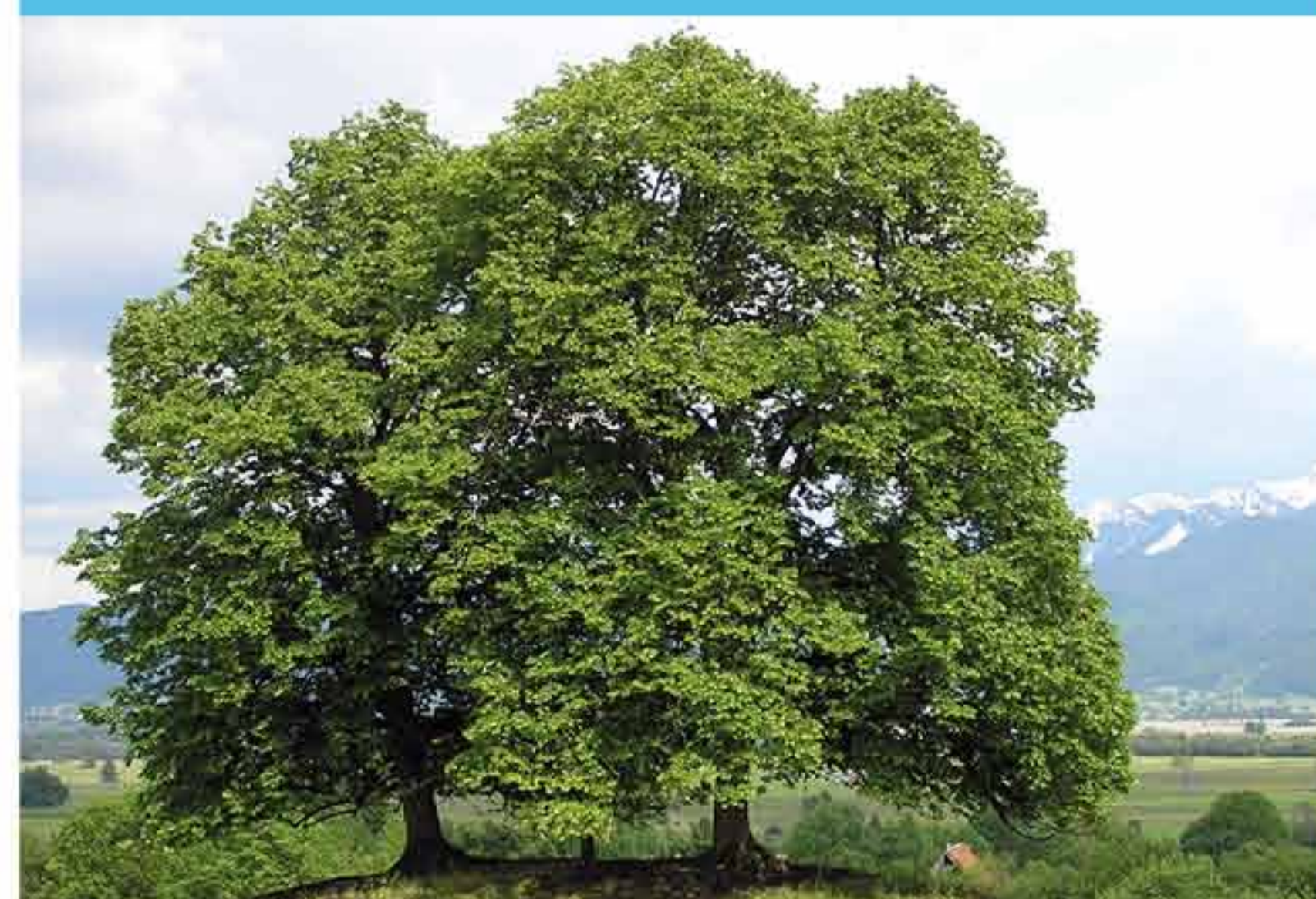
**Ginkgo Biloba**  
(Maidenhair Tree)



**Quercus Robur**  
(Oak Tree)



**Tilia Cordata**  
(Small-leaved Lime Tree)



**Q8. What are your thoughts?  
Have we missed anything?**

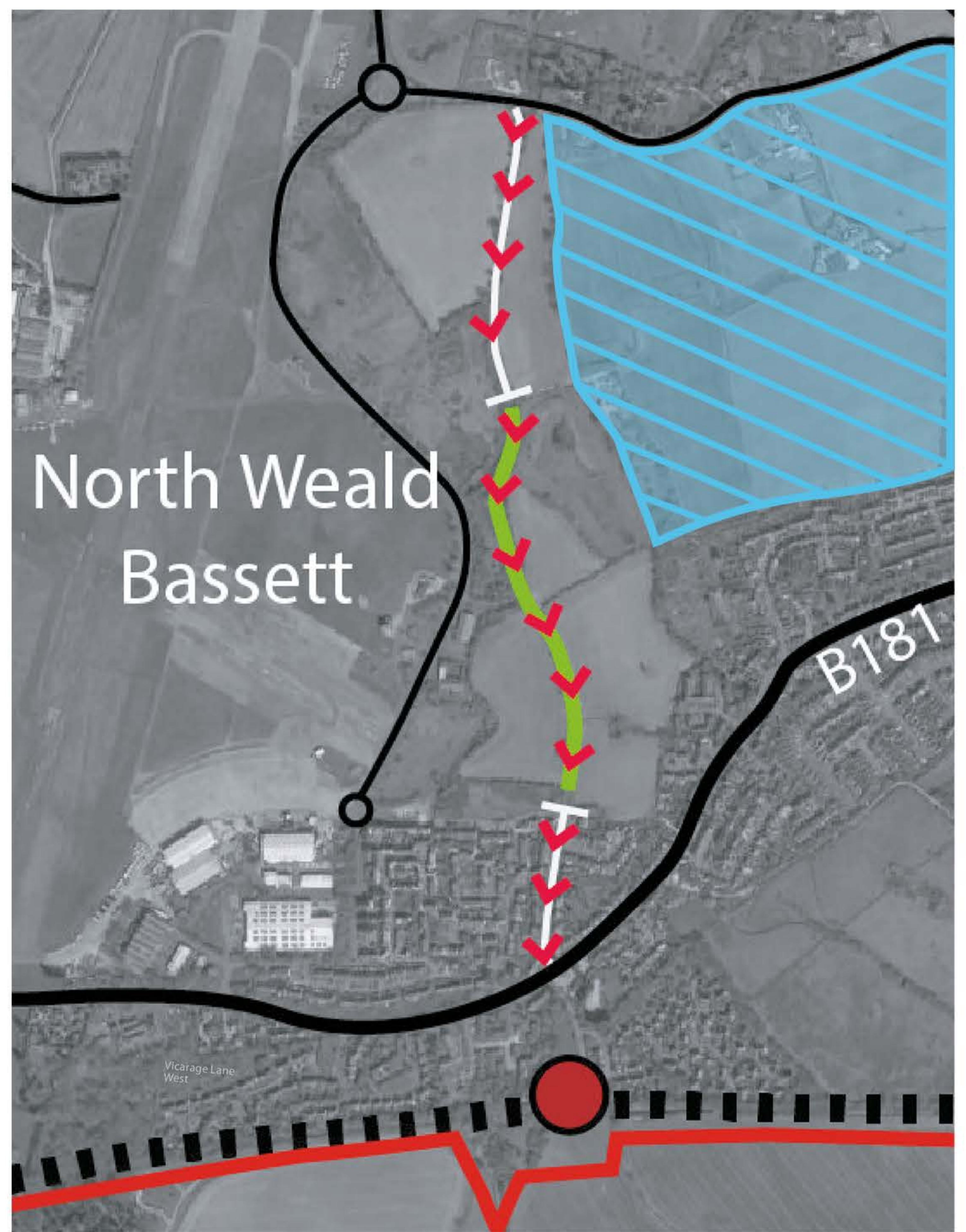
# More Information Needed

## Church Lane, North Weald








Church Lane is already used as a rat run. With the creation of 1,050 new homes to the east of Church Lane, there is concern that the use of the road as a rat run will increase.

The road width varies between 4.60 metres to the south and 4.00 metres to the north and it has no footways. The road is rural in character and meanders with countryside views and hedgerows on each side.

*Is Church Lane able to safely support the future traffic expected?*



### KEY

- |  |  |   |  |
|--|--|---|--|
|  Parish Boundary |  Historic Railway station |  Traffic diverted on Church Lane |  Suggested segregated cycling route |
|  Existing Roads  |  Historic Railway         |  New Development Site            |  |

## What's the right solution?

- ◆ **Should Church Lane be stopped up?** (this means removal of Highway Rights so vehicles cannot use it/part of it)
- ◆ **Should Merlin Way be linked up with the Main B181 North Weald High Road? If so, how? Through Bookers? Via the Airfield?**
- ◆ **Make Church Lane a green route for cycling and walking only?**
- ◆ **Make it one way?**
- ◆ **Restrict to agricultural use only?**
- ◆ **Leave it as is?**
- ◆ **A combination of the above?**

**Q9. What would this mean for North Weald?  
Where would traffic go?  
Which solution do you feel is best, or do you have another idea?**





# More Information Needed

## Rye Hill Road, Thornwood



Rye Hill Road is already used as a rat run. With the creation of 1,050 new homes to the North, and a potential access from this new development onto Rye Hill Road itself, there is concern that the use of the road as a rat run will increase.

The road is extremely narrow in places with no footways. It is rural in character with sharp bends, countryside views and hedgerows on each side.

*Is Rye Hill Road able to safely support the future traffic expected?*

### What's the right solution?

- ◆ **Should part of Rye Hill Road be stopped up?** (this means removal of Highway Rights so vehicles cannot use it/part of it)
- ◆ **Should traffic calming measures be introduced?**
- ◆ **Will commuters use the new road through Latton Priory instead of Rye Hill Road, and will that become a rat run?**
- ◆ **What does this mean for Thornwood?**
- ◆ **A combination of the above?**



**Q10. What would this mean for Thornwood/Latton Priory? Where would the displaced traffic go? What do you think about this? Do you have another idea/solution?**

# More Information Needed

## Local Actions

Throughout our consultations, you have identified a number of 'local priorities' which you feel need to be addressed to improve the quality and wellbeing of the Parish. Whilst we cannot translate these into policies, our Neighbourhood Plan can identify these priorities as 'Community Aspirations', and potentially secure funding from developers towards them.

### Your priorities so far...

Improved, reliable and more frequent local bus services to meet the needs of residents

Real Time Information for Bus Services

Changes to the speed limit through Thornwood along the B1393, with the introduction of speed restrictions and traffic calming measures

Introduction of Vehicle Activated Speed Signs along Hastingwood Road, through the village of Hastingwood

White lining Wellington Road roundabout

A Skate Park in North Weald village

Dedicated Cricket Pitch and Pavilion

Improved cycle linkages and resurfacing of bridleways between Hastingwood and North Weald village

The creation of a community facility/hub in Thornwood to enhance social cohesion

Improvements to School Green Lane Play Area

Alternative Parking and Drop-off facilities to serve St Andrew's Primary School

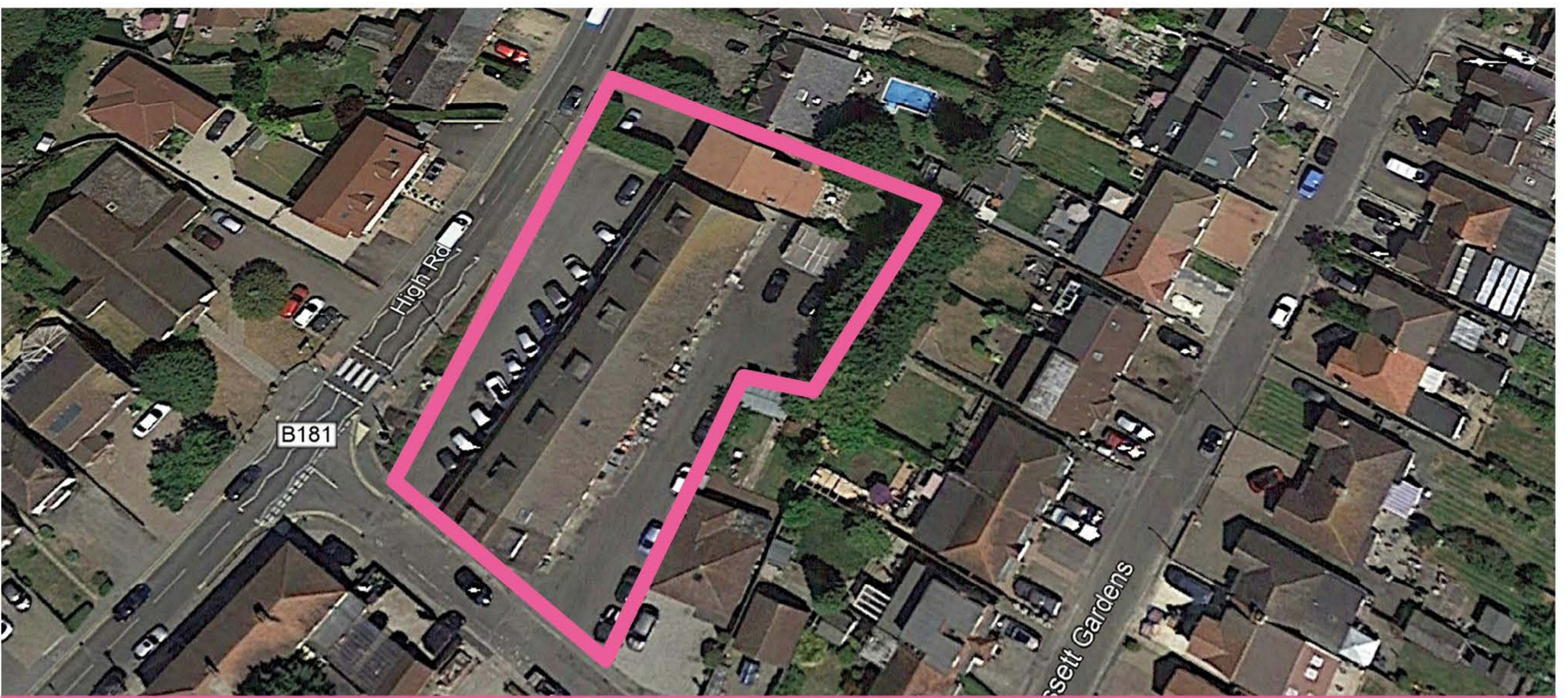
Are there any we have missed?  
Write them on a post-it note and stick them on the 'wishing tree'.



# More Information Needed

## Parking in North Weald

A lack of public parking in North Weald was one of the biggest issues raised by residents. But what's the solution? Some ideas are set out below:



### MORE PARKING BY THE SHOPS

This could be achieved by allocating a larger area as retail, which could include houses in or around the shops area (see example above). Should the home owner wish to sell, this area could be allocated as additional parking.



### MORE PARKING ADJACENT TO NORTH WEALD VILLAGE HALL

Contrary to popular belief, most of the parking spaces in this area are private, and not for public use. Should part of the small area of green adjacent to the Village Hall be allocated for parking?



**Q12. Do you agree with either of these ideas? Do you have another suggestion?**

# Is there anything we have missed?

**We hope you agree that as a result of your feedback, and in light of the new development coming to each of our villages, the visions and policy ideas you have seen go some way to protecting the character of our parish.**

In **2020** the Draft Neighbourhood Plan will be published for formal consultation - we look forward to hearing what you think.



**Please use your feedback sheet to give us any further feedback**

**And don't forget to hand it back in!**

**Facebook:**

**Twitter:**

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**Thank you**