

Latton Priory

Public Consultation

Latton Priory is allocated for development in Epping Forest District Council's (EFDC) Local Plan Submission Version 2017, which sets out how the District's housing and employment needs will be provided up to 2033.

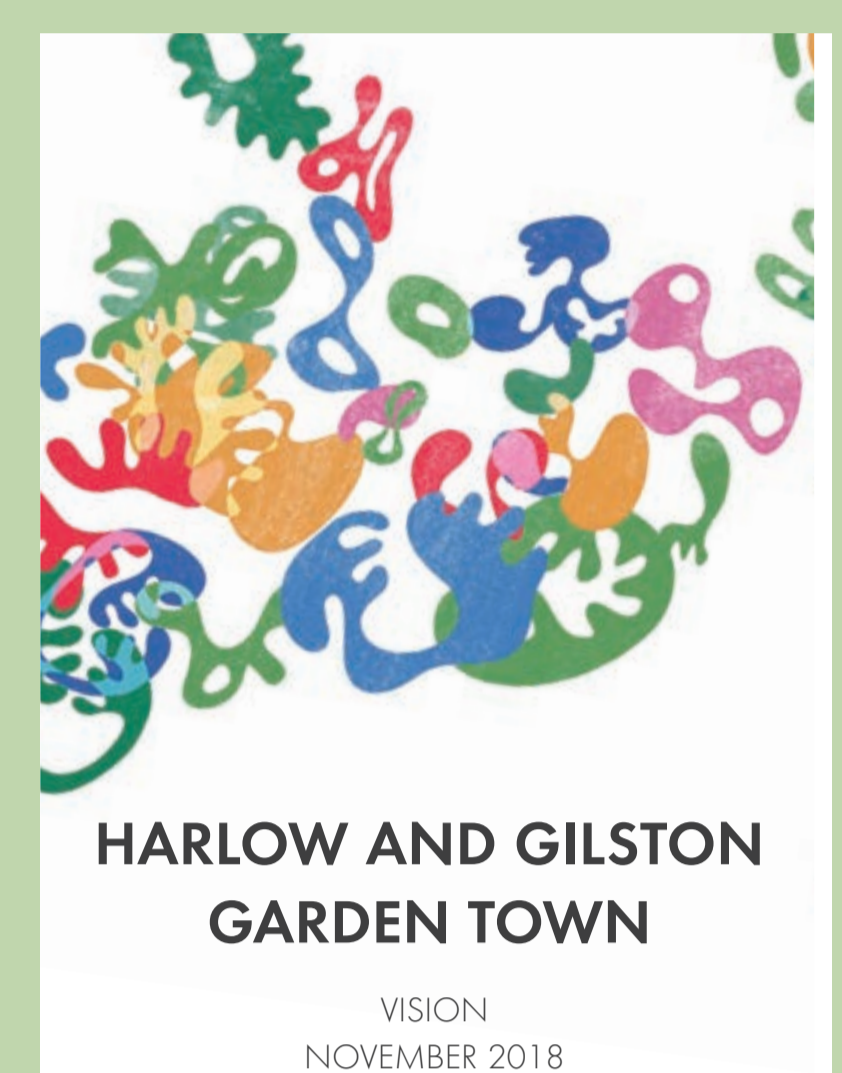
It is part of the Harlow and Gilston Garden Town (HGGT), which was designated by Central Government in January 2017. The Latton Priory development will be planned as a high quality, vibrant and distinctive neighbourhood offering places to live, work, learn and shop as well as providing a range of community facilities, sports and play provision.

To ensure high standards of design, a strategic masterplan is being progressed by the developers, CEG and Hallam Land, working together with the Council/HGGT Board and with the local community, including North Weald Bassett Parish Council and local groups, organisations and residents.

This public consultation will run from 16th September until the 7th October 2019. A draft masterplan is shown here today. All of the consultation materials are available on the website www.lattonpriory.co.uk

Vision for the Garden Town

The pioneering New Town of Gibberd and Kao **will grow into a Garden Town** of enterprise, health and sculpture at the heart of the UK Innovation Corridor. Harlow and Gilston will be a joyful place to live with **sociable streets and green spaces**; high quality homes connected to fibre optic broadband; local centres **accessible by walking and cycling**; and innovative, affordable public transport. It will be **Adaptable, Healthy, Innovative and Sustainable**.



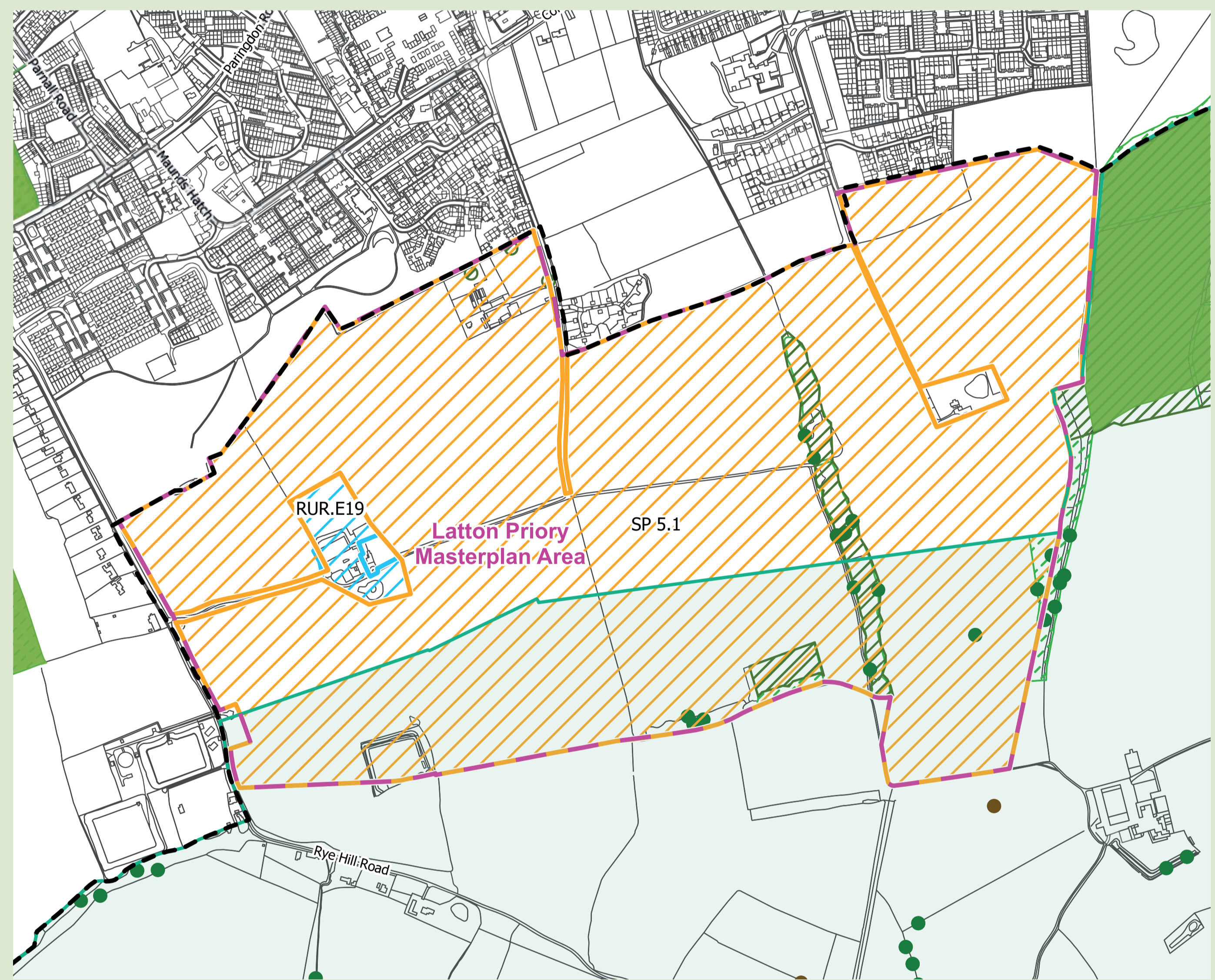
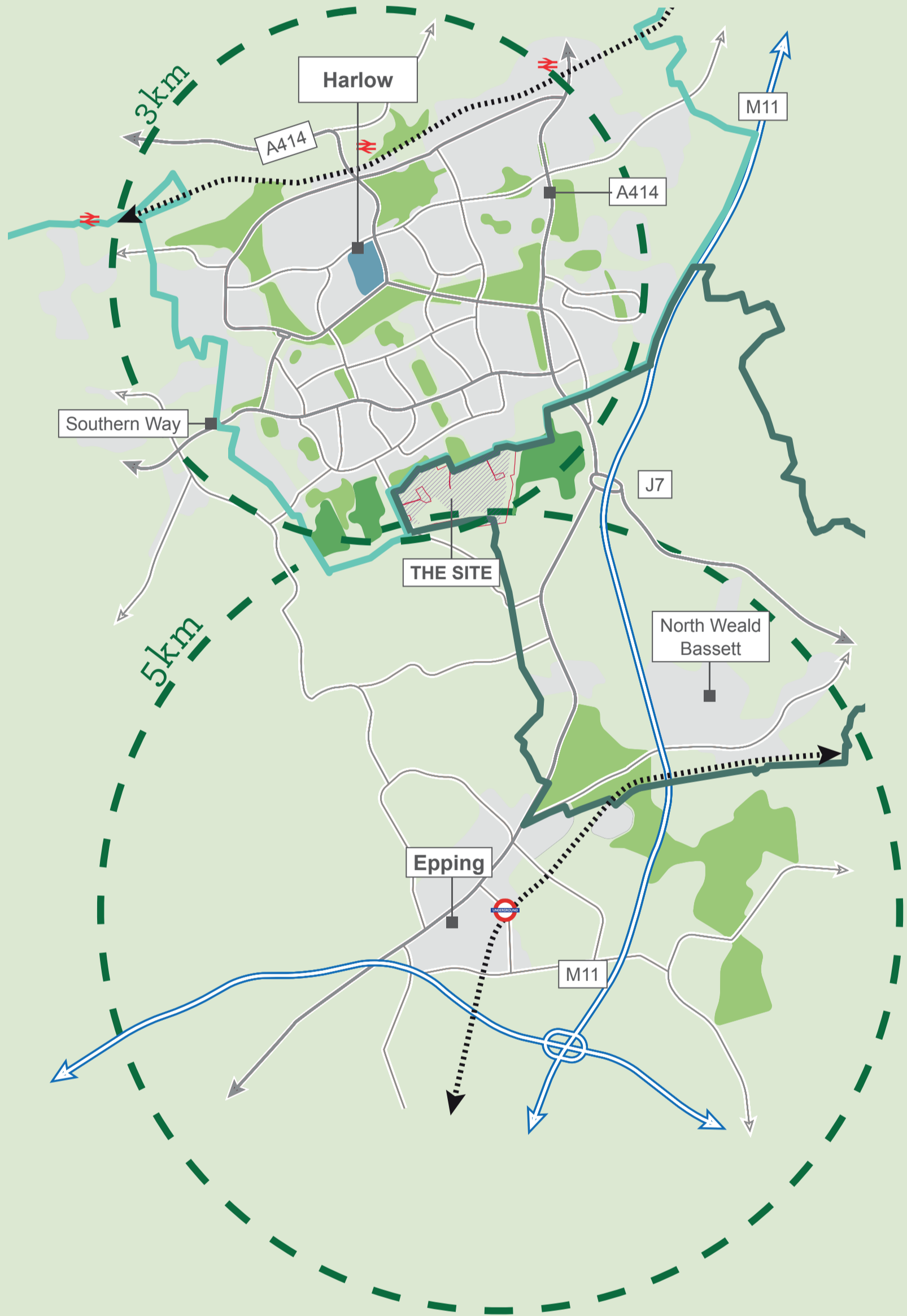
- New travel technology
- Future proofed to respond to evolving technology
- State-of-the-art education



- Flexible, multi-functional green spaces
- Adaptable community buildings and social spaces
- Employment opportunities

- Sustainable transport corridor
- Self-sufficient neighbourhood
- Innovative use of energy
- A biodiverse place

- Well connected routes
- A social heart with facilities, places and spaces
- Local food production



In collaboration with Epping Forest District Council and Harlow and Gilston Garden Town



Consultation and Masterplan Evolution

Pre-2019 Consultation

Meetings with:

- Local Authorities
- Parish and Town Councils
- Service providers
- Community, environment and business groups
- Series of public consultations
- First QRP panel

Autumn/Winter 2019

Consultation:

- Stakeholder workshops
- Public consultation events
- Engagement with statutory consultees, Parish Councils, NWBNP group and Councils
- Delivery of Strategic Masterplan Framework

Spring/Summer 2019

Consultation:

- Second QRP
- Workshop with North Weald Bassett Neighbourhood Plan Steering Group
- Meetings with officers
- Engagement with statutory consultees

Workshops – September 2019

EFDC, Harlow, Essex Councils, Parish and Town Councils, local groups, schools, health and transport representatives and statutory consultees were invited to a series of workshops to explore the masterplan in more detail.

As a result of the consultation to date, many common themes have been identified. Whilst not an exhaustive list, the bullet points below set out important factors to take into account:



Nature, Green and Open Spaces, Landscape and Water

- Consider surfacing that is accessible and aesthetic
- Ensure access and variety of uses by all ages and abilities, including for 16-18 year olds
- Well-signposted routes, multi-sensory trails, community growing spaces, sculptures, innovative uses, seating and water features welcomed
- Variety of locations for community allotments and 'food growing' right outside your door
- Maintenance and stewardship very important
- Adaptable and multi-functional places and spaces
- Connection to nature, health benefits
- Varied playing areas and sports pitches for all
- Innovation through play and wildlife, and promotion of sustainability is key

Sustainable Movement and Access

- Journey planning and high-quality journey information to encourage sustainable travel
- Disincentivise car use and encourage a positive behaviour change – technology being important in this
- Safe, well-signed, convenient, visible (dedicated where possible) pedestrian and cycle routes
- Free e-bikes/bike hire/secure bike parking and vouchers for free bus/train travel
- Pedestrian rather than car priority
- Links to Harlow and Epping rail station on Oyster
- Efficient, high quality, cheap, fast, frequent and reliable bus services with smart timetabling
- Sustainable Transport Corridor to also link to Epping as well as Harlow
- Convenient, safe and prioritised access to schools by sustainable modes
- Travel by bus, bike and foot to be accessible to all, and safe/ attractive at all times of the day



Community Hub and Stewardship

- Local centre to meet needs of all ages should be the heart of the site
- To include mix of retail, education, employment and residential
- Community buildings to be flexible for multiple users
- Vibrant place with big screens, skate parks and play spaces
- School could perform a wider community function and include a public library and community use of sports pitches and halls out of school hours
- Ensure development integrates with existing community
- Local centre should compliment rather than compete with nearby centres and hatches
- Consider how community and stewardship can be built in from the start

New Homes and Living

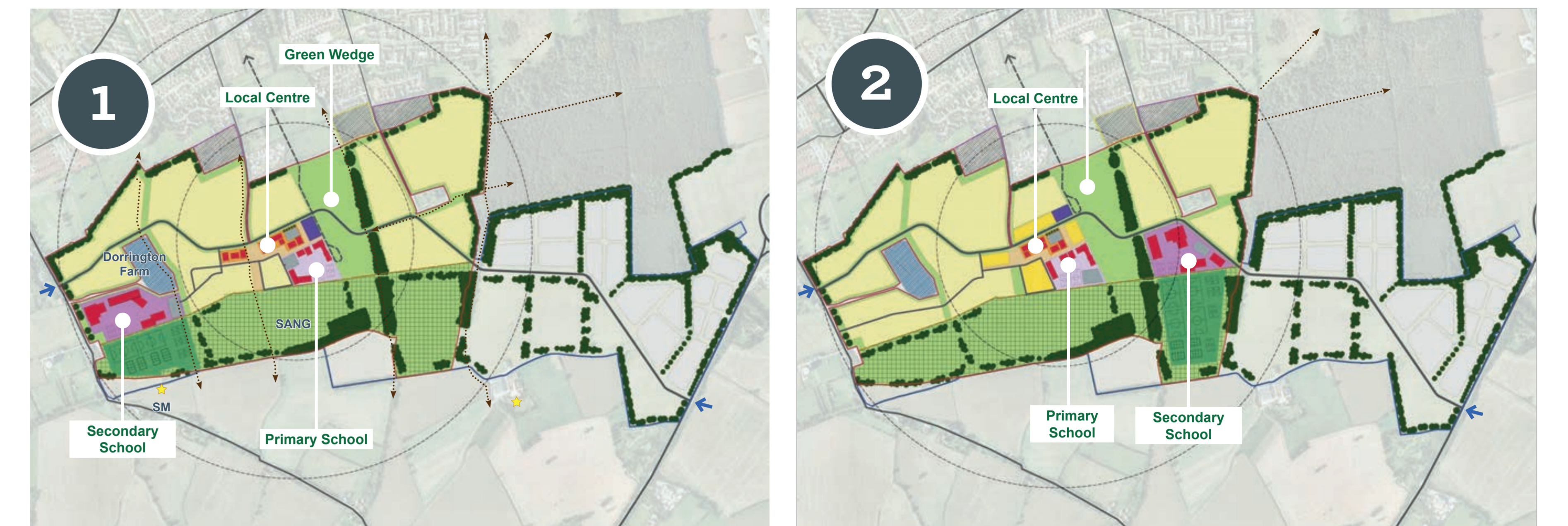
- Houses shouldn't be uniform in design - needs to comprise a mix of character and densities
- Include different house sizes/ types to provide full mixed community of young to older residents
- Harlow has innovative housing, Latton Priory should look at this too
- Tenure blind housing so as to not distinguish between private and affordable homes
- Strong aesthetic - well-landscaped with homes set in green spaces
- Good parking strategy needed
- Sustainable energy efficient, well insulated homes with adequate storage
- Flexible layouts and futureproofing through design - families should be able to grow and change in their home



Quality Review Panels (QRP)

A Quality Review Panel has been established by Epping Forest, Harlow and East Hertfordshire District Councils. The panel provide impartial advice to support the delivery of high quality new places to live and work. 18 built environment and design experts, from a wide range of backgrounds and sectors, have been appointed to the Panel to provide independent feedback. The Quality Review Panel is not a decision-making body, but has an advisory and transparent role.

First QRP – October 2018



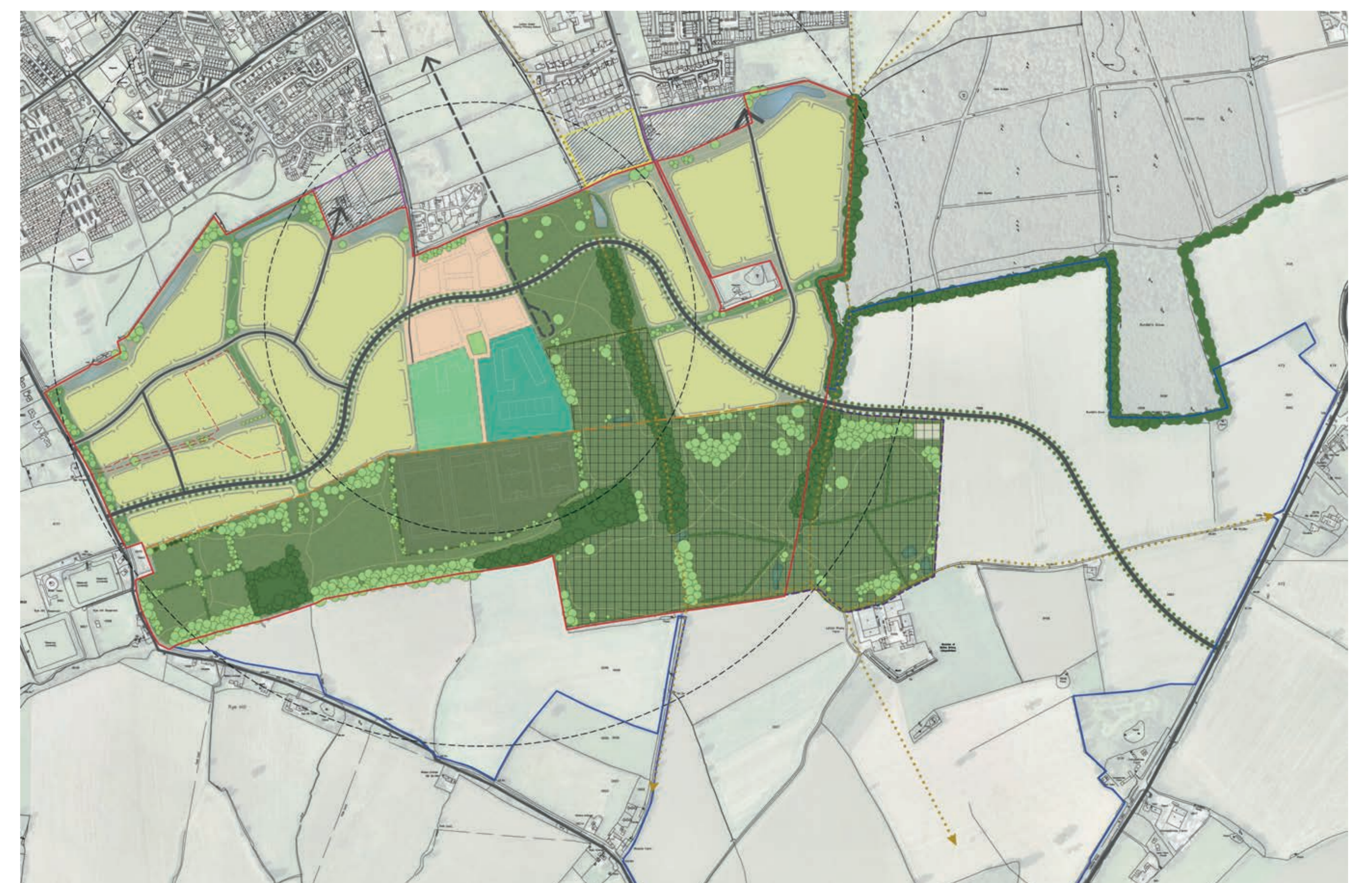
- Three options presented to the Council and the QRP panel
- Key differences related to the location of the secondary school
- Option 3 considered the preferred option
- QRP questioned if 1,050 homes was enough to support services

Further engagement including meetings with key statutory consultees and Council officers to discuss education, placemaking and character, green space and Green Wedge extension and listed buildings were then undertaken.

Second QRP – April 2019

The QRP was positive and it was felt that good progress had been made and previous comments had been responded to. Discussion included:

- Context – more studies needed to explore how site relates to neighbourhoods to the north
- Character – consider look and feel of development and characters of neighbourhoods and integration between development and landscape character
- Local Centre – support central location and mix of use, close to Sustainable Transport Corridor (STC) and employment
- Parking provision in local centre needs to be considered carefully
- Pedestrian and cycle linkages – to connect with existing routes
- More understanding on how development can aspire to 60% of journeys by sustainable methods



The success of Latton Priory relies on a shared, collaborative approach. We welcome and value your comments on the draft masterplan.

Latton Priory

Public Consultation

Community and Place

The well designed, attractive neighbourhood centre will foster social and cultural activity and a healthy community, within walking and cycling distance of homes, reducing the need to travel.

Strong governance is essential and we often work with local Parish Councils or appoint charities such as the Land Trust to effectively manage and maintain green spaces and key assets with all income being reinvested into the site, as well as local events and education initiatives.

Self-contained and self-sufficient, it will cater for the daily needs of the residents and reduce the need to travel. It will include future proofed buildings and spaces for flexible uses, early ideas include:

Indicative Local Centre Layout



1. Buffer Screening



2. Care Home



3. Small Business Units



4. Café/Restaurant



5. Central Square



6. Local Bus Stop



7. Play Area



8. Sustainable Transport Corridor Bus Stop



9. Landscaped Pedestrian / Cycle Route



10. Primary School



11. SUDs Ponds



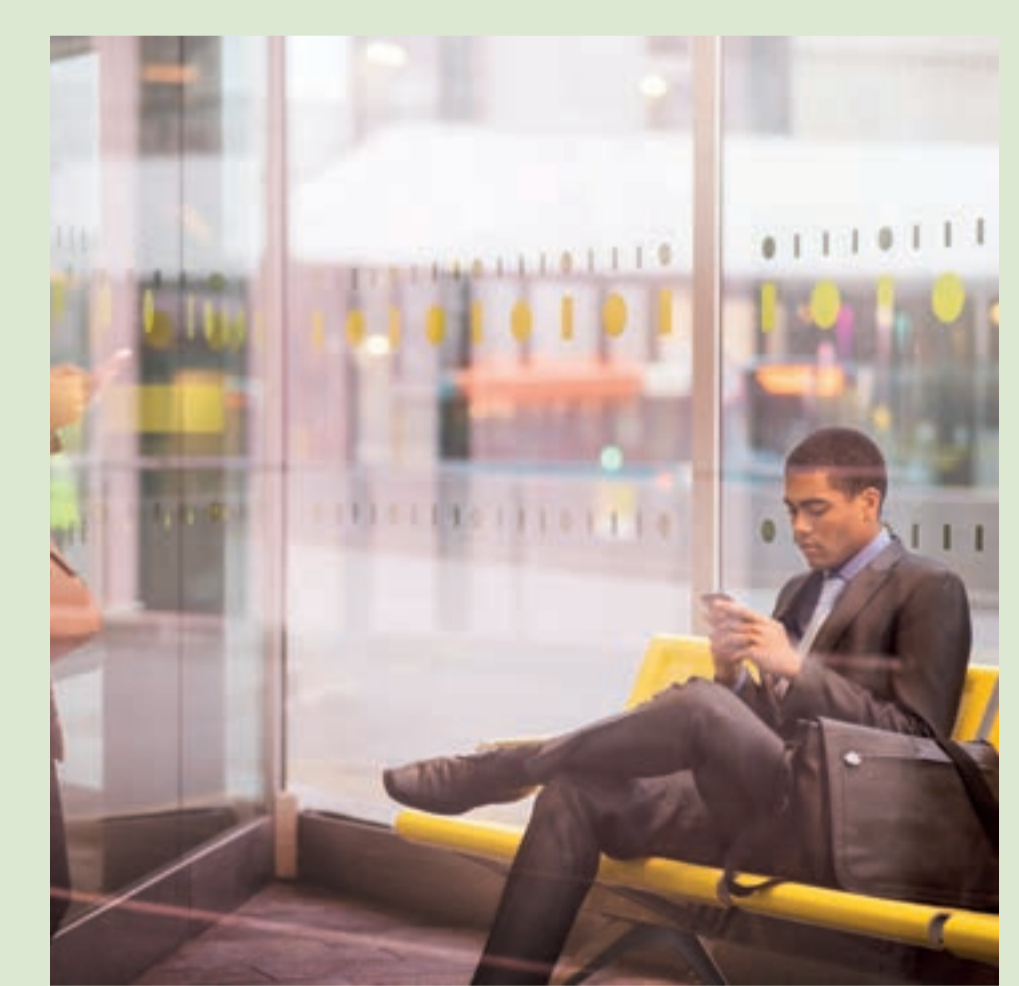
12. Retirement Apartments



13. Nursery



14. Secondary School



15. Transport Hub

In collaboration with Epping Forest District Council and Harlow and Gilston Garden Town



Latton Priory

Public Consultation

Green and open spaces, landscape and water

Well over 50% of the site will comprise green/ open spaces. There is also a proposal to extend the Green Wedge and use this to provide a Sustainable Transport Corridor (STC) providing cycle, pedestrian and bus linkages to Harlow.

The Harlow and Gilston Garden Town initiative has put forward proposals to deliver a Sustainable Transport Corridors (STC) Strategy, supporting the delivery of the Garden Town. The aim is to ensure residents, workers and visitors can get around the Garden Town by a choice of transport modes easily, efficiently and safely. Sustainable modes should be first choice for travel for all purposes for most people and will ensure movement corridors will work as hard as possible to bring communities together, provide leisure opportunities and enhance liveability throughout the Garden Town.

The development and growth of Harlow and Gilston Garden Town is driven by Harlow Council, Epping Forest District Council, East Herts District Council, Hertfordshire County Council and Essex County Council.



Landscape and Environment

- The site's natural assets (topography, woodlands, hedgerows, mature trees and heritage assets) form the heart of the masterplan
- The development has been designed to ensure it is visually well-contained within existing woodland belts and planting, that it integrates and appears in-keeping with its landscape setting and surrounding neighbourhoods
- To achieve this, the masterplan takes care to protect and enhance the natural environment, providing accessible green space and habitat opportunities
- There will be a mix of green spaces providing for landscape, environment features and biodiversity, water and drainage, well-connected walking and cycling routes, sports, food production, recreation and play, to health and well-being



Environment/Ecology

A suite of ecological surveys has been undertaken to identify areas of interest.

Mitigation measures will provide alternative or new suitable post-development habitat foraging or financial contributions as required to manage any effects of the development. Well over 50% of the site will remain green space, including new nature areas enhancing opportunities for biodiversity.

The future planning application will incorporate an Environmental Assessment, which will, amongst other things, set out in detail how biodiversity will be protected, managed and enhanced, not just during, but also long after development is complete.

Sustainable Drainage

A Sustainable Drainage System (SuDS) will manage water run off on the site, managing flows and providing additional amenity areas and biodiversity opportunities. These will largely be provided within an accessible green open landscaped edge to the north of the site.



In collaboration with Epping Forest District Council and Harlow and Gilston Garden Town

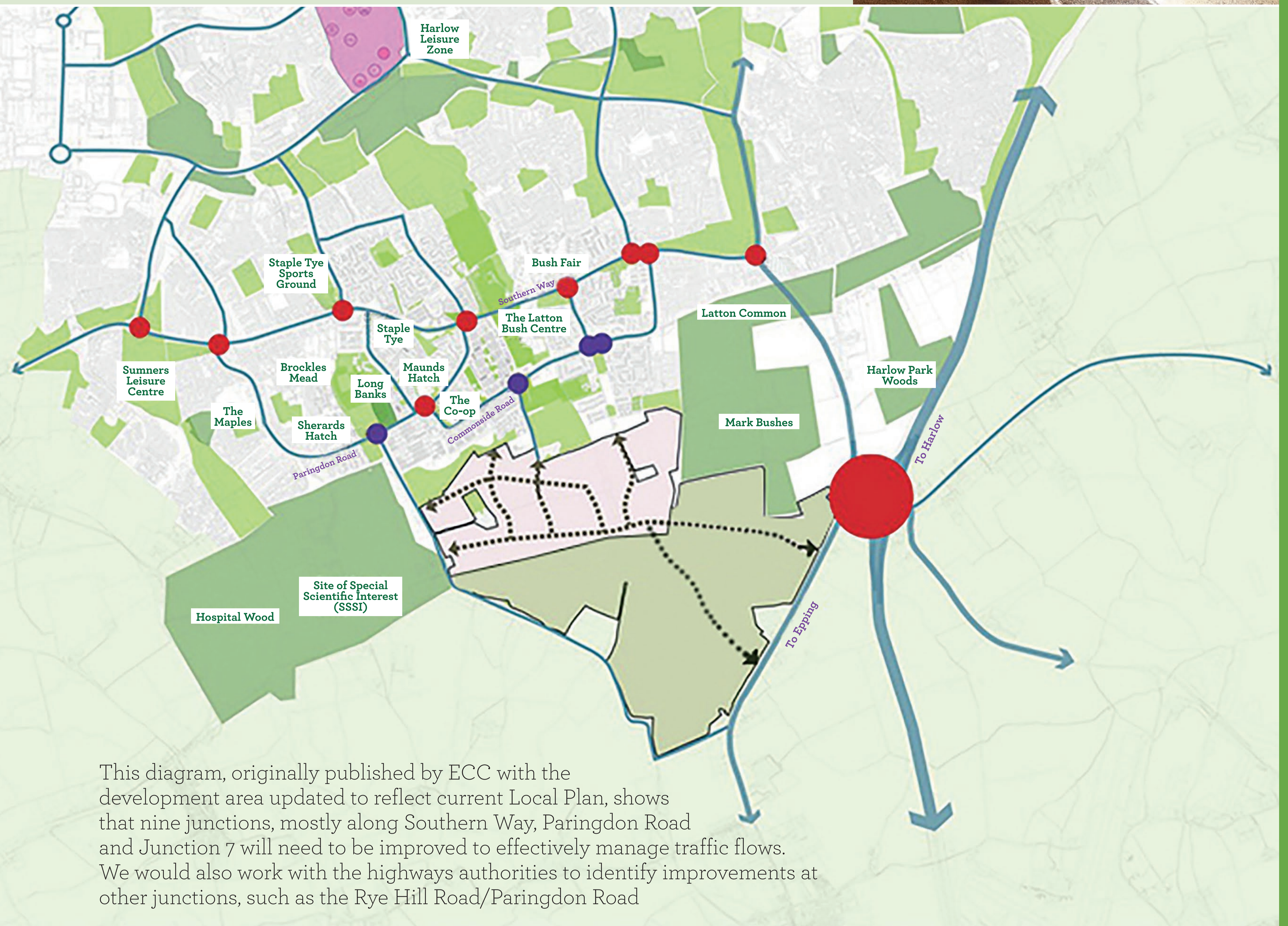


Latton Priory

Public Consultation

Sustainable transport and access

- There is an aspiration for 60% of journeys to be made by sustainable travel
- The site lies between two key rail/underground stations. Six bus routes link to these two stations, with other routes linking to Epping or Harlow Town Centre
- Improved walking and cycling connections will be delivered into the town centre
- There will be junction improvements and investment into infrastructure to provide for safe movement to, from and around Latton Priory
- The Council's proposed Sustainable Transport Corridor (STC) could include extending the Green Wedge to provide cycle, pedestrian and bus linkages into the heart of the development, as well as providing an on site Transport Hub. Proposals defining the nature and form of the Corridor and Hub are still emerging, and we are contributing into these measures



We will minimise the need to travel by:

- Delivering new facilities (such as schools, shops and services) that are easily accessed by new residents by walking and cycling
- Providing good broadband and the potential to work from home or in the local centre in co-working spaces
- Enhancing the convenience of walking and cycling by providing safe, continuous routes connecting to the existing networks
- Improving bus facilities and services
- Delivering a package of measures designed to encourage a high non car driver mode of travel, including providing travel credits that can be used in a variety of ways, for instance on buses, trains, car clubs, car-pooling services, and for bike hire, electric bike hire and cargo bike hire
- Personalised travel planning
- Smart infrastructure for clean vehicular travel options
- Exploring new technologies, smart infrastructure and clean vehicle alternatives
- Changing travel behaviour
- Demand Responsive Travel (DRT) services by bus, private car and through car clubs



In collaboration with Epping Forest District Council and Harlow and Gilston Garden Town



Draft Masterplan

Mixed use local centre
(including employment)



New primary school



East West Avenue



Green edge fronting park



New green links



Sustainable Transport
Corridor



Green Wedge



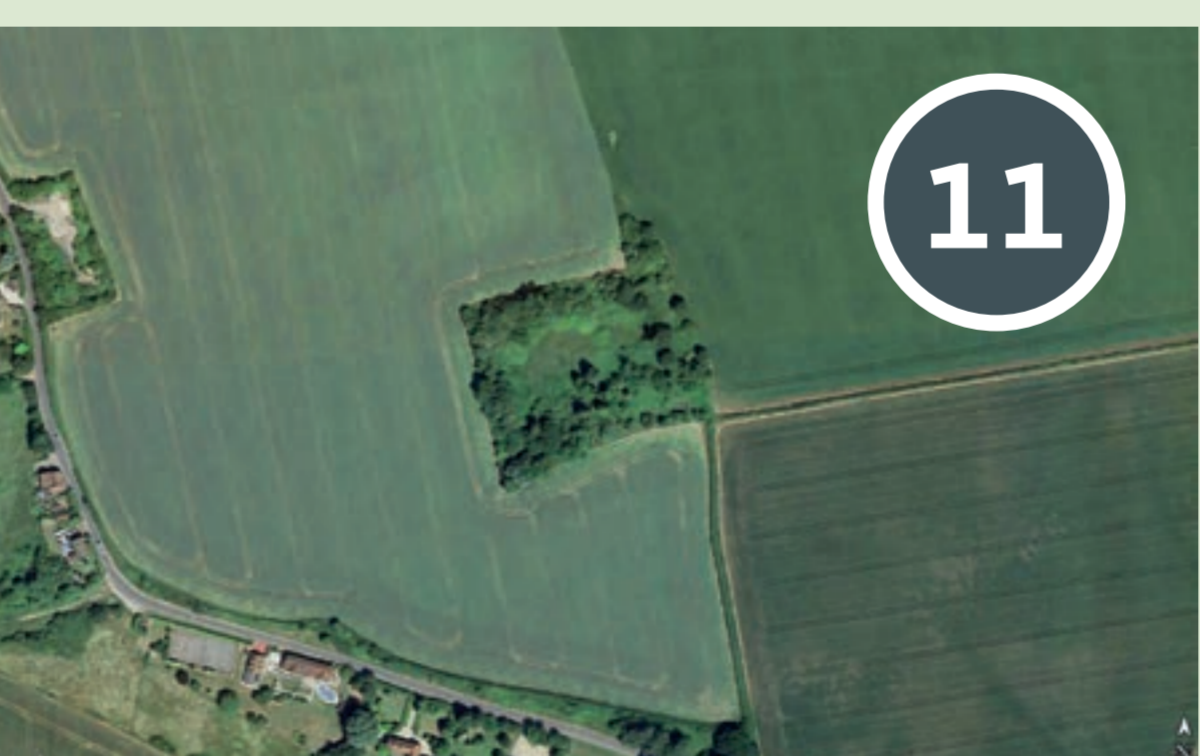
Riddings House



New allotments



New sports pitches



Moat
(Scheduled Monument)



New sports pitches



New secondary school



Suitable Alternative
Natural Greenspace



Latton Priory
(Listed Building)



East-west avenue