

Latton Priory Public Consultation

An outline planning application is being prepared by CEG and HLM for the Latton Priory site, which is identified in EFDC's adopted Local Plan for a development of a minimum of 1,050 homes, alongside community facilities.

The outline application will seek to establish the principle of development, agree certain maximum parameters such as the numbers of homes, extents of land uses and building heights, facilities included and certain aspects of the access and movement strategy. However, much of the detail, including appearance, landscaping, layout, scale and detailed design would be agreed by way of subsequent Reserved Matters planning applications.

An illustrative framework masterplan would be included. This shows how the masterplan for Latton Priory could be developed in a way that is in line with the principles set out in the SMF. It should be noted the plan is illustrative.

Today's consultation therefore focuses on the information that would form part of the outline planning application. General comments can be made at the end of this comment form. You are also welcome to answer the following questions regarding the forthcoming outline planning submission.

Q1) The outline planning application proposes a mix of facilities and activities at Latton Priory, including:

- A nursery, primary and secondary schools
- Healthcare facility
- Café / pub / restaurant
- Community buildings, such as a hall
- Local neighbourhood shops
- Mobility hub to encourage sustainable travel
- Employment space (e.g. offices, workshops, live/work space)
- A traveller site

Do you agree with this mix of facilities and activities, and have any other ideas or comments?

Q2) The outline planning application will provide technical evidence to show how 1,340 homes can be accommodated and mitigated for at Latton Priory. It is proposed that the homes will provide for whole life living, offering a range of densities and tenures with a full mix of high-quality starter, family and retirement homes, affordable housing and elderly care with facilities for all age groups, building an integrated community. What homes do you feel are most needed within the local area?

	Most important	Fairly important	Less important	Not important
A full mix of homes				
Starter homes				
Affordable homes				
Homes for growing families				
Homes suitable for downsizing				
Specialist accommodation for the elderly				
Other ideas (please state):				

Q3) Over 50% of the site will be new, accessible green, open spaces. A green infrastructure plan has been shared as part of this consultation which proposes:

- Circa 26ha of strategic natural greenspace (SANG) designed in accordance with Natural England (NE) SANG Guidelines and approximately 32ha of green spaces
- A variety of pedestrian and cycle paths including green corridors linking to existing routes, as well as new circular walking routes in the SANG
- Sports pitches and facilities
- Parks and play areas suitable for a variety of ages
- Opportunities for local food production, including allotments close to Rye Hill Park and close to housing on the southern edge of the site
- Ecologically valuable habitats, such as native woodlands, wetland and grasslands to enhance biodiversity across the site
- A new bridleway linking existing connections via a new route along the southern edge of the site
- Buffers to protect Mark Bushes/Latton Park woodland
- Setting back the northern edge of the development by delivering a high-quality environment of Sustainable drainage basins and open space
- Reinstating The Drover's Route along the southern boundary of the site as a recreation route for walking, cycling and horse riding

Do you have any comments or ideas relating to these green space proposals?

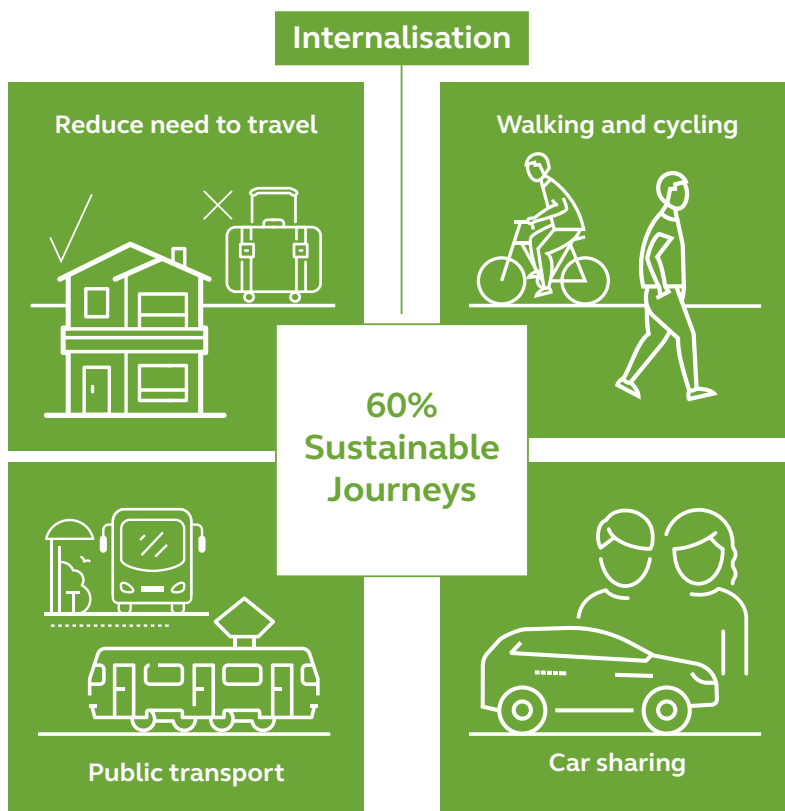
Q4) The policy requirement set out in Epping Forest District Council’s draft Local Plan highlight a need to provide five traveller pitches. These are likely to be together on a circa 0.4ha site. The precise details of their location have not yet been decided and the outline planning application will accord with the endorsed SMF in showing three potential locations with the final location being fixed at reserved matters (detailed) planning application stage.

As part of this consultation, we are asking if respondents would prefer to see a traveller pitches site within the Latton Priory development or if the preference would be for appropriate financial contributions to be given by the developer for the pitches to be provided off site (either a new site or extension of an existing site as determined by the Local Authority.) It is important to stress that the Council’s Local Plan Policy currently requires this provision to be made on site and while change to this most certainly cannot guaranteed we can look to explore this option in discussion with the relevant authorities.

Please tick or circle your preference below:

At Latton Priory	Financial contributions for an off- site location
Comments	

Q5) The outline planning application will include a Travel Plan which encourages the use of green modes of transport. The development aspires to achieve 60% of trips by sustainable modes and this is achieved by a number of ways as shown in the image below:



In addition to achieving 60% sustainable journeys, an extensive study area including more than 30 junctions in the area was agreed with Essex County Council to allow for traffic surveys to be undertaken, modelled and assessed (along with all other committed developments and those identified in the EFDC Local Plan) and mitigation measures identified.

In terms of this package of transport measures and improvements, what do you feel is most important?

	Most important	Fairly important	Less important	Not important
Providing efficient, high quality, cheap, fast, frequent and reliable bus services				
Bus connectivity to Epping and Harlow stations				
Bus priority at the new access junction with London Road and at the Rye Hill Road / Paringdon Road junction				
Bike/electric bike hire				
Delivering a package of measures designed to encourage a high non-car driver mode of travel, including providing travel credits/vouchers that can be used in a variety of ways, for instance on buses, trains, car sharing clubs, car-pooling services, and for bike hire, electric bike hire and cargo bike hire				
Use of new technologies to encourage smart travel choices				
Electric car charging				
Safe, well signed cycle and walking routes and linkages				
A new 3m wide shared footway/cycleway along Rye Hill Road through Latton Priory to the existing cycle route to Harlow Town Centre				
Reinstating the Drover's Route for walking, cycling and horse riding				
Advice and assistance with sustainable travel planning				
Easy access to the proposed Sustainable Travel Corridor with dedicated cycle, pedestrian and bus linkages to Harlow				
Local road junction improvements				
Proposing the closure of Rye Hill Road as a through route				
Facilities such as schools, neighbourhood shops and services on site to reduce the need to travel				
Infrastructure to enable working from home				
Providing a mobility hub in the local centre to encourage sustainable travel				
Parcel drop off hub				

What other measures should be considered to encourage people to use green methods of travel:

Q6) An illustrative masterplan will be included with the outline planning application. This was also consulted upon as part of the (now endorsed) Strategic Masterplan Framework. While it should be noted that this masterplan is illustrative and there would be more detail provided as part of the later Reserved Matters planning process, we are interested in whether you have any comments on the general layout this proposes?

Comments on the illustrative framework masterplan shared as part of the forthcoming outline planning application process:

If you have any general comments regarding the outline planning application please state these below (use extra paper as required)

Thank you. Please email your comment form to: lattonpriory@ceg.co.uk, or post it to Latton Priory SMF Consultation, CEG Sloane Square House, 1 Holbein Place, London, SW1W 8NSS

**You can view the consultation materials and access the questionnaire online at www.lattonpriory.co.uk
Please also see the website for updates.**

CEG and Hallam Land will only use the information you provide for the purposes of this consultation. Our privacy policy is available on the website.