

Latton Priory Frequently Asked Questions

Q) When will the STC be delivered?

A) The application proposals continue to anticipate the implementation of the STC Network and Connector to the north of the site and have been designed to be 'STC ready'.

The development continue to support the implementation of the STC, through appropriate financial contribution and, within land we control, reserving and designing a route where we can physically secure its development.

As the form, width, timing and route of the STC from Latton Priory to the town centre is still to be determined by the Councils, will work with the relevant stakeholders to facilitate the delivery of the STC link to Commons Road at an appropriate stage during the development.

Within the Epping Forest Local Plan it expects the first new homes to be occupied in Latton Priory in 2025/6. Therefore, the application proposals include deliverable and effective proposals to deliver sustainable modes of transport.

Prior to the full STC link to the town centre being available, we are proposing alternative sustainable connection via Rye Hill Road to ensure there is a bus route delivered early in the development connecting residents to Harlow Town Centre and the railway station.

We are therefore proposing to provide investment into improvements to the road network and key junction improvements such as the signalisation of the Rye Hill Road / Paringdon Road junction to provide bus priority and improve pedestrian and cycling crossing facilities. We will also introduce a new 3m wide shared footway/cycleway along Rye Hill Road from the development access to Paringdon Road. These interventions will provide comparable benefits to the STC link to Commons Road.

This bus route would give the opportunity for early uptake of bus travel to Harlow rather than car use, and would provide additional bus services for those living in south Harlow/on this route. It also helps to unlock housing delivery and contribution towards housing targets. It does not preclude the STC coming forwards and the appropriate developer contributions towards the delivery of this.

Further detail regarding this would be included within the detailed Transport Assessment and Access and Movement strategy which will be submitted as part of the forthcoming planning application.

Plans are also shared in the consultation pack which is available at this link on the Latton Priory website: <https://lattonpriory.co.uk/wp-content/uploads/2023/11/CEG-Latton-Priory-Public-Consultation-Update-Winter-2023.pdf>

Q) What plans are proposed to manage Rye Hill Road to be able to reinstate the Drovers Route where it crosses onto the old road leading towards Epping Green?

We are proposing to reinstate the Drover's route along the southern boundary of the site which will provide a recreation route for walking, cycling and horse riding. In terms of the crossing, this is being looked at as part of the planning application and a safe crossing point will be provided. Further information will be provided within the forthcoming planning application which will be available on

EFDC's website once submitted in the new year. EFDC will formally consult on this application once it is validated.

Q) Which route will construction traffic use?

A detailed Construction Management Plan to be agreed with the local authorities in advance of construction beginning. This would include measures such as construction routing plans, defined operating hours and sustainable transport arrangements for workers to reach the site. It would be consulted upon prior to a decision being made by EFDC to its acceptability.

Q) How many homes will be in the first phase and where will the access point be? Will there be any public transport provision or green travel initiatives within the first phase?

It is intended that the first phase would be accessed from Rye Hill Road. Detailed phasing of infrastructure will be determined through further discussions with the local authorities and at Reserved Matters stages, however, it is likely that the following will be included at an early stage in the development in relation to promoting sustainable travel:

- Bus provision, potentially in the form of a Demand Responsive Transport (DRT) service in the early years.
- Provision of the 3m wide shared footway/cycleway along Rye Hill Road and signalisation of the Rye Hill Road / Paringdon Road junction to provide bus priority and improved pedestrian and cyclist crossing facilities
- Introduction of a Travel Plan to encourage residents and workers to travel sustainably. This will include measures to promote sustainable travel.

Q) How will the bus service be enhanced?

We are proposing efficient, high quality, cheap, fast, and reliable bus services with smart timetabling - including bus links to both Harlow and Epping Stations. The early delivery of a bus service would be facilitated via the proposed new signalised access junction with London Road and at the Rye Hill Road / Paringdon Road junction.

The bus strategy will need to be agreed with the local authorities prior to planning permission being granted for the development. This will include a bus service phasing strategy to ensure that the development is served by buses from close to first occupation. As noted above, the early years could be served by a DRT service to improve efficiency.

Q) Where can I find out more about the transport proposals?

There is an overview of the documentation that would be included within the forthcoming outline planning application at the Latton Priory website as part of the consultation pack:

<https://lattonpriory.co.uk/wp-content/uploads/2023/11/CEG-Latton-Priory-Public-Consultation-Update-Winter-2023.pdf>

Once the outline planning application is submitted in the new year, the Transport Assessment and Travel Plan incorporating details of all of the traffic data and mitigation measures will be available on the EFDC website. EFDC will undertake formal consultation on all of the outline planning documents following submission.

Q) Do your transport proposals consider the effect of other proposed developments in the area?

Yes. In order to establish the existing traffic movements around the development, 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. The traffic surveys record traffic flows at peak times i.e. on weekdays between 7am and 10am in the morning and 4pm to 7pm in the evening. Automatic Traffic Counters were also used to record 24hr traffic flows over a two-week period.

A micro-simulation model has been developed using this survey data. Extensive discussions have been undertaken with Essex County Council and its appointed consultants to ensure that the micro-simulation model is representative of existing traffic conditions and is suitable to assess the impact of the development proposals.

Then, in order to consider the future year assessment, the model includes traffic from other committed developments (developments that have been approved but not yet constructed), other allocated Local Plan sites and further background traffic growth assumptions from an industry standard database to account for general traffic growth. The traffic generated by the Latton Priory development is then added to this future year scenario so that any impacts of the development can be assessed and mitigated if required. The results of the traffic modelling will be included within the Transport Assessment submitted as part of the planning application.

Q) Can the public right of way to Thornwood be improved?

The proposal includes improvements to the Public Rights of Way network within the development boundary, such as Footpath 52.

The application cannot deliver improvements to Public Rights of Way outside of land controlled by the applicants.

Q) What guarantees are there that the infrastructure proposed will be delivered?

The new infrastructure will be delivered alongside the housing. The local centre, primary and secondary school, main mobility hub and Latton Avenue will be provided at set triggers in accordance with evidence submitted as part of the outline planning application, with the goal of early delivery where feasible and reasonable to support the sustainability and cohesion of the new community.

There is the opportunity to provide temporary meanwhile uses in the local centre in the interim period whilst the neighbourhood population increases but before the construction of retail and community facilities

Once a planning application is submitted, the phasing will be agreed as part of the planning process and would be subject to a S106 legal agreement which is signed by the developers and the appropriate authorities, including EFDC and Essex County Council. This guarantees delivery of the infrastructure at a set time and is legally binding.

It is in everyone's interest to deliver the infrastructure according to the agreed phasing plan as this creates the community and place that people will want to live, and it makes housing more attractive.

Q) Are you considering doctors and dentist provision?

The outline application will include space for a health facility (which could accommodate a GP surgery, health centre, dentist or pharmacy services) within the local centre if the ICB require a facility to be delivered on site. The nature and size of this facility is to be agreed with the local Integrated Care Board (ICB).

Q) What is proposed in terms of education provision?

A new primary school and a secondary school will be delivered on site. There will also be developer contributions through the S106 legal agreement into additional education provision, as required, to manage the education needs of the new residents as they move into the Latton Priory development. We continue to engage with the education authorities and the phasing would be agreed as part of the outline planning process.

Q) What other facilities are proposed?

Homes and facilities for those in retirement are proposed as part of the mix. The local centre could accommodate a retirement/care home/extra care for example.

In addition to education and healthcare facilities, a new walkable local centre is proposed which would deliver local neighbourhood shops and services to meet day to day needs of those living at Latton Priory, helping to reduce the need to travel.

The local centre would include small shops, food retail such as a pub or restaurant, community space, health facility and the mobility hub. Homes and facilities for those in retirement are proposed as part of the mix. The local centre could accommodate a retirement/care home/extra care for example.

In order to prioritise the vibrancy of the local centre and the quality of the environment, small scale employment uses could form a constituent part of the mix of uses in the northern part of the local centre.

Employment uses could include offices, workshops, some small-scale light industrial uses, professional services or live/work units if the demand arises.

A variety of appropriate uses would be applied for at the outline planning application stage to allow flexibility as to what is finally delivered in the local centre to meet demand and provide choice.

New residents at Latton Priory will also help to boost local shops and services. There will be good public transport links into Harlow and Epping so that both can benefit from the new residents' spend.

Q) Which catchment area does this fall into?

Education and highways investment would be managed by Essex County Council and primary healthcare (GPs etc) by the Hertfordshire and West Essex Integrated Care Board and Princess Alexandra Hospital Trust (acute, hospital and community care) . In terms of Council Tax, this would be collected by EFDC and used to fund services, such as waste collection.

There would also be contributions made to the relevant emergency services for the area.

Q) Is social housing proposed?

Yes. The policy requirement for social/affordable homes is 40%. The mix and tenure of affordable housing will be negotiated and agreed as part of the outline planning application process with details on phasing and location to be determined as part of future Reserved Matters (detailed) planning applications..

Q) What is the difference between an outline and Reserved Matters (detailed) planning application?

The outline planning application will include extensive documentation setting out technical solutions and mitigation measures to ensure the development can be accommodated and to show how the development can meet the policy requirements as set out in the Local Plan.

Approval of an outline planning application agrees certain principles and includes maximum parameters such as numbers of homes, the facilities included and maximum building heights.

However, before any of the homes and facilities can be built there is a second planning stage, known as Reserved Matters, where the detail is agreed for each phase of the development.

This would include appearance, internal access (including roads and linkages), landscaping, layout and scale.

More information regarding the planning process is available within the consultation documentation at this link: <https://lattonpriory.co.uk/wp-content/uploads/2023/11/CEG-Latton-Priory-Public-Consultation-Update-Winter-2023.pdf>

Q) How will wildlife be protected?

The development has the potential to provide enhancements for a wide range of species and the provision of a diverse and ecologically valuable mosaic of habitats, with ecological connectivity provided throughout the development and to the wider surrounding landscape. The provision of ecological mitigation, long-term biodiversity benefits, and the relevant management and maintenance throughout the development, will be addressed within appropriate plans and documents such as a Construction Environmental Management Plan, Biodiversity, Ecological Mitigation and Enhancement Plan and Landscape and Ecological Management Plan.

There will also be a Biodiversity Net Gain Assessment which is targeted to achieve a minimum of a 10% net gain for biodiversity. Existing ecologically valuable habitats will be retained, protected and enhanced, new ecologically valuable habitats will be created and protected, and notable species mitigation and enhancement will be provided to ensure legal and policy compliance.

Q) What is proposed in terms of the outline application regarding the five traveller pitches?

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 the pre-application 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.

Q) How can I participate in the latest consultation?

Please review the information about the forthcoming outline planning application and see the illustrative masterplan here: <https://lattonpriory.co.uk/wp-content/uploads/2023/11/CEG-Latton-Priory-Public-Consultation-Update-Winter-2023.pdf>

You can also complete a comment form here: <https://lattonpriory.co.uk/wp-content/uploads/2023/11/CEG-Latton-Priory-Questionaire -Winter-2023.pdf>

There are FAQs on the website www.lattonpriory.co.uk

There is also an extensive FAQ as part of the brochure that was produced following the SMF consultation. This is available here: <https://lattonpriory.co.uk/wp-content/uploads/2023/09/CEG-Latton-Priory-Public-Consultation-Update-Sept-2023.pdf>

You can ask questions by emailing lattonpriory@ceg.co.uk

Once the outline planning application is submitted in the new year, all of the documentation will be available on EFDC's website and EFDC will undertake a formal consultation on the outline submission.