

# ***Supplementary Committee Agenda***



**Epping Forest  
District Council**

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## ***Cabinet Monday 11th November 2024***

**Place:** Council Chamber, Civic Offices, High Street, Epping

**Time:** 7.00 pm

**Democratic Services:** V Messenger (Democratic Services)  
Tel: (01992) 564243

### **10. SOUTH NAZEING CONCEPT FRAMEWORK FOR ENDORSEMENT (Pages 2 - 8)**

- Appendix B – Consultation Report (Engagement Briefing Note)

## Land to east of St. Leonards Road, Lower Nazeing Community and Stakeholder Consultation Event Briefing Note

Epping Forest District Council ('EFDC') ref: EPF/2770/23  
Our ref:APL-143

This briefing note outlines the community and stakeholder engagement undertaken by the promoters of Local Plan allocations NAZE.R1, NAZE.R3 and NAZE.R4 in respect of the 'South Nazeing Concept Framework Plan' (CFP). The land parcels are the subject of a current outline planning application (EFDC ref: EPF/2770/23) which is effectively being held in abeyance while the CFP is progressed through to formal Cabinet endorsement.

### Schedule of Stakeholder and Community Engagement

Date	Events	Matters discussed
25/10/2023	Design Workshop 1 with EFDC Design Officers	Site constraints and opportunities; Highway safety; Relationship between the Site and South Nazeing; Biodiversity net gain potential; SuDS approach; Pedestrian access and connectivity on/off site; Density; and Planning Application Programme.
05/12/2023	Design Workshop 2 with EFDC Design Officers and Essex County Council ('ECC') Highways and SuDS/Green Infrastructure Officers	Access and traffic calming measures; Landscape and urban character areas; Density; Parking solutions; Design vision and principles; Sustainability, Essex net zero policy; PPA; and Planning Application Programme.
15/03/2024	Quality Review Panel - Formal Review Presentation and Q&A	Planning Process; Connectivity; Placemaking; Landscape;

		Masterplan layout; and Sustainability.
01/05/2024	Parking Strategy / QRP Feedback Session with EFDC Design and Planning Officers	Parking ratio having regard to ECC Parking Standards and the balance between parking ratios and green infrastructure as well as the local car ownership; Public Consultation approaches; QRP feedback and how the project team will embed feedback within masterplan; and PPA and Application timescale.
03/07/2024	Design workshop with EFDC Design Officer's to discuss the revised Masterplan	Public Consultation approach and engagement with Nazeing Parish Council; ECC's Highways response and comments raised by the Parish Council relating to pedestrian crossing provision; and Revised masterplan presentation and feedback from EFDC officers – overall positive direction with minor recommendations made in relation to rear gardens and reducing the potential for ad hoc parking.
16/07/2024	Members Briefing on Draft Concept Framework Plan	Parking provision/ strategy; Housing provision/ affordable housing levels; Community infrastructure/ S106 obligations; Traffic calming measures; and Sustainability, e.g. cycle parking provision/solar panels.
16/07/2024	Public Consultation Event on Draft Concept Framework Plan	Traffic calming measures; Flood risk and drainage (including off-site); Community infrastructure/ S106 obligations; Pedestrian accessibility and safety; and Affordable housing provision.
July 2024	Gathering Public Feedback on Draft Concept Framework Plan	Principle of residential development; Masterplan layout and design; and Issues in the community (such as flooding, school place capacity and GP wait times etc.)

### Summary of Stakeholder and Community Consultation Event in July 2024

**Date:** Tuesday 16<sup>th</sup> July 2024

**Venue:** St. Giles Church, Nazeing

**Format**

2pm – 3pm Councillors Briefing (Private)  
3pm – 7pm Public Consultation Event  
Until 31<sup>st</sup> July Gathering Public Feedback on Draft Concept Framework Plan

**Attendees:**

The land promoters and their project team, which included architects, planners, a drainage consultant and a highway consultant, attended this event. The following individuals also attended at various stages throughout the afternoon:

- Krishma Shah (KS) – EFDC Senior Urban Design Officer
- Councillor Chris Whitbread (Leader of the Council)
- Councillor Holly Whitbread (Finance and Economic Development Portfolio Holder)
- Councillor Stan Benton (Nazeing Parish Council Chair)
- Councillor Peter Wagg (Nazeing Parish Vice-chair)
- Councillor Margaret O'Connor (Nazeing Parish Council)
- Councillor David R. Joslin (Nazeing Parish Council)
- Councillor Elaine Thatcher (Nazeing Parish Council)

**Councillors Briefing (2pm to 3pm)****Attendees**

- Councillor Chris Whitbread (EFDC)
- Councillor Holly Whitbread (EFDC)
- Councillor Margaret O'Connor (Nazeing Parish Council)
- Councillor David R. Joslin (Nazeing Parish Council)
- Councillor Elaine Thatcher (Nazeing Parish Council)
- Krishma Shah (KS) – EFDC Senior Urban Design Officer

Following introductions and an overview of the planning process to date, and the design rationale behind the current masterplan by the project team, the floor was opened for questions and comments.

**Cllr Chris Whitbread:**

- (Parking) Commented that political views and policy views on parking are often at odds
- (Housing Provision) Keen to know the detailed housing numbers and typologies. JB explained that more details would be provided at the reserved matter application stage.
- (Community) Commented that Stewardship is important for the future and needs to integrate well with the village to ensure community cohesion.

**Cllr Holly Whitbread**

- (Affordable Housing) Questioned Affordable Housing provision and proportion of Parish Homes. SJ explained that 40% of the proposed homes will be affordable housing, which meets the local policy requirement. SJ noted that the precise mix of affordable housing will be determined at the reserved matters stage, having regard to prevailing local needs. BA added that the future developer of the Site will likely liaise with the Council to understand which Registered Providers they work with.

**Cllr Margaret O'Connor**

- (Parking Provision) Keen to understand the parking provision. JB noted that the exact scale and mix of parking will be determined at the reserved matters stage and explained that the current masterplan is capable of delivering 198 parking spaces which includes some visitor parking spaces. JB stated that while this provision translates as roughly two spaces per dwelling, the number of parking spaces per dwelling reflects the various housing typologies proposed. JB acknowledged that the parking provision is compliant with ECC's 2009 Parking Standards.

- (S106 obligations) Concerns about the existing school capacity. SJ explained that financial contributions towards local school places will form part of the Section 106 Agreement to enable the expansion of the primary school if required.
- (Traffic Calming) Supportive of flashing speed signs (with smiley faces or similar) as part of the traffic calming measures proposed.

Cllr David R. Joslin

- (S106 obligations) Keen to know what community benefits will be secured by S106 obligations. Looking for £300,000 towards village hall. KE suggested that the Parish Council provide input on what kind of S106 provisions would meet the needs of the local community. BA acknowledged that financial contributions must be viewed in the context of wider public benefit improvements, such as signalised pedestrian crossings and other traffic calming measures, which are costly.
- (Traffic Calming) Given the nature of St Leonard's Road, and its frequent usage by HGVs, that chicanes would not be an ideal measure.

Cllr Elaine Thatcher

- (Sustainable Contribution) Keen to understand whether the proposal incorporates cycle storage, solar panels and sustainable contribution materials.

### Public Consultation Event (3pm to 7pm)

During the public consultation event, over 80 visitors stopped by, with 4 pm-6 pm seeing the biggest influx. A total of 31 feedback forms were completed throughout the day.

Parish Council attendees included:

- Councillor Stan Benton (Chair, Nazeing Parish Council)
- Councillor Peter Wagg (Vice-Chair, Nazeing Parish Council)

### Key questions raised throughout the afternoon included:

Cllr Stan Benton:

- (Traffic Calming) Mentioned he lives opposite the Site and experiences a high volume of traffic on a daily basis. Commented that signalised crossings are needed.
- (Infrastructure) General infrastructure is a problem in the village (water pressure, electricity supply, doctors, schools and sewerage).

Cllr Peter Wagg:

- (SuDS) Mentioned that flooding is a problem along St Leonard's Road.
- (Traffic Calming) Keen to know the road safety measures proposed along St Leonard's Road.
- (S106 obligations) Requested a contribution towards a community centre.

General public:

- Flood risk and drainage, linked to recent, localised flooding off-site.
- Traffic along St. Leonards Road, with overall support for traffic calming measures (bar a couple of people who were against a controlled pedestrian crossing).
- Pedestrian safety along St. Leonards Road.
- Infrastructure capacity (e.g. of the school, local doctors/ dentists etc.)
- Visibility from Tatsfield Ave.
- Affordable housing provision and the breakdown (e.g. social housing etc.).
- Sustainable/Active Travel Strategy

## Gathering Feedback From Local Communities Following the Event

The project team prepared a feedback form<sup>1</sup>, ahead of the consultation event, which sought to understand local views on the proposed CFP and its draft Illustrative Masterplan. Feedback forms could either be completed on the day of the consultation event, or by 31<sup>st</sup> July 2024. The feedback form was also made available to download from the Arrow Planning website where a copy of the exhibition boards were also available to download as a PDF.

Arrow Planning received a total of 43 completed feedback forms. The general feedback received was, overall, negative, with many respondents objecting to the delivery of the Site for housing. Several residents incorrectly believed the Site to be located within the Green Belt still.

Other matters raised sought details regarding the proposed traffic calming measures along St. Leonards Road, flood mitigation and local infrastructure provision, including S106 contributions.

The following is the summary of the answers to each question on the feedback form.

*Q1. What type of new homes would you like to see at the Site, e.g. affordable homes, family-sized homes, 2/3 storey houses, apartments etc.?*

- A preference for no new homes, signifying disapproval of the principle of residential development in this location (17 responses)
- Affordable homes (13 responses)
- Bungalows (6 responses)

*Q2. Do you feel like the draft Illustrative Masterplan relates well to the wider character of Nazeing?*

- No or partially no (31 responses)
- Yes or partially yes (4 responses)
- No Answer (4 response)
- Other (4 responses)

*Q3. What issues in the community are important to you (e.g. road safety on St. Leonards Road, availability/cost of housing, public transport, parking, local shops and services, access to green space, high-quality built form et?)*

Highways (24 responses), with specific comments raised in relation to:

- Road Safety - Traffic Speed (including HGV movements), Narrow Road, Road Access (e.g. Visibility at the junction of St. Leonards Rd and Tatsfield Avenue) (23 responses)
- Traffic Congestion/ High Volume Traffic (12 responses)
- Lack of Parking (7 responses)
- Poor walking pathways (4 responses)
- Lack of Public Transport (e.g. desire for bus service) (8 responses)

Infrastructure (28 responses), with key themes relating to:

- Lack of infrastructure capacity to support this development (e.g. Sewage, schools, GPs)
- Lack of local shops and services

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<sup>1</sup> Appendix 1

Other matters:

- Flood risk and drainage (17 responses)
- Provision of, and access to, Green Space (4 responses)
- Local Wild Habitat (1 response)
- Availability/ Cost of Housing (4 responses)

*Q4. Do you have any further comments on the material that has been presented today?*

Most feedback sought further information regarding the proposed Masterplan, including traffic calming measures, flood mitigation and specific commitments to be secured by way of the S106 Agreement in respect of wider infrastructure capacity/ provision.

There appeared to be a general misunderstanding regarding the status of the land, with many respondents and visitors to the exhibition being unaware the Site had been removed from the Green Belt and allocated for residential use by EFDC.

# South Nazeing Concept Framework Plan

## Feedback Form

Your views are important to us. Please fill in the form below and hand it to a member of the team before you leave today. Alternatively, you are welcome to email us directly using the contact details below.

Please ensure all comments are received by Wednesday 31<sup>st</sup> July 2024.

1. **What type of new homes would you like to see at the Site, e.g. affordable homes, family sized homes, 2/3 storey houses, apartments etc.?**

2. **Do you feel like the draft Illustrative Masterplan relates well to the wider character of Nazeing?**

3. **What issues in the community are important to you (e.g. road safety on St. Leonards Road, availability/cost of housing, public transport, parking, local shops and services, access to greenspace, high quality built form etc.)?**

4. **Do you have any further comments on the material that has been presented today?**

It would be useful for us to know where the people who visited this exhibition live.

Please write your Post Code here:

Please give your completed form to a member of the team or post your comments to:  
Arrow Planning Limited, Clarks Barn, Bassetsbury Lane, High Wycombe, Bucks HP11 1QX. Alternatively, you can email your comments to: [info@arrowplanning.co.uk](mailto:info@arrowplanning.co.uk)  
Copies of the Exhibition Boards can be downloaded from: [www.arrowplanning.co.uk](http://www.arrowplanning.co.uk)