



POSITION STATEMENT - DEVELOPMENT OF NEW HOMES IN THE PARISH OF NORTH WEALD BASSETT

The Epping Forest District Local Plan was formally adopted in March 2023. Included within it are the allocation of a number of sites in the Parish of North Weald Bassett for new housing development, set to take place between now and 2033. These sites are detailed on the following page. In total, the villages of North Weald, Thornwood Common and Hastingwood, are set to see **at least 2,286 new homes**, along with redevelopment of North Weald Airfield providing an additional 10 hectares of employment space along with a site from which EFDCs waste operation fleet (bin lorries and other associated vehicles) will operate. There will also be further development around Ongar, Epping and Harlow.

For over 6 year's now the Parish Council, along with the Neighbourhood Plan Steering Group, have tried to raise public awareness of this development, including posting leaflets through doors, articles in Village Life, and regular updates on social media. We have been involved in the Local Plan process from the start (2011), and have been working with developers using the feedback received from you following the Neighbourhood Plan questionnaire, in the hope of trying to influence the development which is coming our way in terms of how it's designed, heritage, open space, traffic and transport, respecting the village feel of our areas and respecting our current population.

We have been through tens of thousands of pages of documents and proposals, looked at all the available evidence, represented our residents at every opportunity we can, expressing both concerns and in some cases support, sat through a lengthy Local Plan process, and tried as much as possible to ensure we influence all development proposals.

HOWEVER... The Parish Council is now at the stage where it has become unbelievably frustrated with what are clear gaping flaws in the Planning System. These flaws allow for each development site to progress entirely separately to others in the local area, meaning developers are not required to talk to each other. Whilst they state that they are required to consider the impact of other development in the area, we are yet to see any tangible evidence of this. The Parish Council is also not confident that the approach taken by both Epping Forest District Council and Essex County Council is a collaborative one. This is especially relevant when it comes to the highly probable traffic impact to our Parish as a result of all this new development.

The Transport Assessment Report dated January 2019 submitted as part of the evidence base for the Local Plan (EB503¹) states that *'The analysis demonstrates that the combination of more ambitious sustainable modal shift, changes in travel behaviour and a package of physical highway improvements **could potentially mitigate** the most significant impacts of the Local Plan'*.

The Parish Council understands the need for new homes, and will continue to strive to work with both developers and the relevant local authorities, however the **current position** of the Parish Council is as follows:

"North Weald Bassett Parish Council is NOT CONFIDENT that the resultant traffic as a consequence of the proposed development both within and outside the parish has been considered as a whole, and no evidence has been provided to show that residents WILL NOT suffer because of them. As such, it is our intention to hold the relevant authorities to account, to facilitate a joint forum where developers, the local authorities and the Parish Council can get together, so that evidence can be presented to Parish Council showing the traffic impact of this development, and what it means for our residents. Our Parishioners should not suffer any detriment due to this growth, but should in fact benefit from these developments."

January 2024
Statement of North Weald Bassett Parish Council

¹ [EB503-Transport-Assessment-Report-Essex-Highways-January-2019.pdf \(efdclocalplan.org\)](https://www.efdclocalplan.org/EB503-Transport-Assessment-Report-Essex-Highways-January-2019.pdf)

Map of North Weald Bassett Parish

Minimum 1,050 New Homes Latton Priory



Minimum 1,050 New Homes North Weald



EFDC Waste Site



172 Homes Thornwood



10 hectares new employment land at Airfield

