



North Weald Bassett Parish Council

Parish Hall at Thornwood Common, Weald Hall Lane,
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Clerk to the Council.
Susan De Luca

29th November 2023

TO: ALL COUNCILLORS

NOTICE OF MEETING

You are summoned to attend a Meeting of the Parish Council which will be held on **MONDAY 4th December at 7.30 pm** to transact the business shown in the Agenda below.

This meeting will be held in the **Thornwood Common Parish Hall, Weald Hall Lane, Thornwood**, with any necessary COVID measures put in place by the Government at the time.

Susan De Luca
Clerk to the Council

Members of the public and press are invited to attend this meeting

AGENDA

1. APOLOGIES FOR ABSENCE

To **NOTE** any apologies which have been received.

2. OTHER ABSENCES

To **NOTE** any absences for which no apology has been received.

3. CONFIRMATION OF MINUTES 🖐

📄 To **AGREE** the Minutes of 6th November 2023 Parish Council meeting which are attached at **Appendix 1**.

4. DECLARATIONS OF INTEREST 🖐

To **RECEIVE** any Declarations of Interest by Members.

A Member with a personal interest in a matter must consider whether it is a Disclosable Pecuniary, Non Pecuniary or Other Pecuniary Interest, and declare it accordingly. A Member who is unsure as to how to declare their interest should seek independent advice.

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

To **RECEIVE** questions from members of the public for a period determined by the Chairperson of the Meeting. **Please NOTE if the Clerk has not been previously notified of the Question Council may have to note questions and respond to them after the Meeting.**

6. REPORT OF THE CLERK

To **RECEIVE** a report or update from clerk on Parish Council matters.

7. REPORTS & MEMBERS REPORTS 🖐📄

Councillors are reminded that this meeting is primarily to discuss the various matters concerning development in the Parish, and if at all possible, members reports should be submitted in written form for noting only, or deferred until the January meeting where possible.

Written reports, if available, will be reproduced at **Appendix 2**.

a) Chairman's Report**b) Vice Chairman's Report**

c) District & County Councillors Reports - District Councillors are invited to submit a written report if they are unable to attend the Parish Council Meeting

d) Parish Councillors Reports**e) Queens Hall Charity Report**

f) Neighbourhood Plan – To note a date for the next Committee meeting has been set for Wednesday 31st January 2023 7pm at the Thornwood Common Parish Hall

g) Highways**8. THORNWOOD DEVELOPMENT****a) Rosario**

Councillors will recall this site is allocated in the EFDC Local Plan (THOR.R2).

Councillors will recall that Outline Planning permission was granted for the Rosario site in March 2023 for the demolition of existing buildings followed by comprehensive development of up to 62 new homes (inclusive of 40% onsite affordable housing), landscaping, community orchard, new access, parking and circa 1.9 ha of public open space. The Parish Council did not object to this application subject to a number of measures to be agreed by way of S106 agreement, including:

- The open land to remain in perpetuity
- The Lowering of the Speed Limit along an agreed section of the B1393 to 30mph
- The installation of a New Speed Camera close to the Development
- A New Pedestrian Crossing along the B1393 close to the Development
- New Footways Along the B1393
- A New Bus Shelter on the B1393
- The 40% Social Housing **MUST** be for local Parish Families
- No access from Carpenters Arms Lane

There were also a number of concerns raised, which included the traffic impact.

A reserved matters application was submitted under EPF/1659/23, which is still to be decided by EFDC, and upon which the Parish Council asked that a number of matters be clarified before formally commenting, as follows:

- Concern at only one ingress and egress to the development – is this sufficient for this number of homes and for emergency vehicles to access the development
- Concern at the lack of parking where the proposed flats are in the centre of the development, the lack of parking could mean that there would be parking on the road which would not leave enough room for emergency vehicles to pass safely
- The Parish Council believe the parking spaces for visitor parking should be increased and also spread more evenly over the development
- The 30mph speed limit should be from the beginning of Thornwood Common and go all the way up to the Cross Keys
- Concern at the Amount of Traffic that will go in and out of the development – is there a recent traffic count that has been undertaken by Highways
- Will the drainage be able to cope with the volume of surface water especially the drainage coming from the development which will go into an old Victorian culvert
- The PC would like the Pedestrian crossover to be improved
- Is there enough amenity space for gardens

- Are their traffic figures for The Plain at Epping – have they been taken into consideration
- Could any of the large Open space be looked at to see if a few more parking spaces or additional laybys could be created
- The Parish Council would like confirmation and sight of the latest traffic figures for both the immediate area of the road outside the development and also for The Plain at Epping together with confirmation that these will have been taken into account with the increases in traffic movements coming from the imminent Latton Priory and North Weald Vistry developments.

Councillors to **RECEIVE** an update on this development.

b) Tudor House

Councillors will recall this site is allocated in the EFDC Local Plan (THOR.R1) for approximately 124 homes, however it should be noted that not all the site is included.

Councillors are asked to **NOTE** that a public consultation event was held by the site promoter at the Upper Clapton Rugby Club on 1st November 2023, and a further public event and Councillor briefing has been scheduled for 29th November 2023.

9. LATTON PRIORY DEVELOPMENT

[Full details of all the proposals can be found at <https://lattonpriory.co.uk/>]

Councillors will recall this site is allocated in the EFDC Local Plan (SP4.1) as part of the Harlow and Gilston Garden Development for a minimum of 1,050 new homes, 5 traveller pitches, and associated infrastructure and employment.

a) Latton Priory Strategic Design Codes Consultation – end date 12pm 11th December 2023

On 26th October 2023, Epping Forest District Council launched a public consultation on the Strategic Design Codes for the Latton Priory development. This is following funding of £120,000 awarded to EFDC from the Government to produce a design code for Latton Priory development, its aim being of achieving an aspirational design code that can be used as a model for other communities within the district, the garden town and across the country. The HGGT website state that the focus of the Design Code is on ‘steering new development to deliver well connected homes, with an emphasis on community engagement and empowering local communities to have their say on new homes, buildings and amenities.’

A number of Community Engagement Workshop events were held in October/November to which members of the public were able to attend. A full copy of the draft Strategic Design Code document can be found at <https://engage.hggt.co.uk/en-GB/projects/design-code-survey> for Councillors to review.

The Strategic Design Codes document effectively creates a set of ‘codes’ that can be used by developers to guide certain aspects of the development. Each section of the code begins with key objectives to be achieved in future development, followed by more detailed strategies and requirements. This includes requirements for physical infrastructure and key considerations for future design, delivery and management stages. Coding is stated as either mandatory requirements with the word ‘**must**’ or recommendations with the word ‘**should**’. Mandatory requirements must be complied with; for non-mandatory recommendations, any deviation needs to be justified by the developer. In essence, this document will provide the **framework for design** to be used by Developers, who will in turn submit their own more detailed design codes as part of future planning applications.

Councillors are asked to **CONSIDER** a response to this consultation.

b) Latton Priory Consultation on the outline planning application for Latton Priory – end date 8th December 2023

CEG and Hallam Land (site promoters) and their technical consultants are currently preparing an outline planning application for submission to EFDC in the new year. The outline planning process agrees certain principles and includes maximum parameters such as numbers of homes, the facilities included and maximum building heights, however it should be noted that much of the detail will be agreed by way of later detailed planning applications (known as Reserved Matters). An illustrative framework masterplan, showing how the masterplan for Latton Priory could be developed in line with the principles set out in the Strategic Masterplan Framework would be included in the Outline application. The site promoters are currently consulting on their illustrative masterplan and information about the assessments and documents which will be included within the outline planning application. The current consultation sets forth that the Outline planning application will include fixed parameters for 1,340 new homes, areas of land use, building heights, facilities included and certain aspects of the access and movement strategy including the junction onto the B1393 and off into Rye Hill Road.

The site promoters held a briefing for Parish Councillors on 27th November 2023 to set out what is expected to be included in the Outline planning application, along with provide further information on matters such as transport and stewardship. A copy of the current consultation can be found at <https://lattonpriory.co.uk/wp-content/uploads/2023/11/CEG-Latton-Priory-Public-Consultation-Update-Winter-2023.pdf>. Councillors are asked to note that much of the detail, including full Transport and Traffic data and assessments will be included in the Outline Application early next year.

Councillors are asked to **CONSIDER** if they wish to respond to this consultation.

10. NORTH WEALD BASSETT DEVELOPMENT

[Full details can be found at <https://www.eppingforestdc.gov.uk/consultation-starts-on-north-weald-bassett-masterplan/>]

Councillors will recall this site is allocated in the EFDC Local Plan (NWB.R1-R5) consisting of 5 different land ownerships, earmarked for a minimum of 1,050 new homes, 5 traveller pitches, and associated infrastructure and employment.

EFDC is currently consulting on the Strategic Masterplan Framework document for North Weald Bassett. This the purpose of this document is to provide a framework from which developers are able to shape their proposals which will come forward through subsequent planning applications for each of the allocated sites. The creation of this Strategic Masterplan Framework comes following a public consultation conducted by Vistry Group in June 2023, and since this time the Masterplan has evolved further and been submitted to the District council for consultation before it is finalised and endorsed by the District council.

The developer for the largest parcel of land in the Masterplan, held a briefing for Councillors on 20th November, at which they set out the changes in the Strategic Masterplan document since their consultation in June, and provided an opportunity for Councillors to ask questions or raise any queries. A full copy of the Strategic Masterplan documents can be found at https://www.eppingforestdc.gov.uk/wp-content/uploads/2023/11/SMF_North-Weald-Bassett.pdf.

The Masterplan includes:

- A minimum of 1,050 new homes
- New community facilities and land for healthcare facilities
- Improved access to St Andrew's Primary School and commitment to additional education provision either through a new primary school or the expansion of St Andrew's

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- New and improved, fully equipped children's play spaces
 - Better sports facilities including an additional junior / mini pitch and improvements to the Memorial Playing Fields as the central sporting hub, making it more of a focal point in the village
 - Public open space for recreation and biodiversity
 - Additional planting throughout the masterplan area, including a new community orchard
 - New retail units to complement existing shops and services in the village
 - A new roundabout on the A414 providing direct access to the masterplan area

EFDC will be holding two public events at which any member of the public can attend:

- Saturday 9 December 2023 from 10am to 2pm at St Andrew's School
- Tuesday 12 December 2023 from 4pm to 7pm at St Andrew's School

Councillors are asked to **CONSIDER** if they wish to respond to this consultation.

11. NORTH WEALD AIRFIELD

Councillors will recall some of the airfield is allocated in the EFDC Local Plan (NWB.E4A and NWB.E4B) for employment uses. The Strategic Airfield Masterplan was formally endorsed by EFDC on 13th March 2023.

a) Waste Operations Hub

A planning application was received in November for the new Waste Operations Hub on the site of the old HMRC site. This was considered by the Planning Committee on 23rd November 2023, with Councillors raising a number of concerns, most noticeably the impact on traffic. It was agreed a meeting should be arranged with EFDC / ECC so that Councillors could raise these concerns. This has been scheduled for Thursday 30th November. Councillors will be asked to discuss the outcome of this meeting.

b) North Weald Airfield Employment Area

Councillors are asked to **NOTE** that Qualis have been commissioned to undertake the next stage of design, costing and options development for the balance of employment land released at North Weald under the Local Plan.

c) Pre-Application enquiry for New Control Tower Building and Rescue and Fire Fighting Service Building

The pre-application enquiry for the proposal for a new control tower and fire and rescue service building was considered by the Parish Council at their 7th November meeting. Councillors are asked to **NOTE** the following response which has been submitted:

- The Parish Council are not experts regarding the operational aspects of an Airfield, and thus the suitability of locating a control tower in the location proposed. However it is expected that professional advice has been sought by the applicant to ensure the proposed location does not pose any safety risk to aircraft using the Airfield, and that all legislative requirements in this regard have been complied with. This should be checked by the Planning Officer.
- The proposed location of the building is close to the B181 and is expected to be visible from the road given the proposed height, creating a visual impact. Due consideration should be given specifically to the colour palette used to ensure the Control Tower does not create a distracting physical feature in the landscape.

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- The material palette suggests an element of red to be used. Consideration should be given restricting the use of red (synonymous with fire stations) to the northern and lower elevation of the building, so it is not visible from the B181.
 - It is unclear why the 'Potential Airfield Land for New Control Tower' included within the Airfield Masterplan is now no longer deemed suitable. The Citing Rationale Summary attached to the pre-application assessed the 'masterplan identified land' as being both constrained by development land and carrying tower height restrictions, deeming this area unsuitable to locate the new control tower. Surely this would have been identified and clear as part of the detailed Masterplan process, and if this was the case the land should not have been identified? There has been no clear rationale presented as to why the new control tower cannot be located in the area proposed within the North Weald Airfield Masterplan.
 - It is unclear what the ATC element to the right of the building is. Is this a training centre? Would it be for external training? Training of fire staff, etc. This should be clarified, as it will have an impact on operational use and the parking provision provided.
 - There was no safety assessment submitted as part of the pre-application. The only indication given as to the suitability of the proposed location was that the 'Location has been tested and approved by the control tower operations staff'. Is this sufficient to evidence the proposed location is the right location?
 - Whilst located on the airfield, consideration should be given to the proximity of the Control Tower to the SSSE adjacent to Woodside, and any potential visual impact this would have.