

South Nazeing

Concept Framework

On behalf of Orchestra (St. Leonards) Ltd. and Boldshire Ltd., we welcome you to this consultation event on the draft South Nazeing Concept Framework Plan, which relates to land to the east of St. Leonards Road, Nazeing ('the Site').

The site has been allocated for residential development by the Local Planning Authority, Epping Forest District Council, in their adopted Epping Forest District Local Plan 2011-2033.

It is a requirement of the Local Plan to prepare a Concept Framework Plan that sets out a shared vision and key placemaking principles for the development of the site.

Both Orchestra (St. Leonards) Ltd. and Boldshire Ltd. (the joint applicants) are committed to delivering a comprehensive and cohesive high-quality, landscape-led development that is in keeping with the character of the local area. This level of design quality will be secured through their South Nazeing Concept Framework Plan, which, once finalised, will go through a process of endorsement by the Council's Cabinet Committee ahead of planning permission being granted for the residential development of the site.

This event provides the opportunity to view the design proposals, meet the project team, ask questions, and share your thoughts and comments.

Client Team

Orchestra (St Leonards) Ltd
Boldshire Ltd

Design Team

Jas Bhalla Works
Match landscape

Consultant Team

Arrow Planning
MEC Consulting Group Ltd
MTC Engineering (Cambridge) Ltd

To feedback comments directly,
please email: info@arrowplanning.co.uk
by **Wednesday 31st July**

Design Team

Jas Bhalla Works

Jas Bhalla
Founder

Varun Nambiar
Senior Architect

Nick Leigh
Part II Architectural Assistant

Match Landscape

Jim Kelly
Director

Dan Bilsborough
Associate

Consultant Team

Arrow Planning

Mark Schull
Managing Director

Sophie Johnston
Associate Director

Ayano Kikuhara
Graduate Planner

MEC Consulting

Alex Bennett
Managing Director

Chris Heaney
Associate Director

MTC Engineering

Mike Brindely



Indicative view of how new housing could work with enhanced landscape

Site Context

Location and Area

The 3.2 hectare site comprises three parcels of land identified in the Epping Forest District Local Plan 2011-2033 (2023) as NAZE R1, NAZE R3, and NAZE R4 (referred to as R1, R3, and R4 in the Local Plan, allocated for residential development under the Local Plan Policy P10 (Nazeing).

The site is currently undeveloped and is physically divided by existing mature hedgerows, which form distinct field boundaries and subdivide the site into the enclosed three parcels.

The site is bordered to the west by St Leonard's Road, from which it is separated by a partial tree and hedge line. Private residential gardens lie immediately north of the site, and its eastern boundary comprises a public footpath, trees, and green hedgerows, with fields beyond. Open farmland extends south from the site's southern boundary.

A small brook (Lichen Brook) runs in a northerly, then westerly direction along the site's eastern boundary and through the central/southern part of the site.

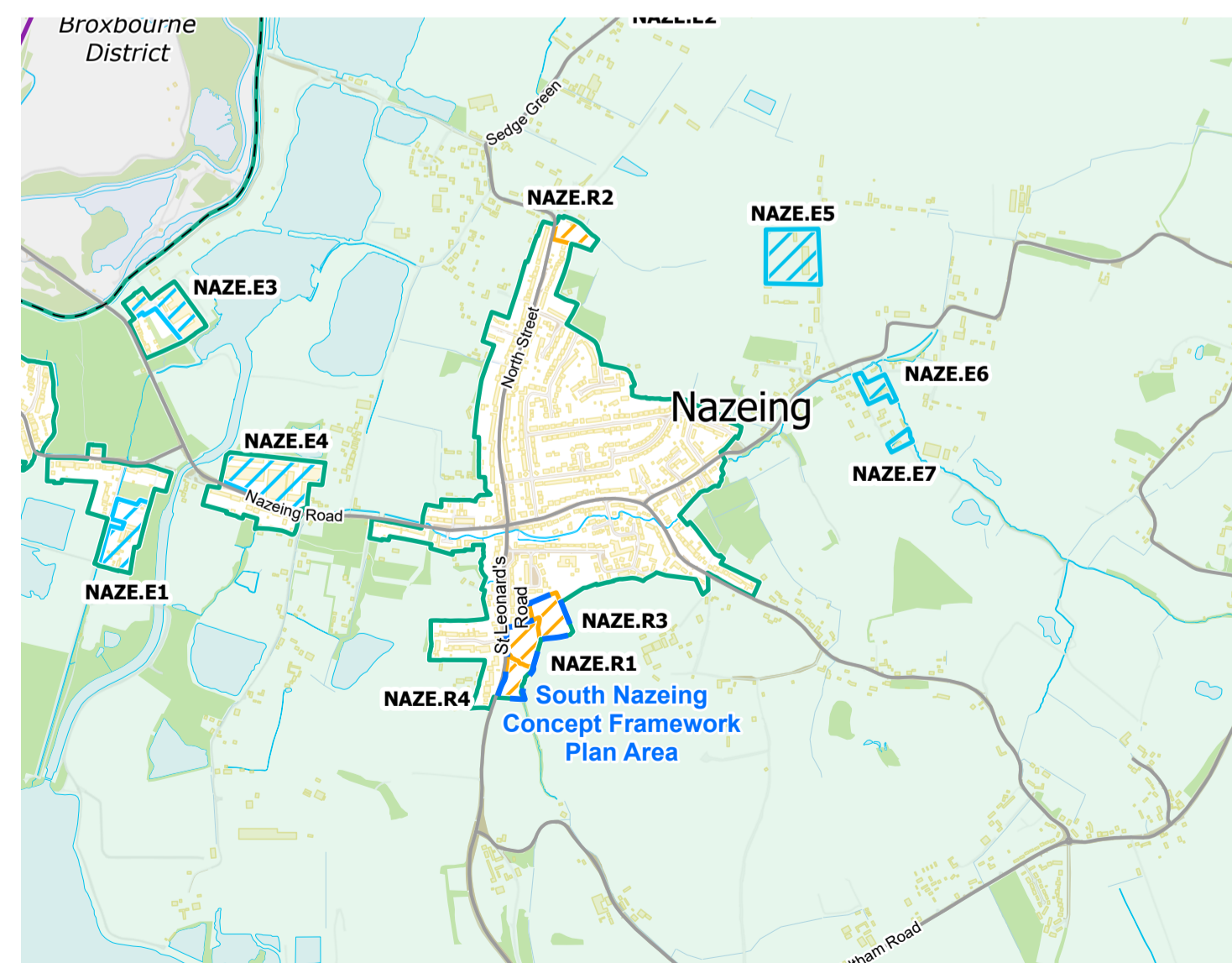
The three parcels of land (R1, R3, and R4) are bounded by rows of mature trees and hedgerows. These linear forms of vegetation are a key defining feature of the surrounding area's landscape character and should be used to inform the emerging concept framework.



Site Photos



Site Aerial Photo



Local Plan South Nazeing



Site Plan

Site Analysis

Topography, Ecology and History

Site History

Prior to the Second World War, Lower Nazeing was largely defined by development along the crossroads of St Leonard's Road, North Road, and Middle Street. By 1960, the village had expanded to include several secondary streets, such as Pound Close and parts of Hyde Mead, situated directly north of the site boundary.

It was not until the late 20th century that Lower Nazeing substantially expanded, with the land between Middle Street and North Street (the north-eastern "quadrant") developed for residential use. By 1980, Nazeing pre-school was constructed. Lower Nazeing's footprint has remained largely unchanged since then, with the Green Belt restricting further growth.

Site Ecology

The majority of the site has historically been used for arable food production. Due to modern farming techniques, this land currently has limited ecological value and there is significant potential for improvement. The field boundaries, where thick mixed deciduous hedging is present, and around the watercourse, are likely to be richer ecologically.

The proposal seeks to improve the current ecological value of the arable land through a series of enhancement measures, such as planting species of wildlife value, creating grassland with scrubs and trees, establishing hedgerows and gaps between them, and installing bat and bird boxes and log piles.

Site Topography

A key defining feature of the site's existing character is its topography. The terrain rises along the south-eastern edge of land parcel R3, offering long views of the site across St Leonard's Road. This topography creates potential for long views out of the site and must inform potential residential layouts from a visual impact perspective. The higher parts of the site could be utilised for open space to avoid placing new development in areas of increased visibility.

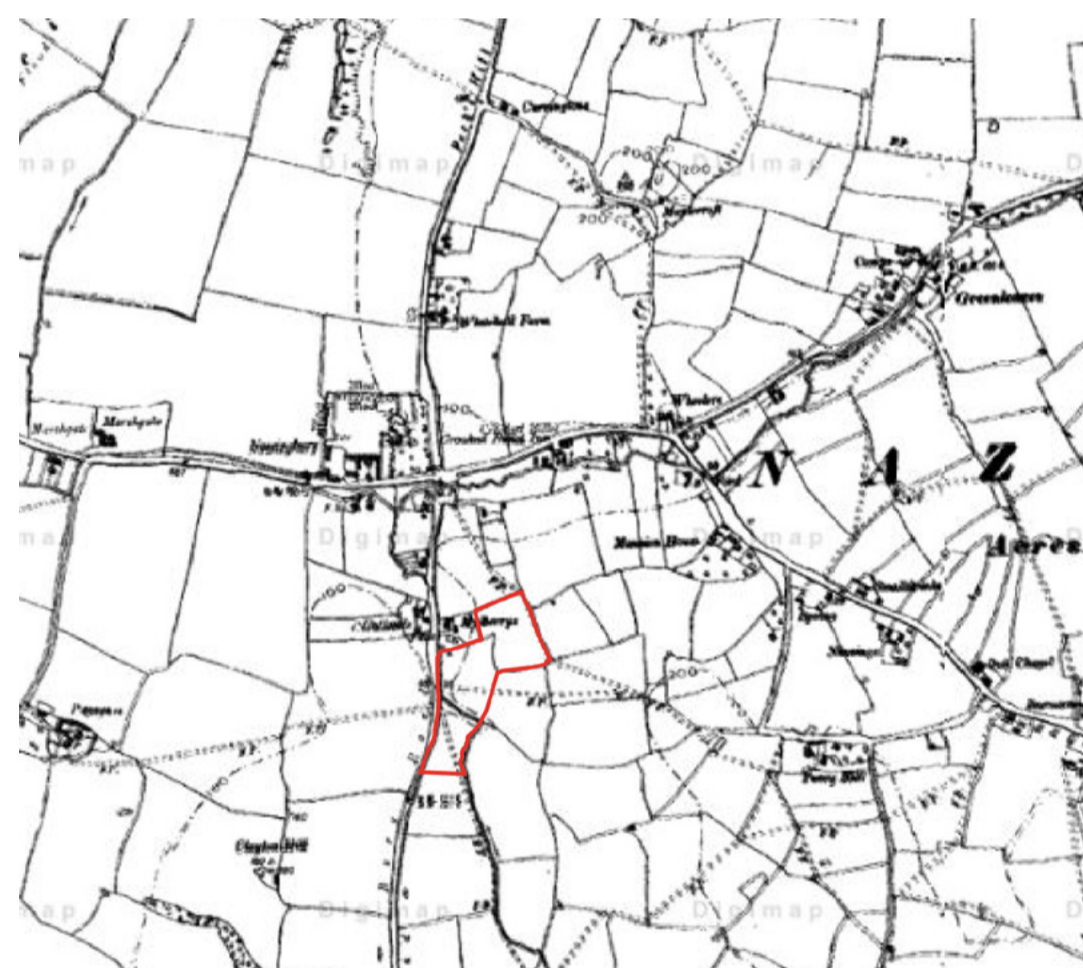
At a local level, St Leonard's Road and the brook located between R1 and R4 both sit in cuttings. Towards the southern edge of R4, the level difference must be considered when locating any new access from St Leonard's Road into the site.



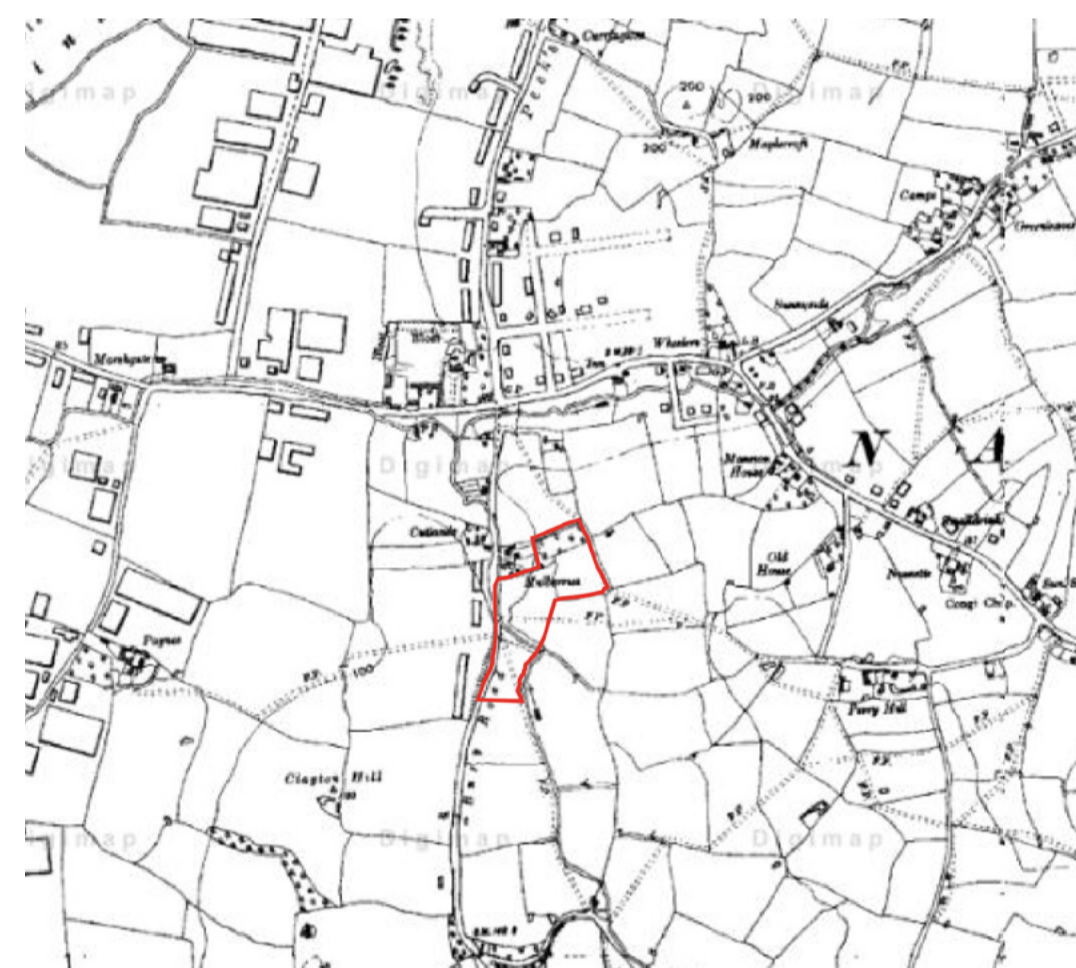
Historical Nazeing



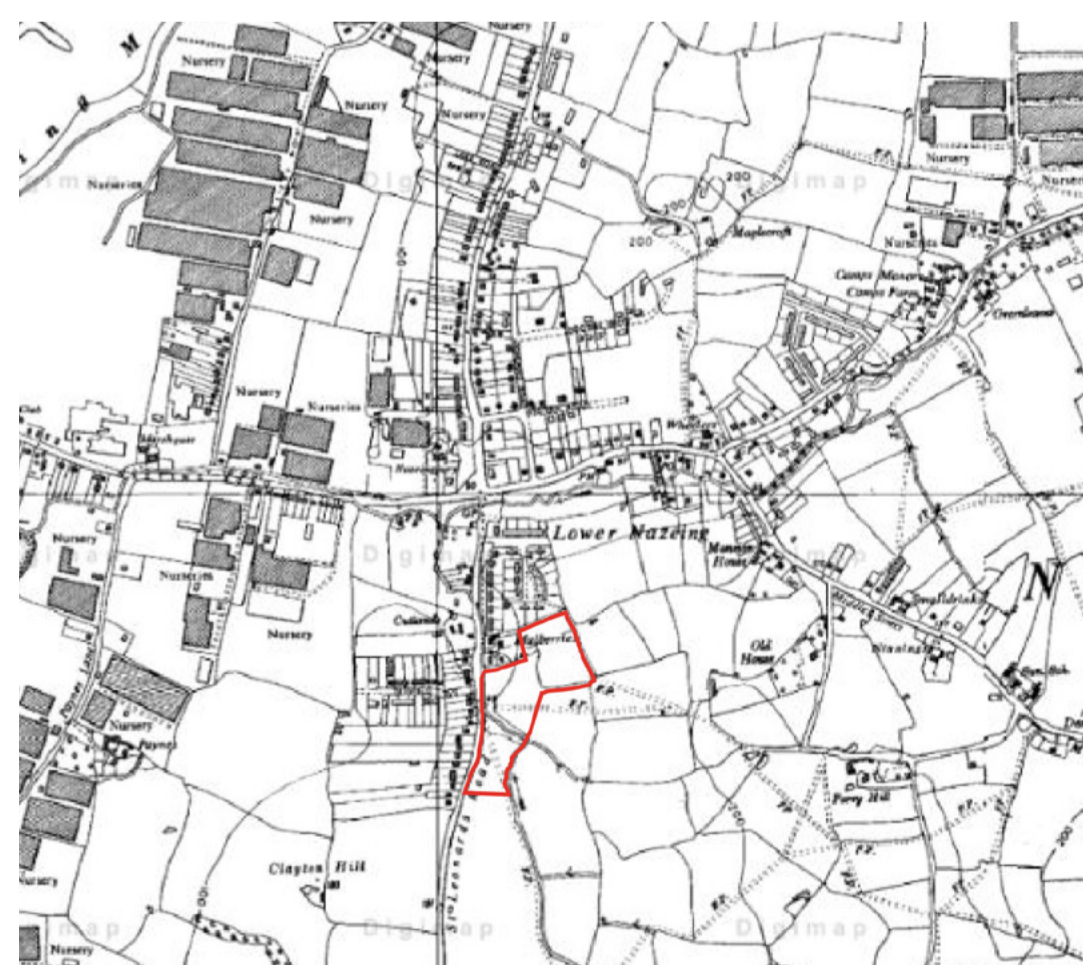
Cultland Grade II listed property



1890



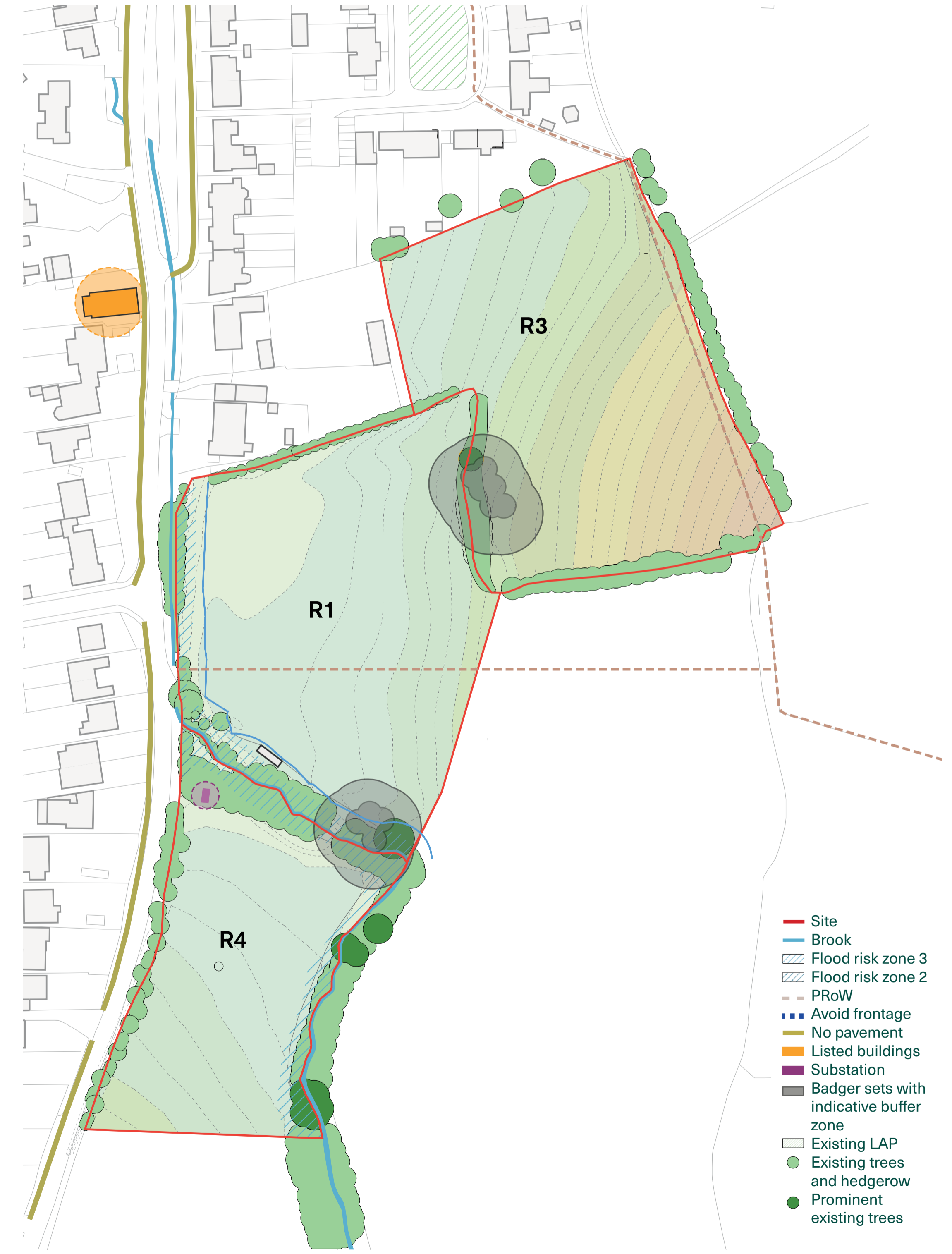
1930



1960



1980



Site Existing Condition

A Shared Vision

Key Design Principles

Design Principles

Our design strategy has centred on maintaining, preserving, and enhancing the existing ecology and biodiversity on the site. Hence, our first strategy has been to identify areas of importance and ensure they are protected. Additionally, our approach has been to improve connections across the site by enhancing existing footpaths and proposing new routes for pedestrian access. A further key driver was creating a block structure that responds to site and edge conditions, with the orientation and positioning of the new homes designed to best respond to environmental and local conditions.

Reinforcing Green Edges

- Creating a green boundary
- Linking the established habitats
- Creating new accessible open spaces

Improving Connections

- Maintaining existing public rights of way and providing new/enhanced connections to compliment existing provision
- Improving links to open space elsewhere in Lower Nazeing

Responding to Boundary and Topography

- Streets are positioned to the change in contours
- The layout responds to existing back gardens to avoiding overlooking
- New homes benefit from views out to the countryside

Block Condition

- Blocks responding the change in contours
- With housing facing outwards to green spaces
- Connecting open green spaces with accessible walking routes

Urban Design Strategy

- Establishing a positively fronted green edge to the site's eastern boundary
- Increasing frontage and improving safety along St Leonard's Road
- Protecting the privacy of neighbouring properties beyond the northern edge by having back to back gardens. Set the housing back and orientation of building to maintain privacy
- Utilising innovative housing typologies that make efficient use of the greenfield site



Reinforcing Green Edges



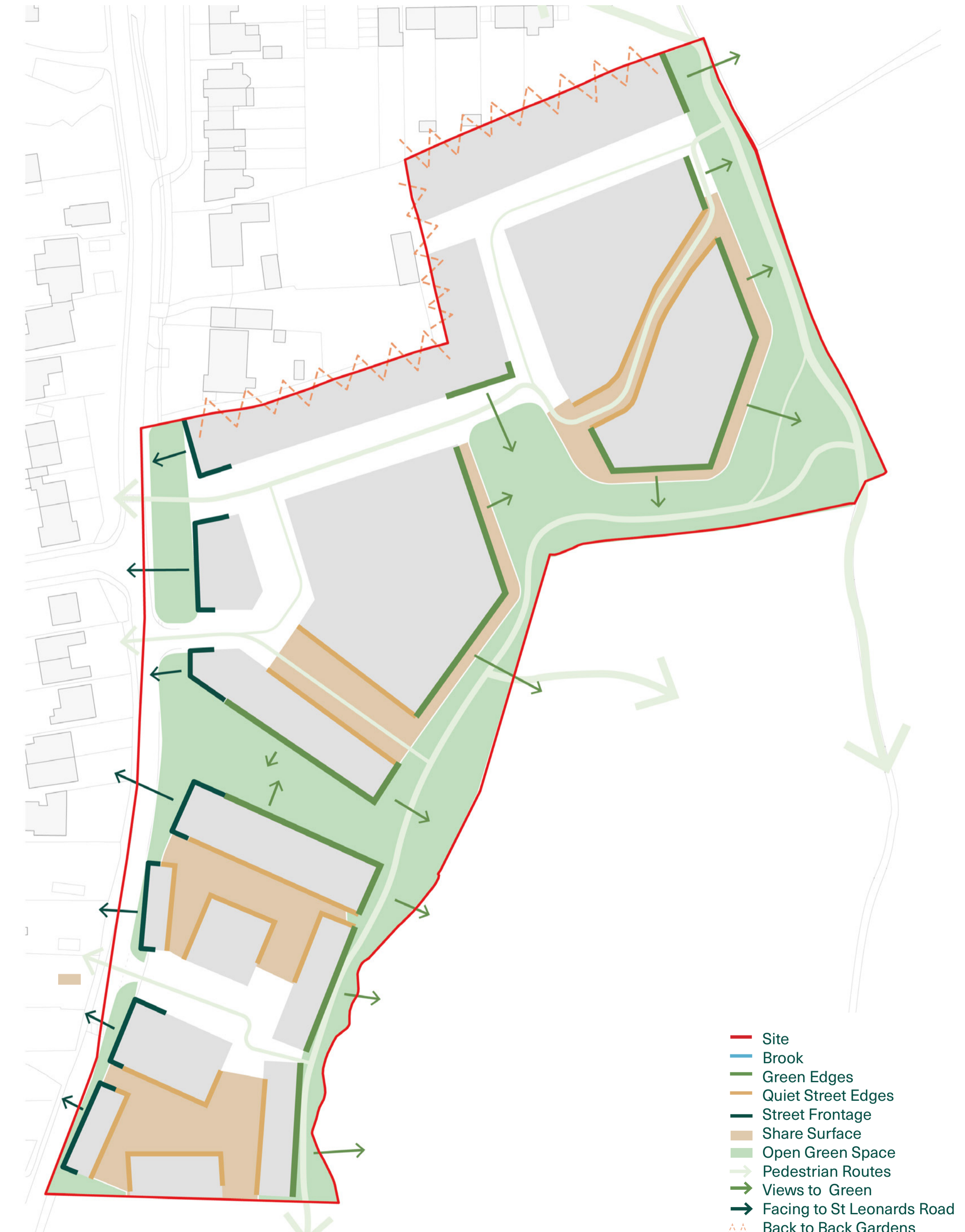
Improving Connections



Responding to Boundary and Topography



Block Condition



Frontages, Views and Road Hierarchy

- Site
- Brook
- Green Edges
- Quiet Street Edges
- Street Frontage
- Share Surface
- Open Green Space
- Pedestrian Routes
- Views to Green
- Facing to St Leonards Road
- AA Back to Back Gardens

Landscape

Public Realm and Access

Landscape Strategy

Our landscape strategy shapes the development layout and design. It aims to create a green, enjoyable space for residents and connect important local walking and cycling paths.

Green networks run through the development, linking different landscape areas. Strengthening these green areas with new sections will improve the environment, guide the layout, and soften the development's impact on the countryside.

Key Elements

- **Enhance Existing Boundaries** - Add native plants, trees, and meadows.
- **New Field Boundaries** - Use hedgerows, tree belts, and meadows to define the edges.
- **Brook Corridor** - Boost biodiversity and create public spaces.

The landscape features interconnected green spaces for nature and public use. Entrances on St Leonard's Road include small public areas. Pedestrian-friendly streets and meadows link through the development, featuring spaces like the Lichen Brook crossing.

Street Hierarchy

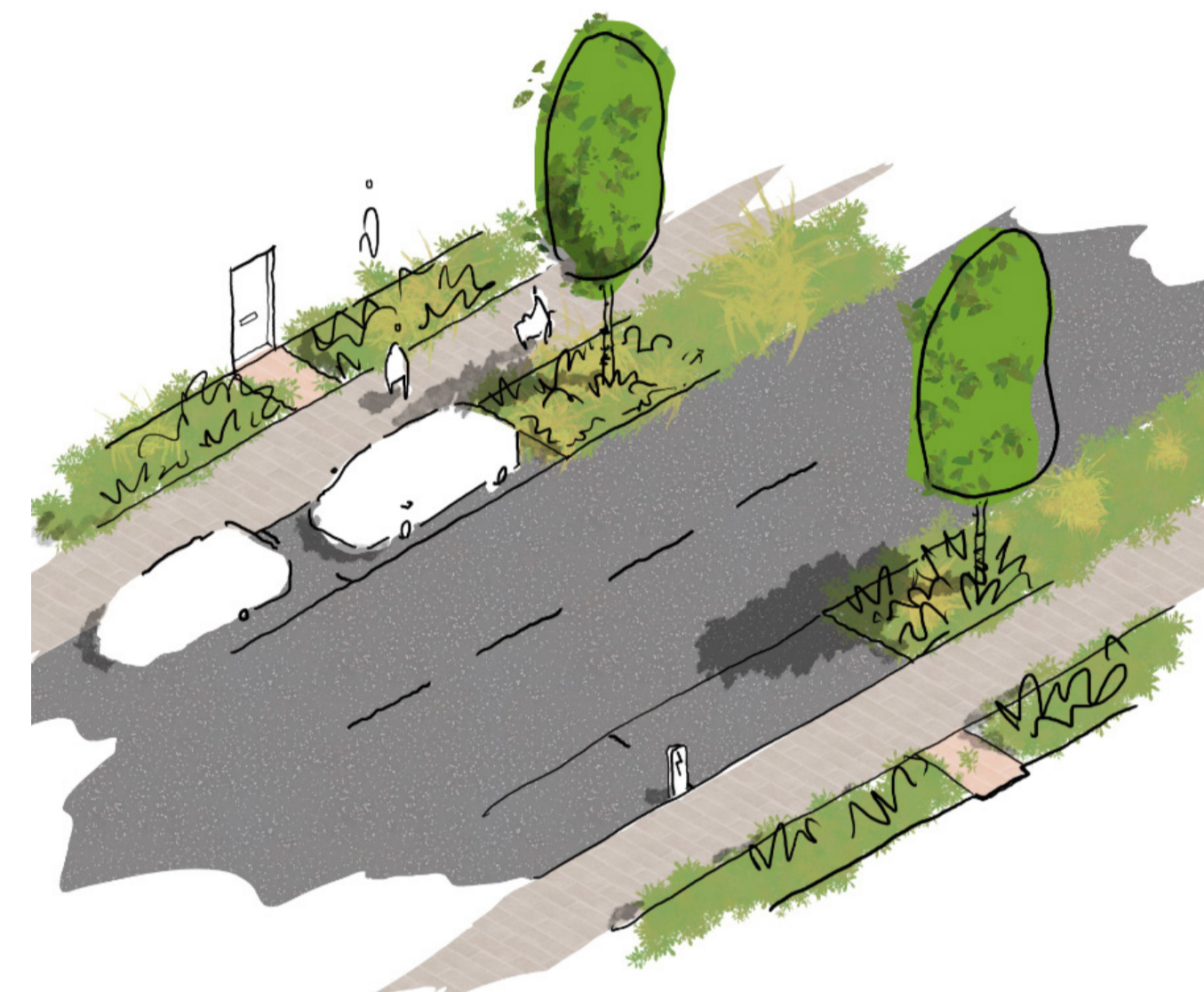
A simple hierarchy of street types has been established to ensure greening, and sustainable urban drainage are integrated and spaces are pedestrian focused and foster community.

Positioning development to the east of the St Leonards Road will provide additional frontage. Giving greater context to being within an urban area. This coupled with new junctions into the development, facilities for pedestrians to cross the road safely as well as additional traffic calming measures as considered suitable and necessary will assist in reducing traffic speeds in the area.

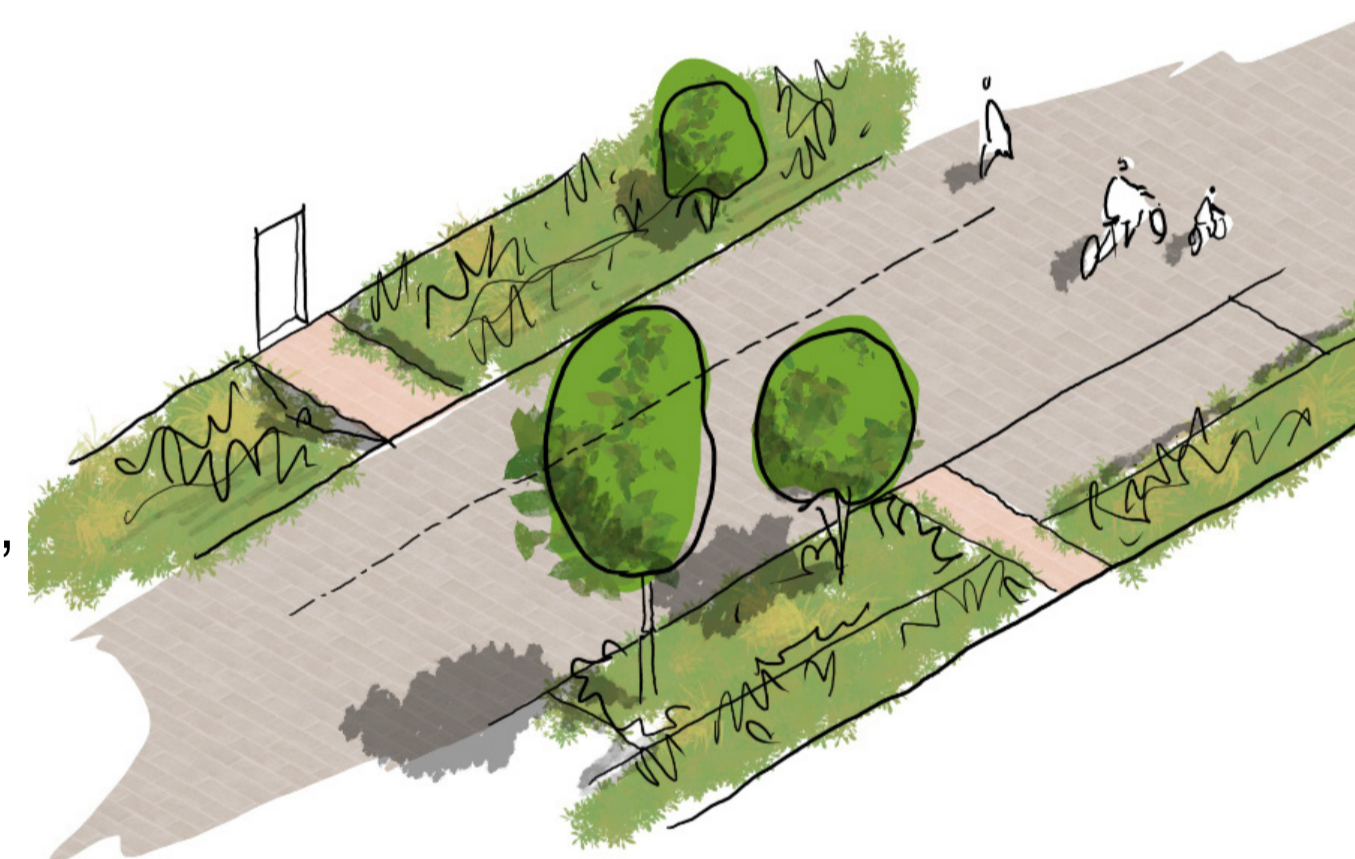
Traffic Calming

As part of the proposals, new pedestrian crossings will be introduced along St Leonards Road and are likely to comprise an uncontrolled crossing to the south and a signalised crossing to the north. The crossings will be incorporated as part of a wider traffic calming scheme to help reduce 85 percentile speeds and enforce the existing 30mph speed limit.

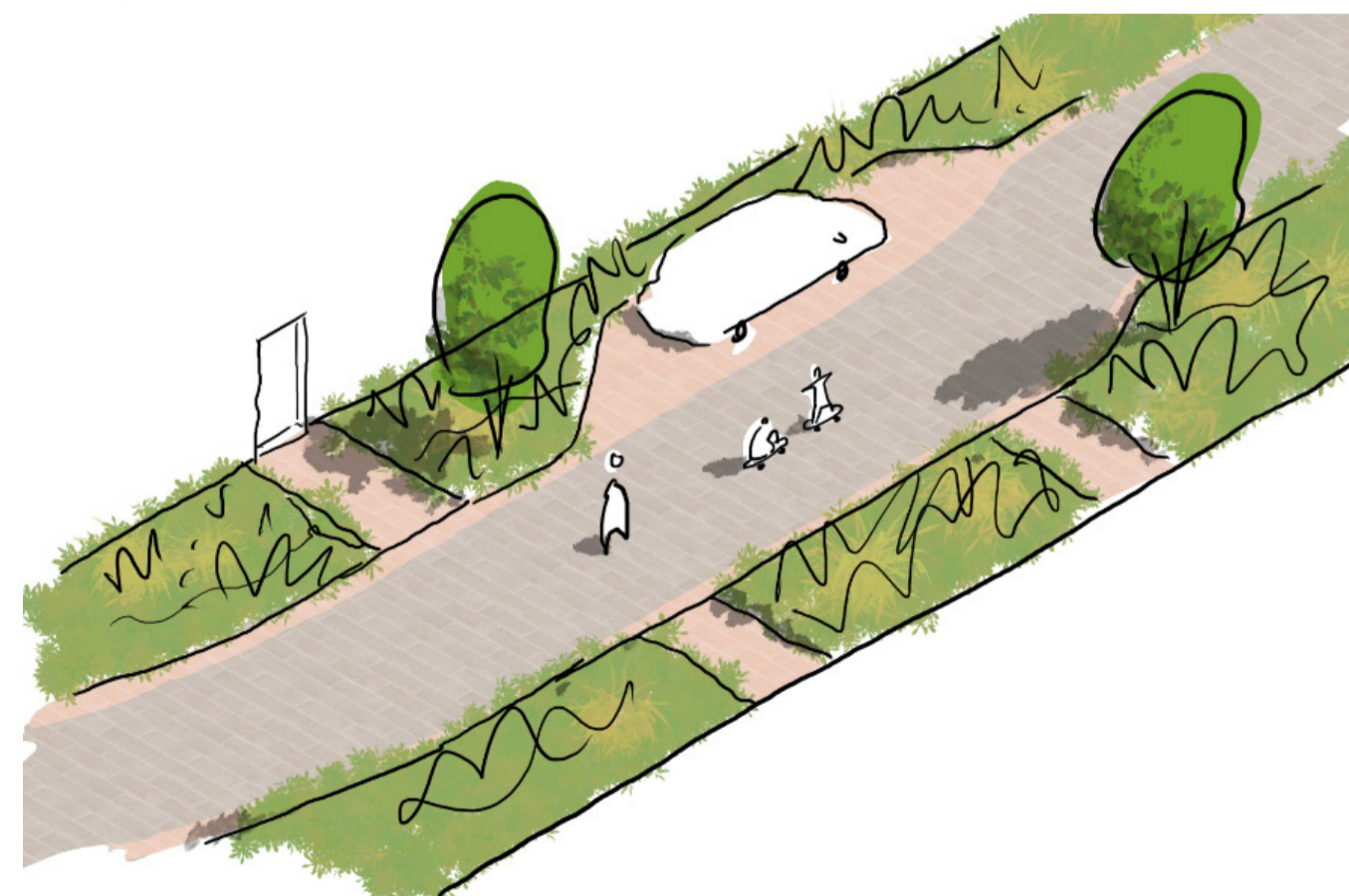
The new access points and introduction of development along the eastern side of Leonards Road will have a positive influence on speeds but additional measures will be introduced and are likely to include, reinforcement of the 30mph gateway, surface texture changes, vehicle activated speed signs and additional warning signs.



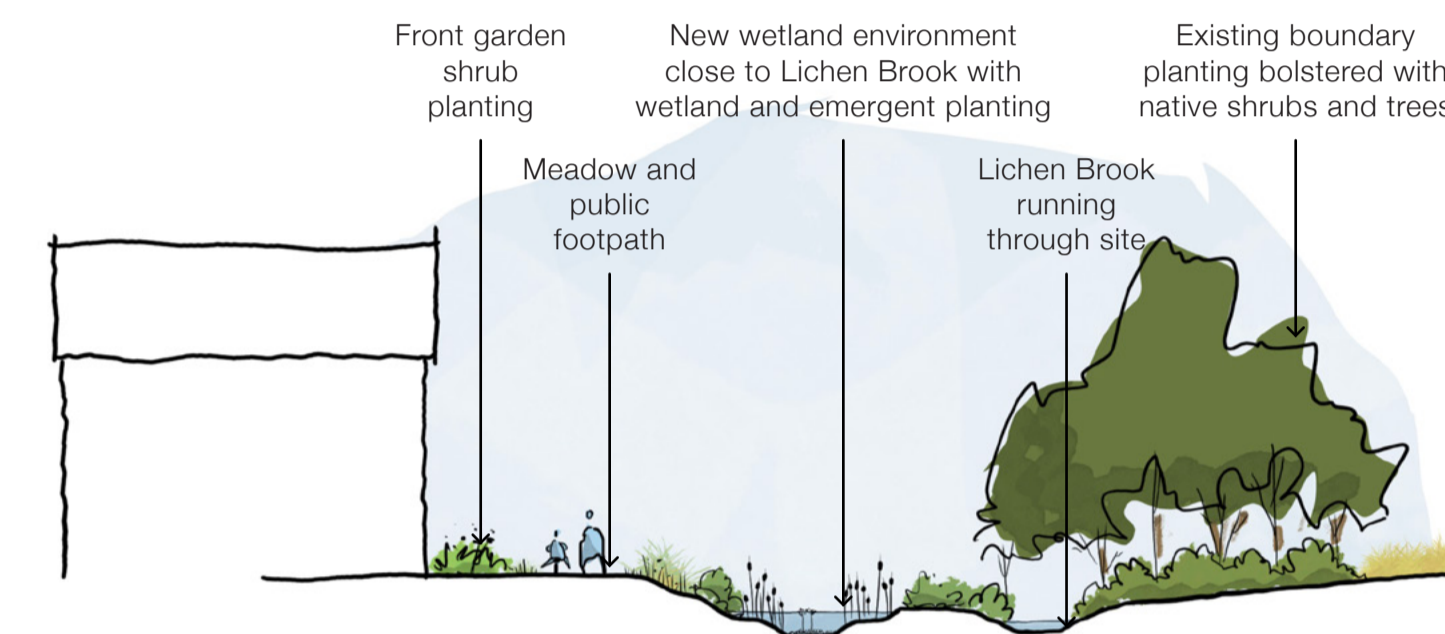
Primary Street



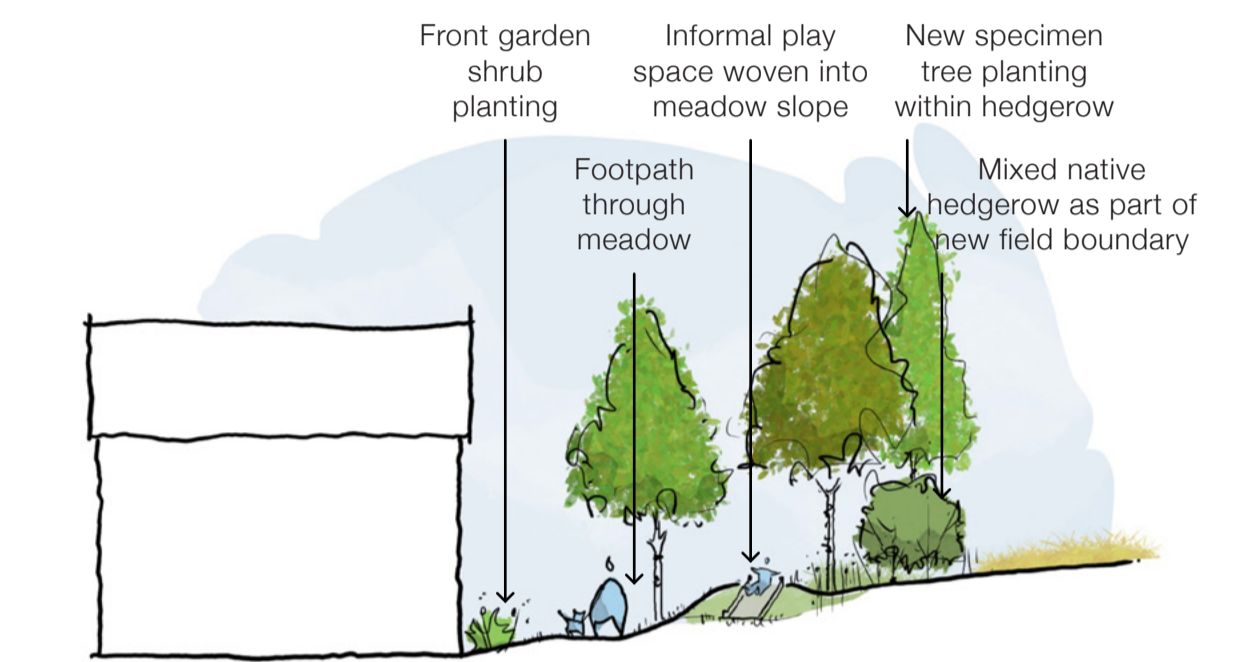
Secondary Street



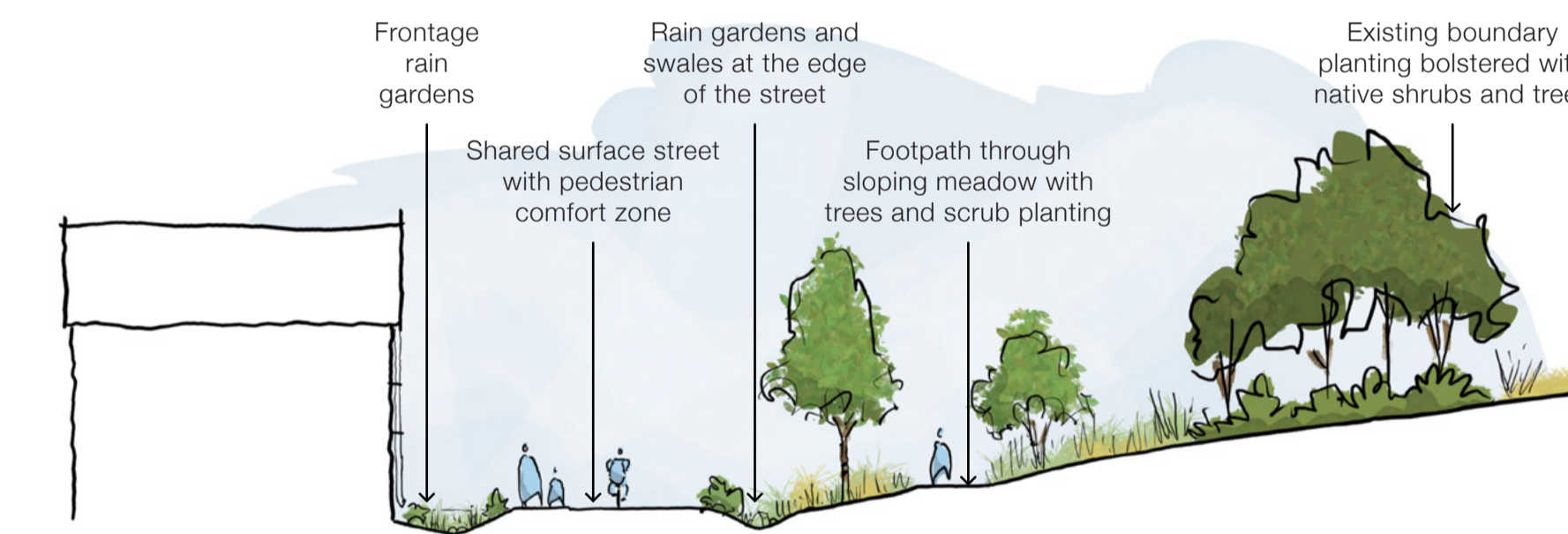
Tertiary Street/Lane



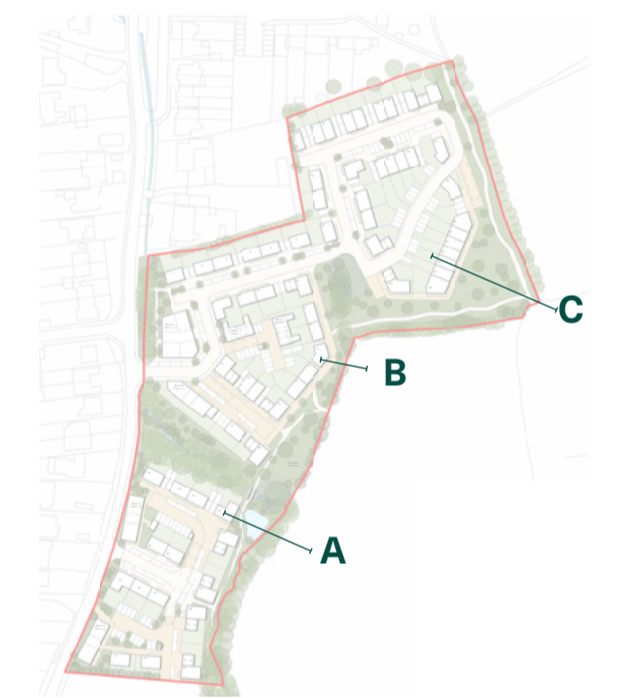
Landscape Section A



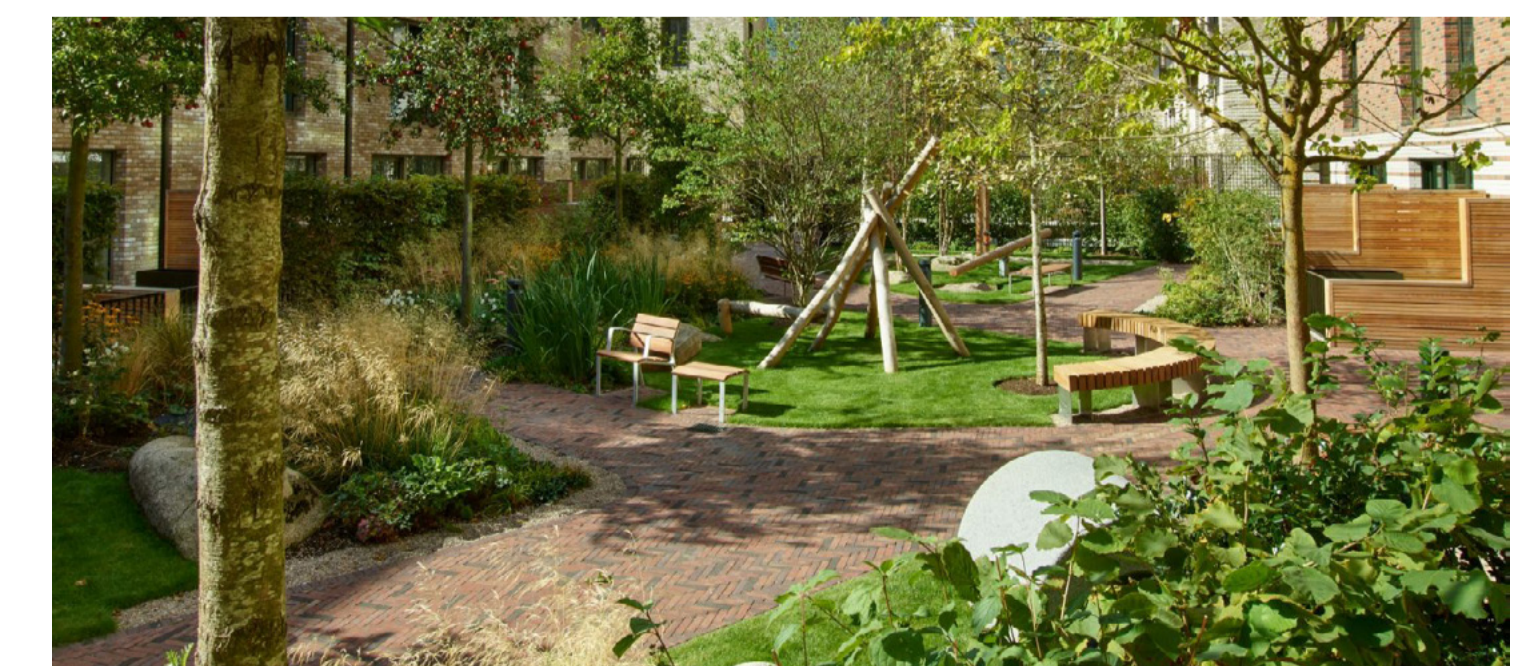
Landscape Section B



Landscape Section C



Landscape Precedents



Design Vision

Proposed Illustrative Masterplan

Traffic Calming Measures

Linking the new community with the rest of Lower Nazeing. Creating a street frontage which responds to St Leonard's Rd. With internal street design that promote low traffic usage.

Lovedon Fields - BD Landscape Architects



Street Frontage Responding to St Leonard's Road

Buildings directly face onto St. Leonard's Road, allowing the area to feel like a continuation of the village while also acting as a traffic calming measure.

Radford, Nottingham City Homes

Rich and Diverse Ecology

Open spaces accessible to all local residents that offer areas to play and rest in a rich ecological setting. Use sustainable drainage systems to act as flood prevention measures.

Salviapark, Burobol



- Adopted highway
- Shared surface / private drive (Non-adopted)
- Adopted highway
- Open Green Space
- Existing brook
- Existing network mature trees and hedgerow
- Proposed trees (indicative)

1. New pedestrian bridge
2. New access on to St Leonard's Road
3. Agricultural access maintained to service neighbouring fields
4. New footpath adjacent to existing PRoW
5. New footpath connection to St Leonard's Road
7. New planting to reinforce defensible boundaries to Green Belt
8. Retention basin to be seeded with wildflower grassland seedmix
9. Existing hedgerow beyond the site boundary
10. Existing Substation



Parking Garage Integrated to House

Integrated garages allow for fewer cars present on the street while offering habitable rooms above the garages.

The Avenue in Saffron Walden - Pollard Thomas Edwards Architects



Homes Facing onto Greenery

Maximizing access to green spaces with long views out to the surrounding greenery.

Lovedon Fields - BD Landscape Architects