



LAND EAST OF  
HIGHWOOD  
QUARRY

BARTON  
WILLMORE

Community Webinar | January 2021



# Welcome

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**Project Team Introduction**



**Presentation from the Project Team  
followed by a Q&A**



**Please do put your questions in the  
Q&A function**



**You can message the panel  
through the chat function**



**Questions will be answered verbally  
at the end**

You can contact the Project Team at:

**020 7446 6853**

**LEHQ@bartonwillmore.co.uk**



## Project Team

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**PLANNING - Robin Meakins**



**MASTERPLANNING / LANDSCAPE - Dominic Scott**



**TRANSPORT - David Bird**



**BIOREGIONAL**

**SUSTAINABILITY - Lewis Knight**



**COMMUNITY ENGAGEMENT - Georgina Chapman**



**ENVIRONMENT / UTILITIES / DRAINAGE /  
HERITAGE - Joanna Bagley**

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# PLANNING

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Robin Meakins



# Site Location

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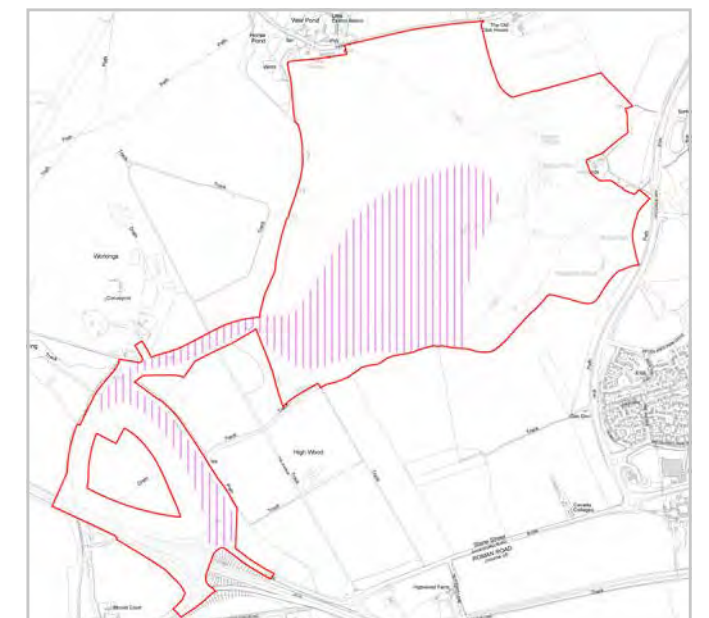
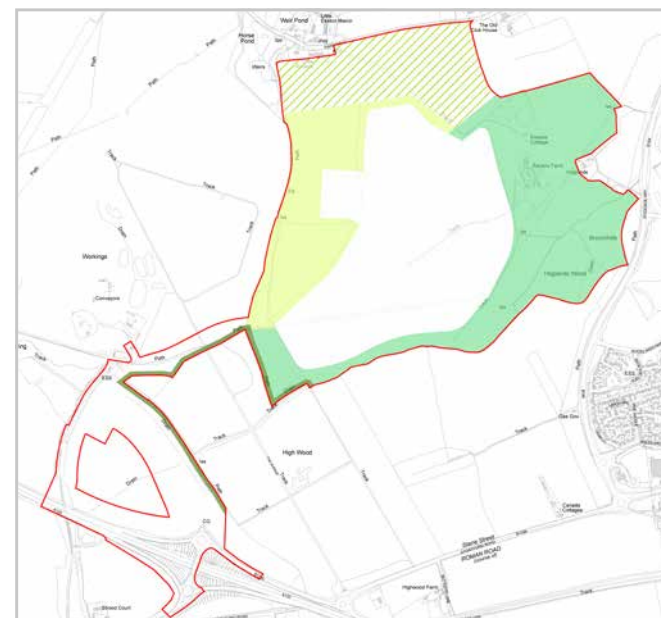
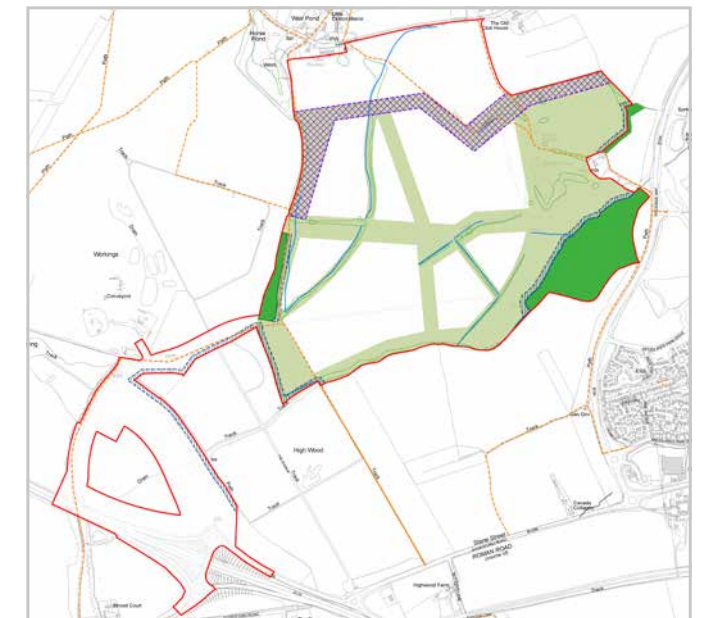
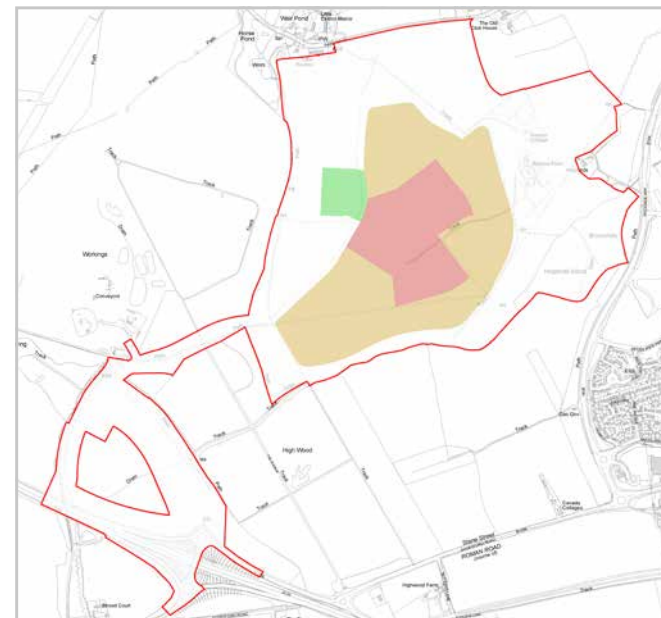
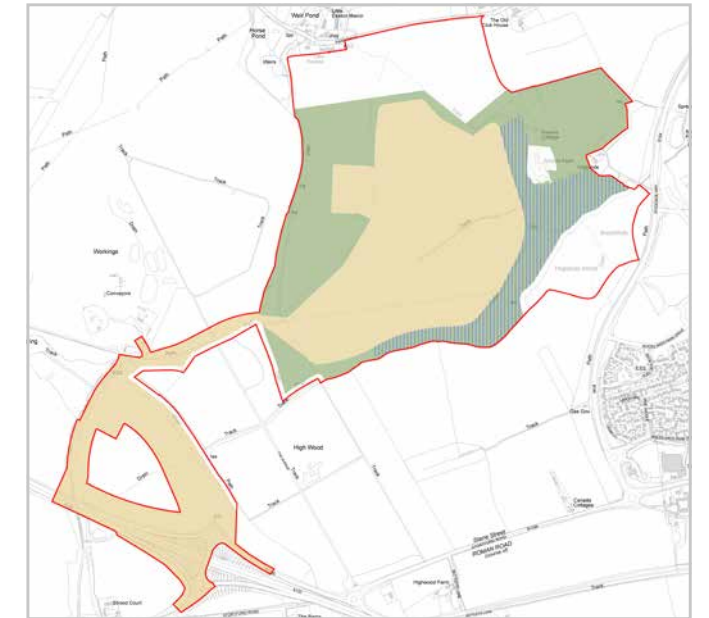
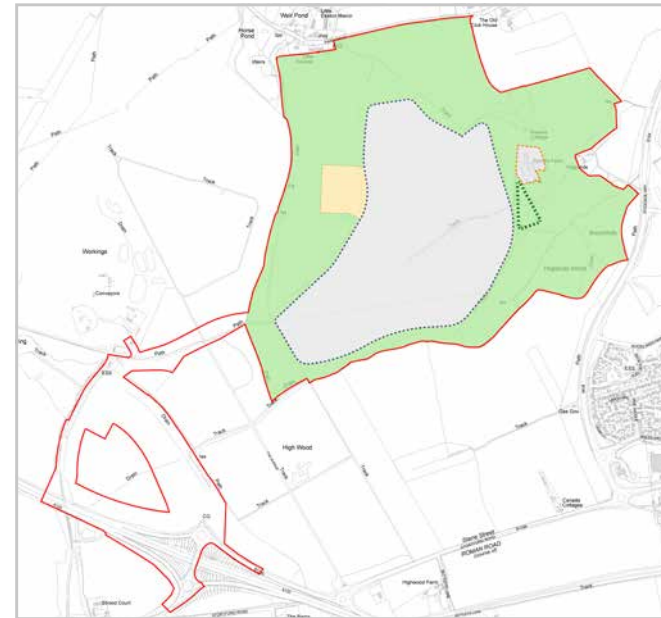


# Proposals

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## Outline planning application & design code

- **Homes** - Circa 1,200 new homes (exact mix to be determined at reserved matters stage)
- **Affordable Units** - provision of a range of types and tenures
- **School** - new primary school
- **Local Centre** - with exact provision to be decided at a later date
- **Vehicular access** - upgraded access from A120 as only vehicle access
- **Green space** - extensive accessible green space of a range of different types
- **Sustainable development** - range of sustainability measures onsite, secured through the design code



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# MASTERPLANNING / LANDSCAPE

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Dominic Scott



# Opportunities & Constraints

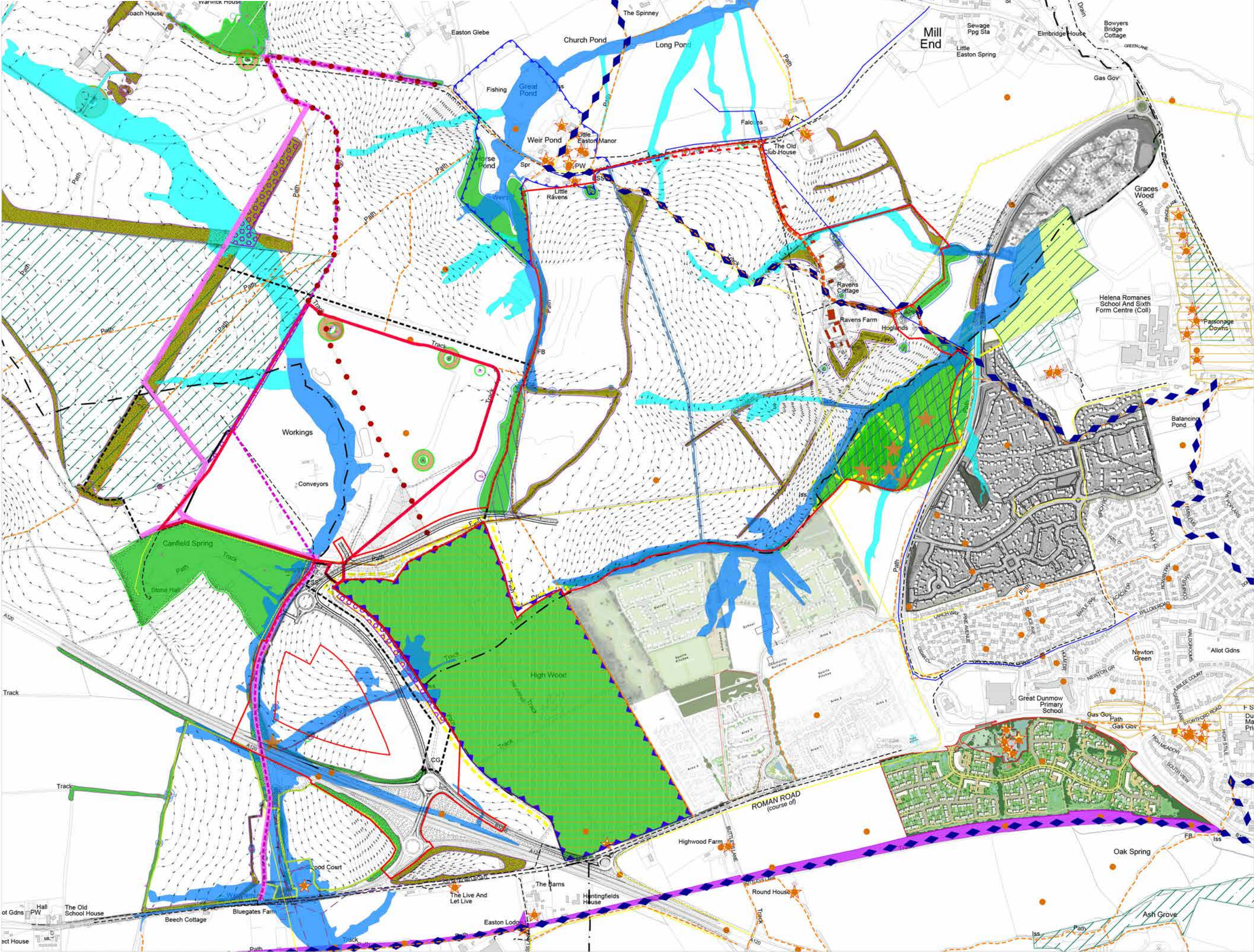
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- Opportunity to deliver future proofed sustainable development
- Respecting the existing landscape and focal points - Little Easton, Great Dunmow and the existing Ravens Farm buildings.
- Neighbouring areas of Ancient Woodland and Sites of Special Scientific Interest (SSSIs)





# Opportunities & Constraints



The scaling of this drawing cannot be assured.  
Revision C Site Boundary Updated & Ancient Woodland Graphics Changed Date 09.12.20 S.M. N.T. Dm Cld

- Site Boundary
- Parish Boundary
- Potential Fluvial Floodplain (based on EA risk of flooding from Surface Water)
- Blue Corridor (based on EA risk of flooding from Surface Water)
- United Buildings
- SSSI
- Country Park
- Public Rights of Way
- Long Distance Trail
- Consented Mineral Extraction Site
- Potential Mineral Extraction Expansion Area
- Conservation Area
- Centre of Heritage Asset
- Retained Buildings
- County Wildlife Site
- Local Wildlife Site
- Mineral Phasing Parcels
- 300m Noise Buffer to Mineral Phasing
- BT Line
- UKPN
- EDF Energy - Power Electricity
- Approximate Abandoned Oil Pipeline Route
- Water Main with 6m Easement
- Little Easton Conservation Area
- Badger Set
- Reptiles Recorded in Grassland Compartment
- Local Wildlife Site
- Notable Grassland (non-LoWS)
- Ancient Woodland
- 15m Ancient Woodland Buffer

\*The existing oil pipelines have a 6m easement either side and no works are permitted in this easement. Any works outside the easement strip must not be carried out without prior assessment by the Operator. This work would include, but not be limited to:  
• Piling or 3D seismic survey work within 30 metres;  
• Use of explosives within 400 metres;  
• Erection of wind turbines constructed with a minimum standoff distance from the pipeline of 2.5 x hub height plus 3 metres; and  
• Installation of oil cables/appurtenances (2.5kV and greater), within 50m.

- ### LAND OWNERSHIP CONSTRAINTS
- Right of Access Conveyance (dated: 04.09.1963) between Felice Spurrier & Fred Pickford Jr. for access to B Lodge.
  - Deed of Release (dated: 26.01.15) between LS Easton Park Investments Ltd. and Joan Pickford for a New Right of access to B Lodge.
  - Right of Access Conveyance (dated: 24.03.1961) for the extraction of timber from Highwood.
  - Deed of Variation to the Original 1939 Agreement (dated: 05.11.03) between Unitesford District Council and Neil and Caroline Spurrier, identifying this area for the extraction of Minerals; Sand and Gravel.
  - Right of Access Conveyance (dated: 29.01.69, 11.12.72 & 23.05.74) between Felice Spurrier & Trembath Family for Right of Access to Highlands.

Project: LAND EAST OF HIGHWOOD QUARRY  
Drawing Title: CONSTRAINTS PLAN

Date: 12.06.20 Scale: 1:5000 @A1 1:10,000 @A3  
Project No: 15576 Drawing No: RG-M-LEHQ-02  
Date: 12.06.20 Scale: 1:5000 @A1 1:10,000 @A3  
Project No: 15576 Drawing No: RG-M-LEHQ-02

**BARTON WILLMORE**  
Town Planning • Master Planning & Urban Design • Architecture •  
Landscape Planning & Design • Infrastructure & Environmental Planning •  
Heritage • Graphic Communication •  
Communications & Engagement • Development Economics  
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# Design Principles

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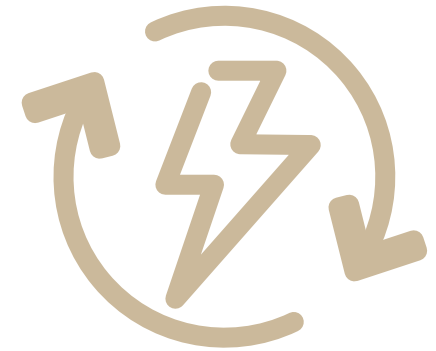
**Sustainable  
development**



**Delivery of new  
homes which  
can respond to  
future need**



**Respecting the  
surrounding  
landscape and  
enhancing  
biodiversity**



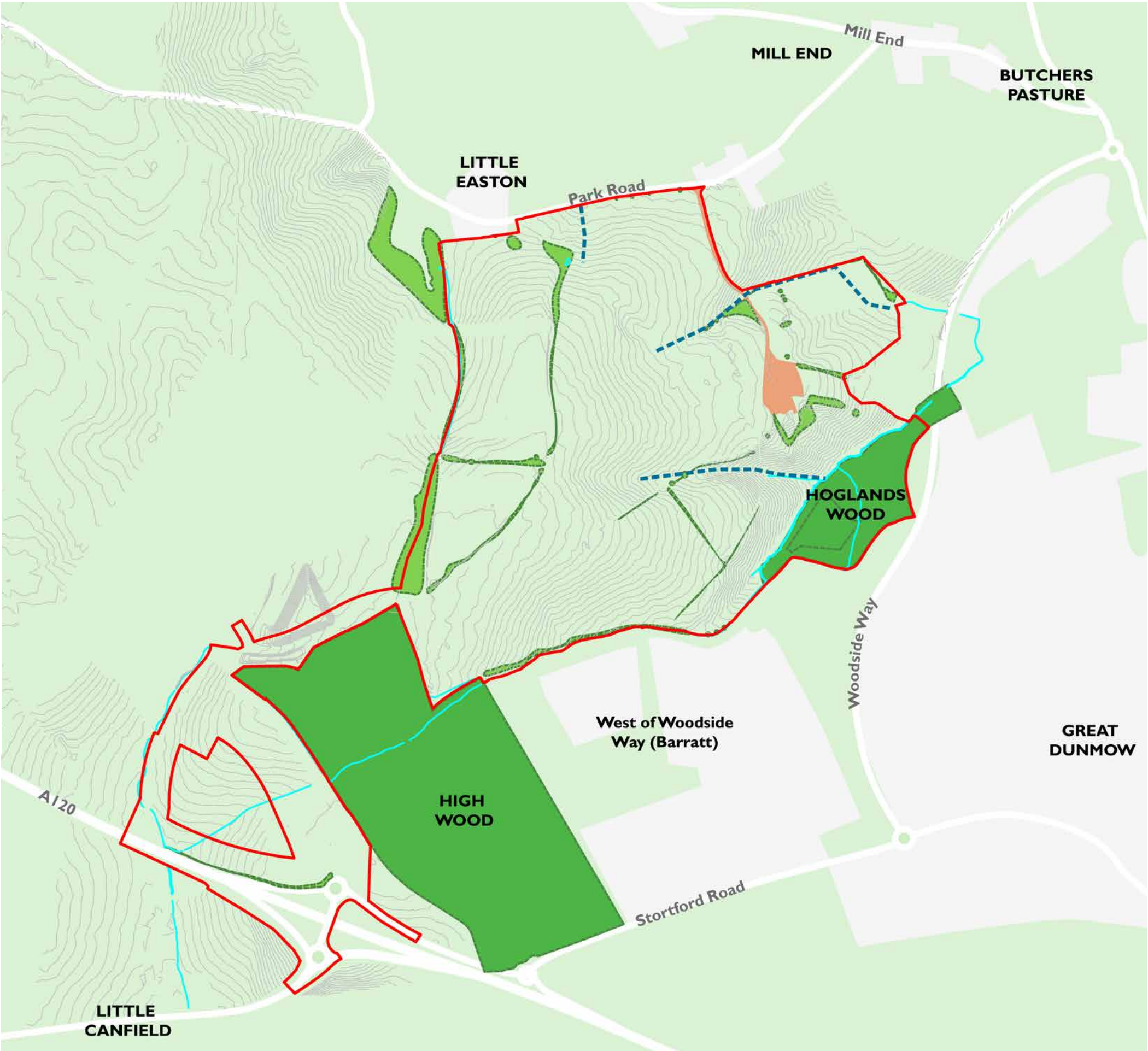
**Delivery of  
supporting  
infrastructure**



# Design Concept

## Existing Features

- Application Boundary
- Existing Woodland
- Existing Hedgerows
- Valleys
- Watercourse
- Existing Buildings

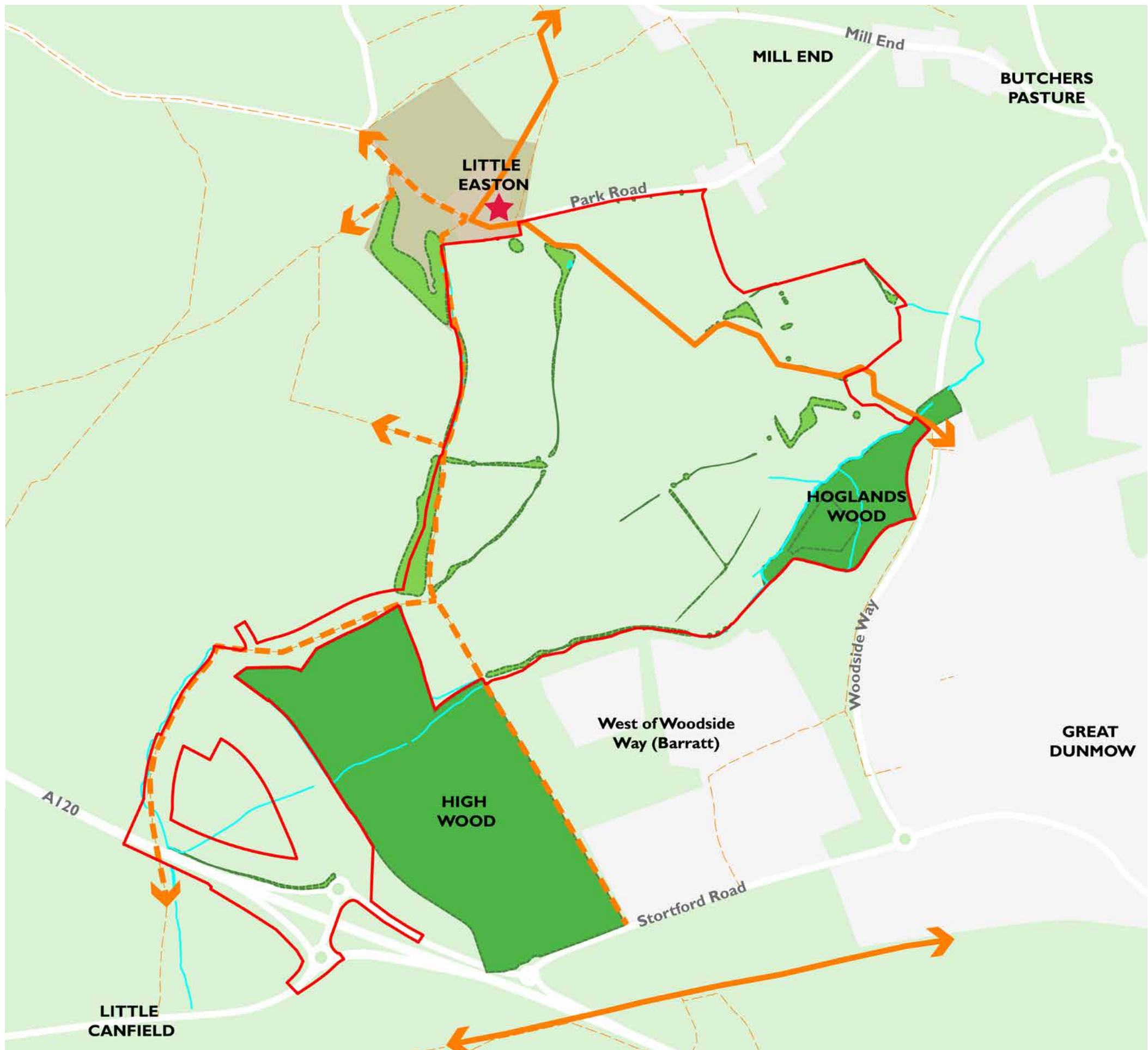




# Design Concept

## Heritage & Public Rights of Way

- Application Boundary
- Little Easton Conservation Area
- St Mary's Church
- Saffron Trail
- Public Right of Way
- Public Right of Way (outside of site boundary)





# Design Concept

## Green Heart & Connectivity

- Application Boundary
- Green Links
- Green Heart
- Saffron Trail
- Public Right of Way
- Woodland Planting



# Design Concept

## Active Travel & Facilities

- Application Boundary
- Primary Road
- Secondary Road
- Key Non-Vehicular Connections
- Saffron Trail
- Public Right of Way
- Primary School
- Local Centre





# Illustrative Masterplan



Little Easton  
Conservation Area

St Mary's  
Church

Park Road

Retained Open  
Landscape Character

Retained Open  
Landscape Character

Saffron Trail

Bridleway / Public Right of Way

Saffron Trail

Woodside Way

Newton  
Hall

Hoglands  
Wood

High  
Wood

West of Woodside  
Way (Barratt)  
Approved Housing  
and Facilities

Woodside Way

Woodlands Park Drive



# Landscape

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- Extensive accessible green space
- Green space & woodland planting to separate the north edge of built area from Little Easton and Park Road.
- New planting, biodiversity enhancements, farmland, wetlands, new woodland along with wildflower meadows.
- Play provision, sports pitches, allotments and natural and semi-natural spaces.
- A woodland adventure trail, and informal bike trail.
- Allotments, container gardens and orchards for community food growing.
- Central park - space for a bandstand and large lawns for community events and gatherings.
- Ancient woodland on the south eastern boundary enhanced and stand-off zone along the border of the woodland.
- Woodland management plan





# Ecology

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- Hedgerows, trees, ancient woodland, ponds and habitats retained where possible.
- Hedgerows will be incorporated into green corridors to allow wildlife to move around the site.
- Northern area of the site - grassland, hedgerows and ponds will be established.
- New hedgerows will link with existing hedges and woodland.
- Features will be managed for wildlife to ensure they continue to contribute to local biodiversity into the future.
- Ecological enhancements will aim to achieve a measurable biodiversity net gain.
- Bird nesting and bat roosting sites in new buildings and hedgehog highways.

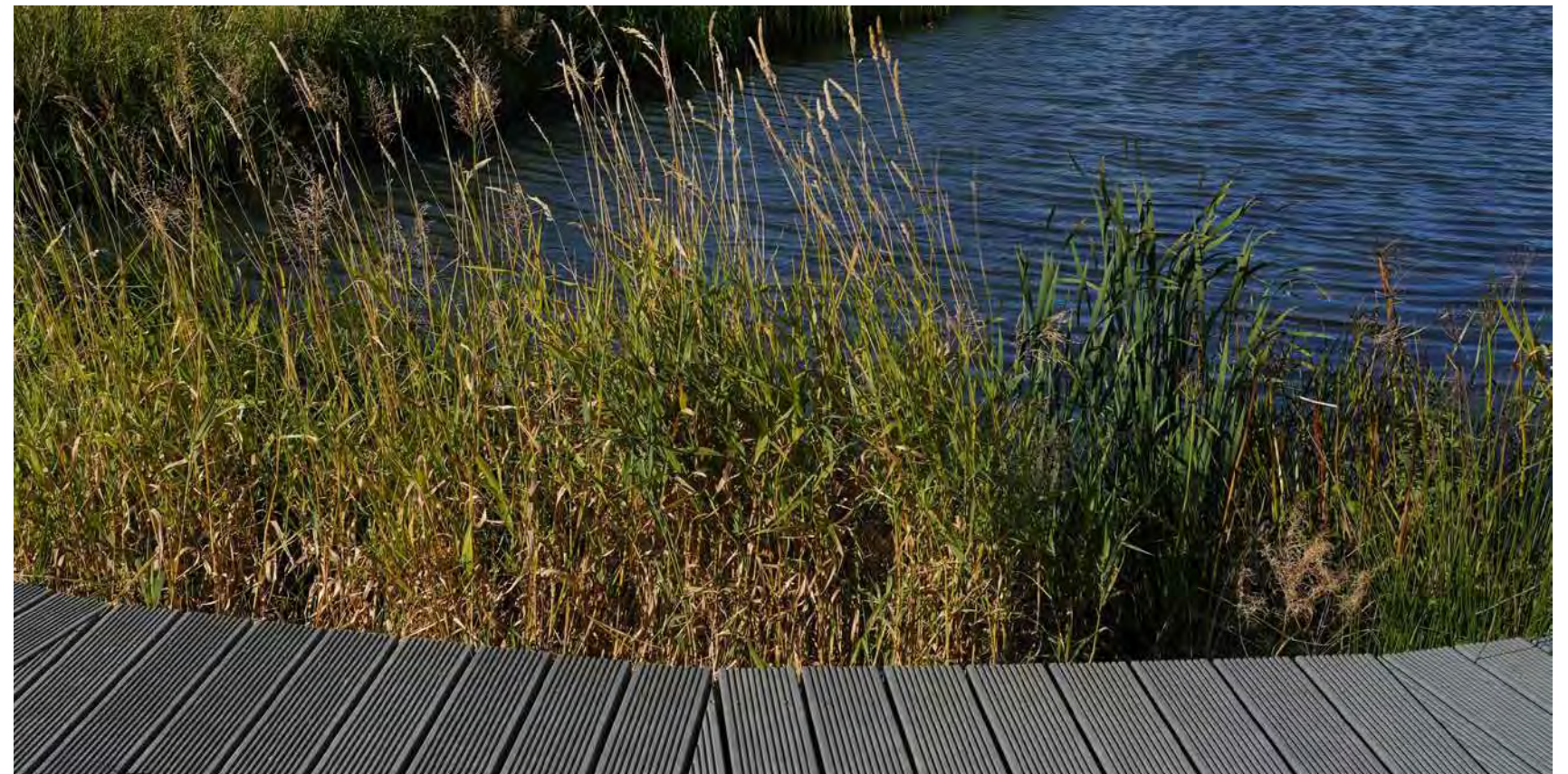




# Water, Drainage & Mitigation

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- A sustainable urban drainage system (SUDS) - benefits to include source control, pollution mitigation, amenity and biodiversity.
- Network of swales and detention basins.
- Plants within the drainage ponds will also serve to clean water
- The drainage strategy on site will allow for mitigation of up to a 1-in-100 years rainfall event and an additional 40% allowance for climate change.
- Drought-hardy landscape planting which can survive without irrigation.





# Proposals



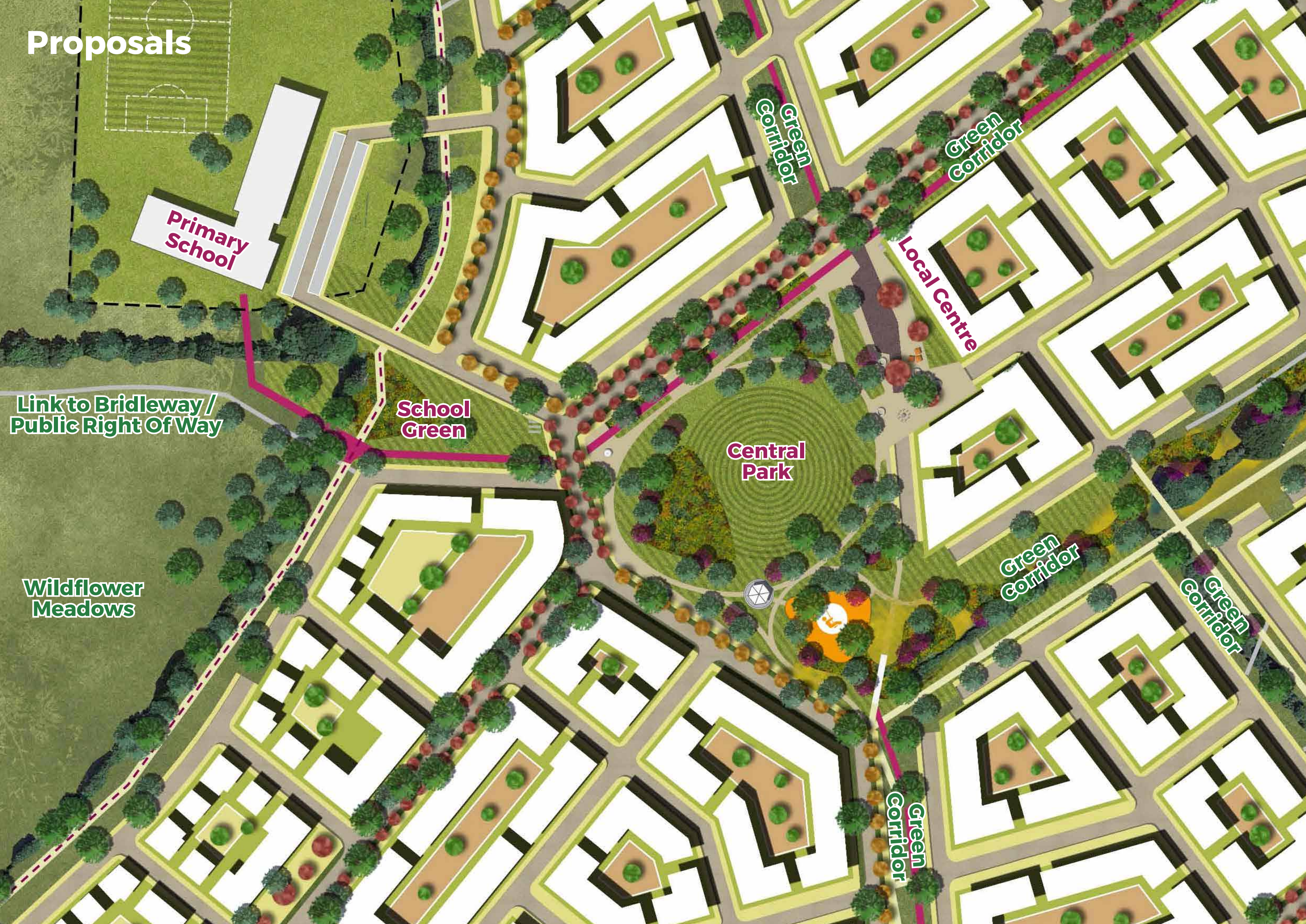


# Proposals





# Proposals



Primary School

Green Corridor

Green Corridor

Local Centre

School Green

Central Park

Green Corridor

Green Corridor

Green Corridor

Link to Bridleway /  
Public Right Of Way

Wildflower  
Meadows



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# TRANSPORT & MOVEMENT

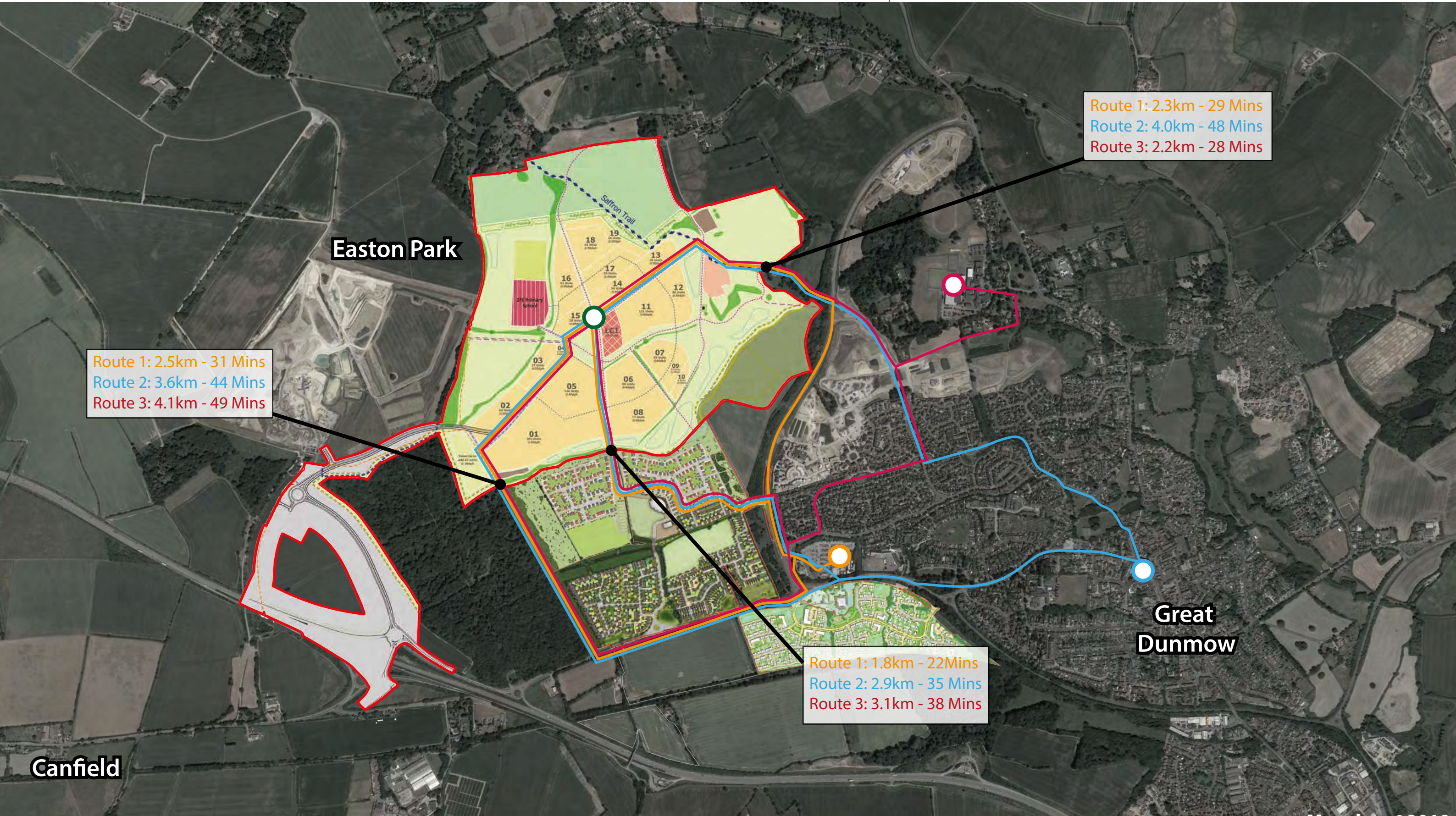
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David Bird



# Walking Routes

- Great Dunmow High Street
- Helena Romanes School & Sixth Form Centre
- Tesco Superstore





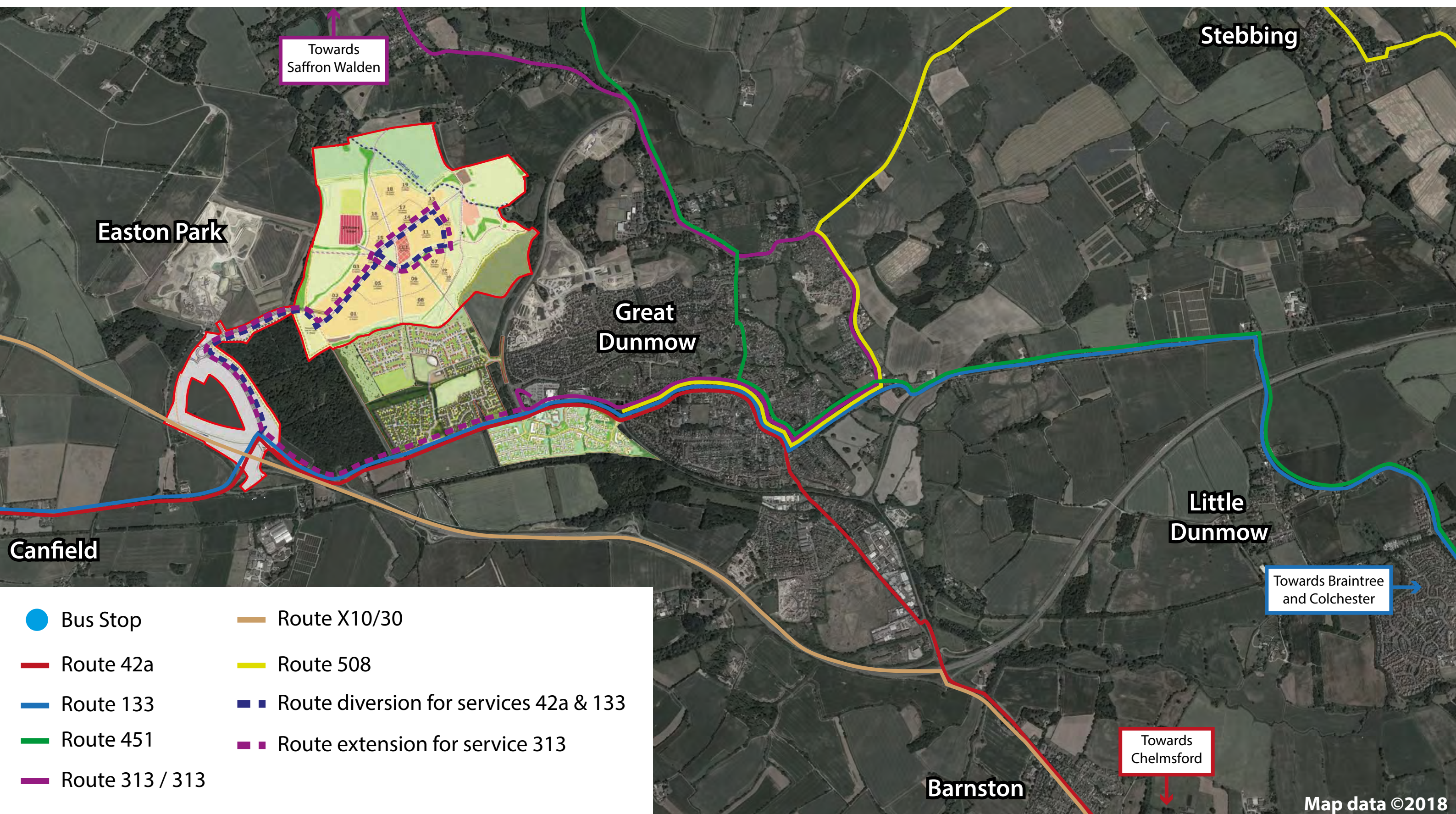
# Cycling Routes

- Great Dunmow High Street
- Helena Romanes School & Sixth Form Centre
- Tesco Superstore
- Stansted Airport





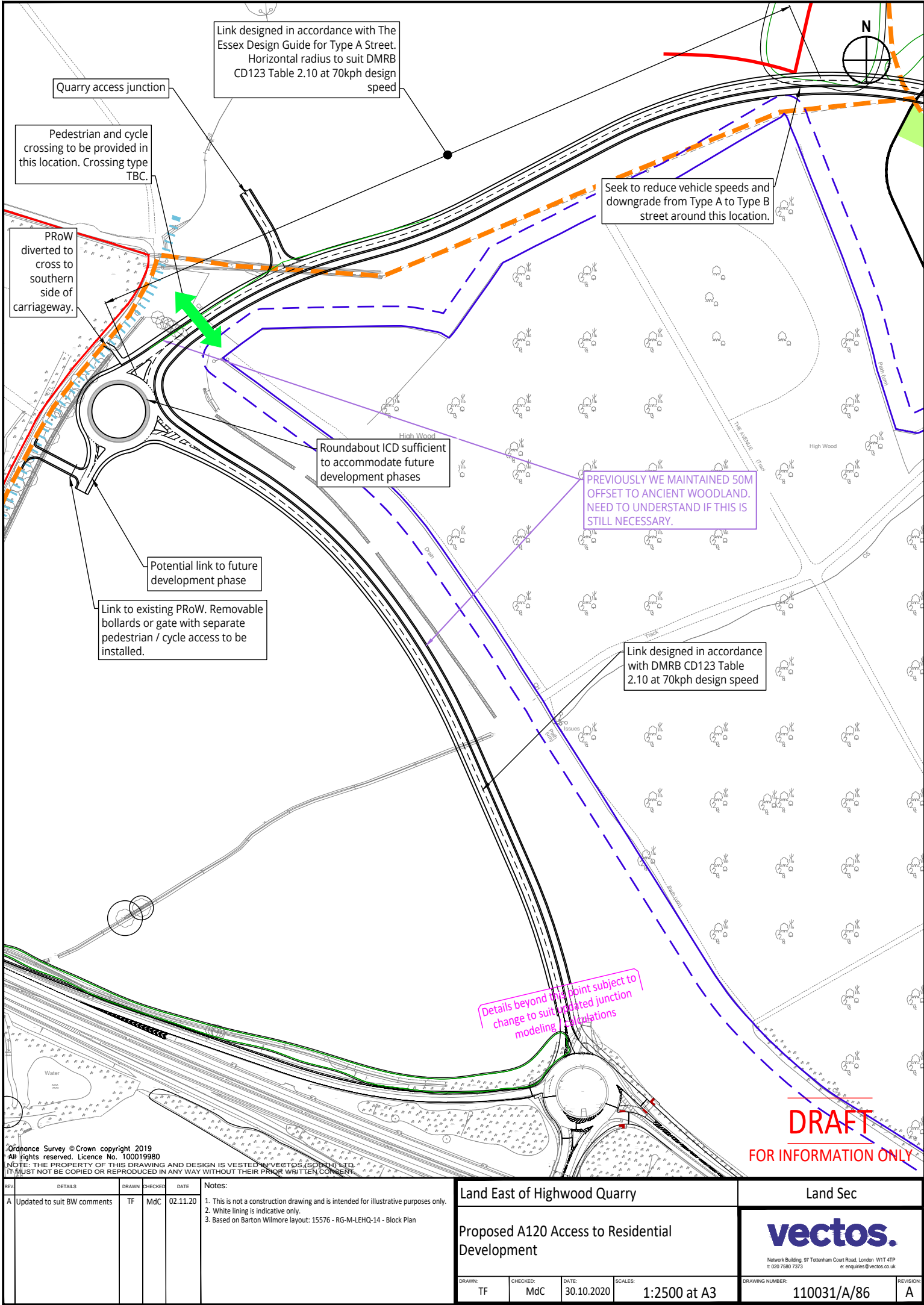
# Proposed Bus Services





# Access

- Improved junction off the A120
- No vehicle access to Little Easton, Park Road or Great Dunmow
- Potential future connection to West of Woodside Way (Barratt)
- Secondary road layout to be determined at reserved matters stage





# Connectivity

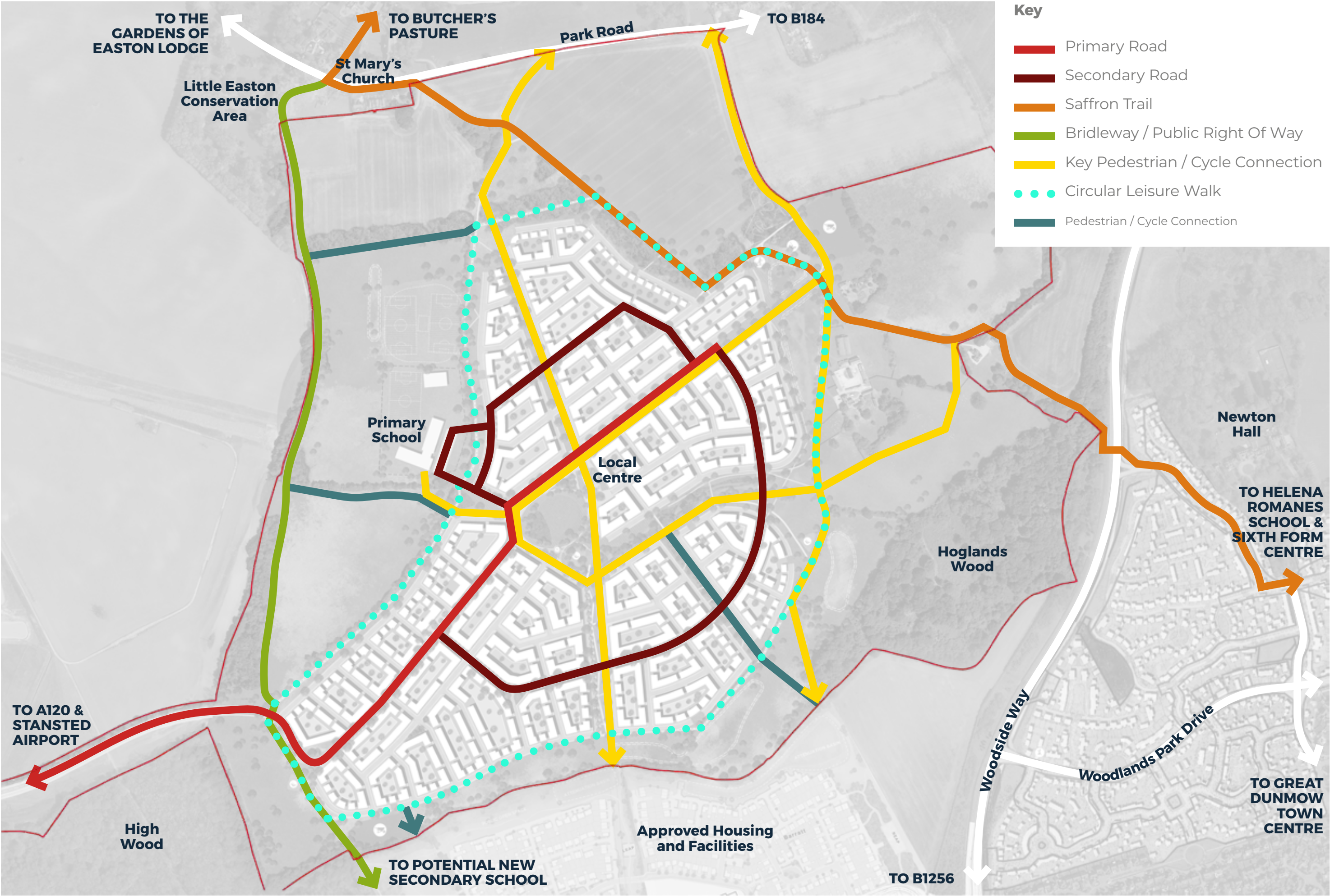
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- Infrastructure to support the anticipated growth in ownership of electric vehicles.
- Space for car sharing opportunities, such as community car clubs
- Useable, safe and well-lit walking and cycle routes
- Potential for a travel plan co-ordinator and an incentive scheme
- Pedestrian and cycle routes given priority over motor vehicles at crossings wherever possible
- Secure, accessible, weatherproof and well-designed bike stores
- Two public rights of way that cross the site retained and enhanced (including Saffron Trail)





# Illustrative Street Hierarchy





# Sustainable Transport Strategy – Key Elements:

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- A master plan that includes a primary school; local centre and walkable neighbourhoods;
- Walking routes that connect in all directions and link to local services including the Helena Romanes secondary school;
- Cycling routes which allow access to local facilities within 10 minutes and Stansted Airport within half an hour;
- Bus services that will serve the site connecting to Great Dunmow , Stansted and other origins/destinations.
- Provision of EV charging points to allow for the rapid transfer from fossil fuels to electric vehicles over the next 10 years.
- Provision of a detailed Travel Plan with incentives to use sustainable modes of transport;
- Future proofing of BRT routes to Stansted and Great Dunmow in the event that the council decide to allocate Easton Park for a new settlement.



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# SUSTAINABILITY & CLIMATE CHANGE

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Lewis Knight



# Sustainability - Our Role

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- Understand the sustainability needs: local, regional, planetary
- Work with design team to develop responses to needs:
  - Raise aspiration levels; aim for best available practice
  - Champion sustainable features
  - Join the dots: create synergies, avoid clashes
- Communicate the sustainability credentials of the scheme





# Sustainability Features: Summary

- Energy-efficient, low-carbon buildings
- All-electric energy; residual emissions will fall over time
- Enable switch to electric vehicles; walkable/cyclable layout
- Local facilities to reduce the need to travel
- Space + telecoms for remote working
- Range of affordable homes
- Design code for quality





# Sustainability Features: Summary

Retain and enhance natural features for wildlife.

Streets and parks that invite active travel and active recreation.

- Outdoor sports
- Allotments

Ready for climate change (rainfall, drought, heat)

- Natural flood management
- Trees for shade
- Planting for drought
- Water-efficient buildings





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# COMMUNITY ENGAGEMENT

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Georgina Chapman



# Consultation

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- Public consultation 11th January to 1st February 2021
- Online exhibition at - [www.LandEastHighwoodQuarry.co.uk](http://www.LandEastHighwoodQuarry.co.uk).
- Newsletter to arrive with residents on 11th January
- Adverts in local paper and parish magazine
- Feedback form
- Project Team contact details - 020 7446 6853 / [LEHQ@bartonwillmore.co.uk](mailto:LEHQ@bartonwillmore.co.uk)

## Webinars – presentation followed by Q&A

- Thursday 21st January from 6pm to 8pm  
(our presentation will start at 6pm)
- Friday 22nd January from 2pm to 4pm  
(our presentation will start at 2pm)
- Saturday 23rd January from 10am until 12pm  
(our presentation will start at 10am)

## Planning submission – February 2021



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# Questions & Answers

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