

Welcome

**LF
(Waltham Abbey)
Ltd**



Welcome. This exhibition outlines our plans for a proposed development of approximately 250 homes south of Uphire Road, Waltham Abbey.

This exhibition gives you the opportunity to have an active role in shaping our proposals as we work towards submitting an outline planning application to Epping Forest District Council. We would like to hear your views on the proposals and how this development can integrate within the existing community.

We are LF (Waltham Abbey) Ltd, the landowner and a land promotion company with a passion for facilitating the development of exceptional homes in sustainable locations which have a local housing need.

We are eager to work with Waltham Abbey residents to help shape the proposals for Uphire Road. Your feedback and contributions will play an important role as the proposals develop further.

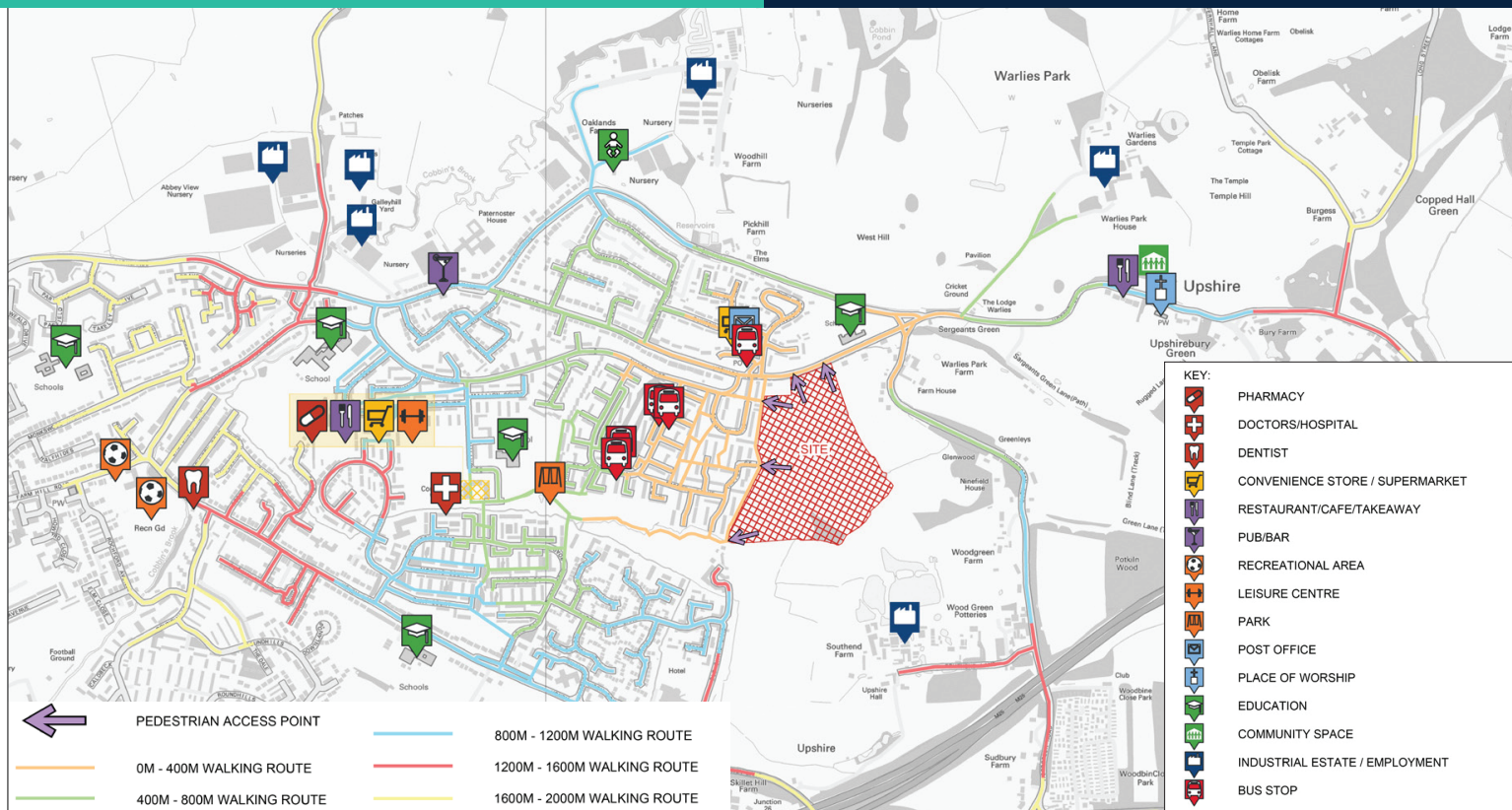
Once you're familiar with our proposals, please do complete the survey questionnaire and let us know your thoughts on the plans, and your suggestions. This can be done today, later when you are at home and posted, or online on the website (www.planningconsultation.com/upshire-road/). **The consultation will run until Sunday 12th October.**

Get in Touch

For further information and to register for updates please go to our project website: www.planningconsultation.com/upshire-road/ or call our helpline number 020 7939 7950 or email us at: planning@chelgate.com

The Site

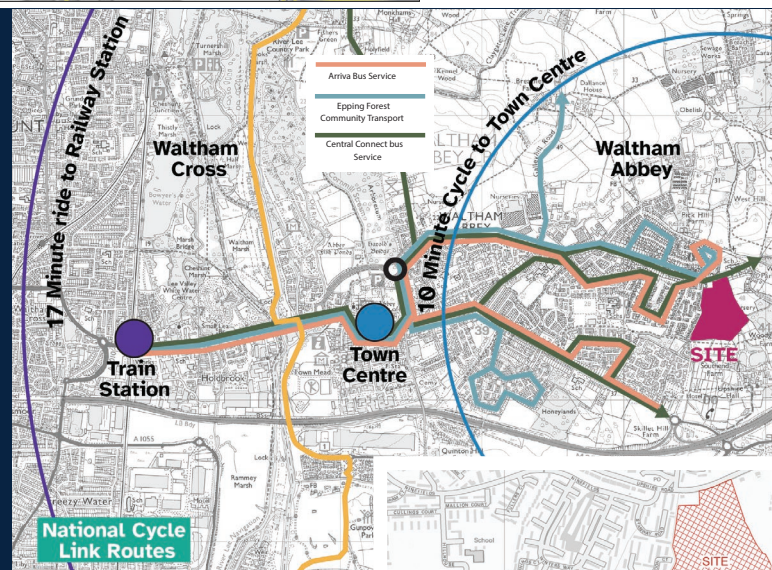
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The site is currently used for periodic car boot events and is comprised of two grass fields.

The site is bordered by existing development to the north, west and south-west. Along Upshire Road to the north-east of the site is Upshire Primary Foundation School. To the east and south of the site is open scrubland with a mix of semi-natural areas and paddocks and hedgerow trees. The site is well related to the town of Waltham Abbey, the services and facilities within, and the existing built up area.

Multiple amenities are located close to the site, including Upshire Primary Foundation School, a Co-Op Food Store, Waltham Abbey Leisure Centre, the Hill House local centre and the Treehouse Nursery. There is parkland and children's play areas also located nearby. All amenities are within easy walking and cycling distance of the site.



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Why This Site?

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Not Inappropriate Development Checklist



Utilising Grey Belt



Demonstrable
Need for Housing



Sustainable
Location



Meeting Golden Rules



National Planning Policy Framework

National Planning Policy Framework (NPPF) Para. 155 introduces the concept of grey belt whereby development is not inappropriate. Contribution of the site to the Green Belt:

Green Belt Purpose	Assessment on contribution/performance to purpose	
	EFDC Stage 2 GBA 2016	LDA Design
1	No contribution	No contribution
2	Relatively Weak	Weak
4	Weak	Weak

Epping Forest Council (EFDC) Housing Need:

1. Housing Deliver Test (2023) shows EFDC has only delivered 66% of required homes in preceding three years,
2. Housing land supply is significantly less than the five years required under national policy,
3. The presumption in favour of sustainable development therefore applies.

Golden Rules

Proposals meets the requirements of the Golden Rules set out in the NPPF by:

- Providing 50% affordable housing (approximately 125 homes);
- Sustainable location including upgrades to walking and cycling routes; and
- Providing approximately 5ha of public open space exceeding national requirements.

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The Masterplan

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Key elements:

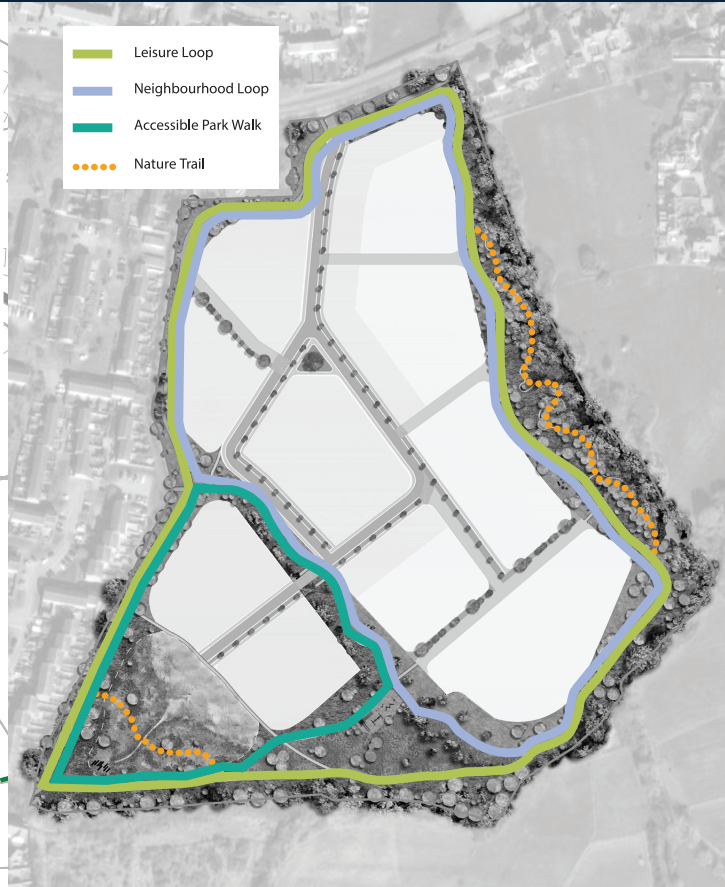
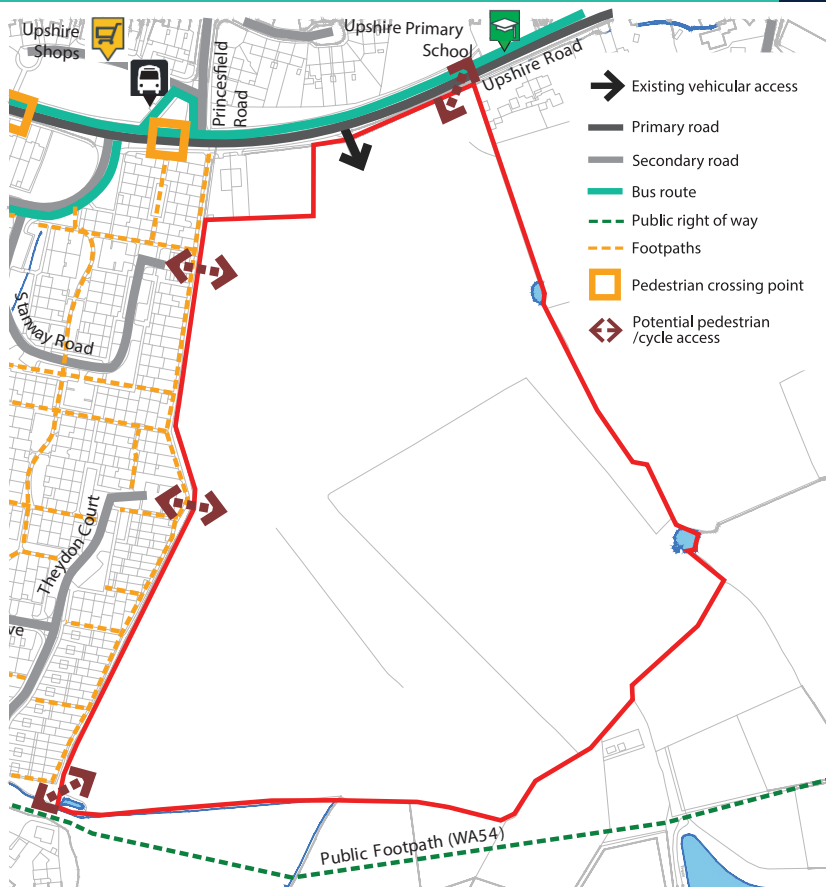
- Approximately 250 dwellings,
- Approximately 125 affordable home (50% provision),
- Mix of tenures, including affordable rent and shared ownership,
- Mix of unit sizes including family homes and apartments,
- Layout respects the existing topography, landscape, and ecological features,
- New areas of open space including play areas,
- Sustainable drainage systems to manage rainfall runoff and reduce the risk of flooding,
- Highly sustainable homes incorporating air source heat pumps, PV panels, cycle parking, and EV charging points,
- Financial contributions towards infrastructure provision including education and health.

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Access and Movement

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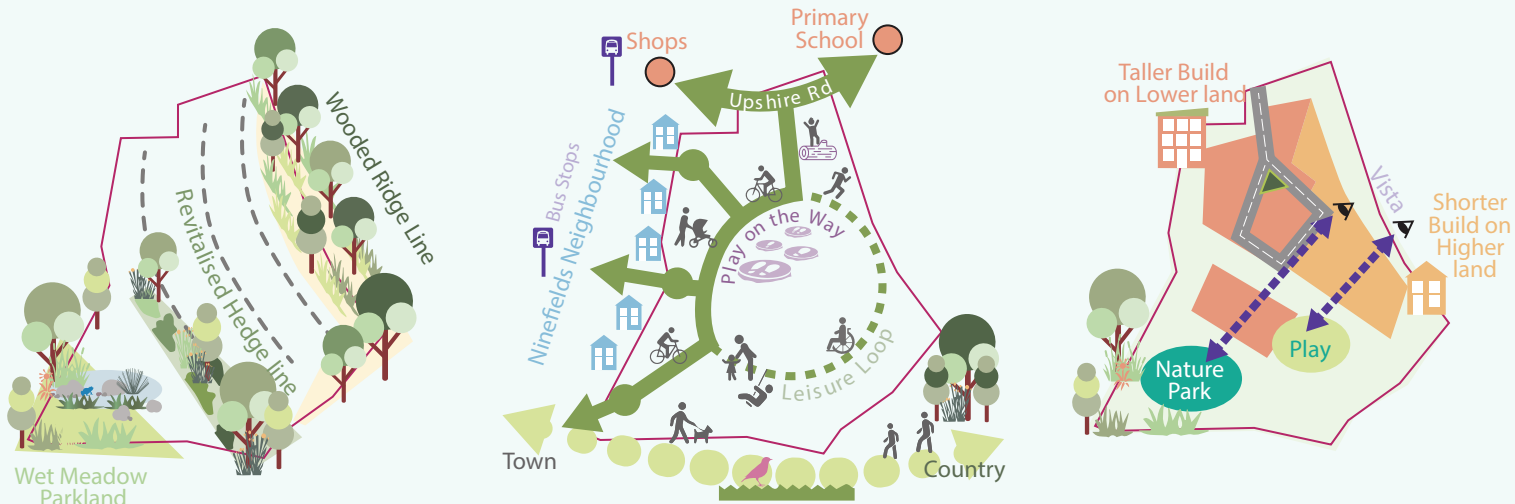


- The Concept Masterplan for the site has been designed to enable a 'Leisure Loop' around the perimeter of the site that measures circa. 1.5km long, which aims to reduce vehicle use locally,
- New access onto Upshire Road for vehicles, pedestrians and cycles which could include changes to traffic calming and crossings in the immediate vicinity,
- New pedestrian and cycle links in to Waltham Abbey and surrounding area from the site,
- This site is within 400-600m of existing bus stops on Upshire Road and Winters Way. A variety of bus routes provide links to Waltham Abbey town centre and Waltham Cross train station, at intervals of every 10-20 minutes.



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- The site has no local or national ecological designations,
- Surveys of protected species are being conducted on site,
- Proposals will optimise biodiversity enhancements and, overall, the scheme will deliver a minimum of 10% biodiversity net gain (BNG),
- The height and density of the buildings will complement the adjacent built form and open countryside,
- Existing local wildlife habitats will be effectively management and enhanced by the creation of new habitat along the site and field boundaries,
- Creation of new formal play areas and play on the way throughout the site,
- Opportunities for local wildlife will be enhanced through the management of existing habitats, as well as the creation of new habitat along the site and field boundaries.



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Key Benefits

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Delivery of much needed housing in the medium term on a site in a single land ownership.



Delivery of 50% affordable homes in a mix and tenure to be agreed with the Council.



Significant provision of on-site public open space for use by existing and future residents including play areas.



Provision of visitor parking for existing school users to ease traffic congestion at school pick up and drop off times.



Highly sustainable homes including air source heat pumps and PV panels.



Economic benefits during the construction process and through local spend once the development is occupied.



Active travel improvements in the local area.

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Timescales and Next Steps

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- We will be submitting an outline planning application to Epping Forest District Council in the autumn.
- Following submission we will work with the Council to seek a decision in Spring 2026.

Thank you for taking the time to look through our public exhibition. We encourage you to provide your feedback by completing the questionnaire provided, either today or to return it later in the pre-paid envelope provided, or to complete the questionnaire online on the website (www.planningconsultation.com/upshire-road/).

The consultation will close on Sunday 12th October.

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