

# Newport, Quendon and Rickling Neighbourhood Plan: Summer 2017 Consultation

Do you want to help shape what happens in our villages? Please take part in this consultation - it takes about 20 minutes.

\* Required

## Instructions

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There are a number of topic areas. Each one provides some background, things to think about, then asks for your opinions on some draft policies, and finally gives you the ability to add any further comments. You can leave at any point and return later to complete it - it saves automatically.

Please use the 'No opinion' option for issues which maybe village specific, eg if you live in Newport and have no view on a Quendon & Rickling matter or vice versa. And use the 'Neutral' option for issues that you are familiar with but don't have a strong view about

If you have any questions about completing it please contact the Steering Group on [steering.group@nqrplan.org](mailto:steering.group@nqrplan.org) or 01799 540411

Please submit by 14th August!



## About You

Because this is a formal public consultation, we need to take a few details about you first. No personal information will be published.

1. **First Name** \*

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2. **Last Name** \*

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### 3. Email Address (optional)

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### 4. Postcode \*

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### 5. First line of your address \*

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## Housing - how much and where?

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The government wants one million new homes to be built by 2020 and Uttlesford is expected to provide a total of 14,100 homes between the period 2011 to 2033.

Newport currently has just over 1000 houses. Permissions granted and those under construction will add about 400 more. There are 285 other houses in various stages of application, consultation or at appeal. Quendon & Rickling has about 300 houses. There are 12 under construction at Ventnor Lodge and 19 north of Bluebell Drive are included in the Local Plan consultation.

However, developers are also putting forward large sites in Newport which are extra to those now being consulted upon for the Local Plan.

Allocating housing numbers across the district is the responsibility of Uttlesford District Council and our Neighbourhood Plan has to be in conformity with the Uttlesford Local Plan. We could, however, decide to accept more development than in the Local Plan which could bring benefits by providing improved infrastructure.

## Housing Allocation Strategy

Where should we allow housing to be built?



## Things To Think About

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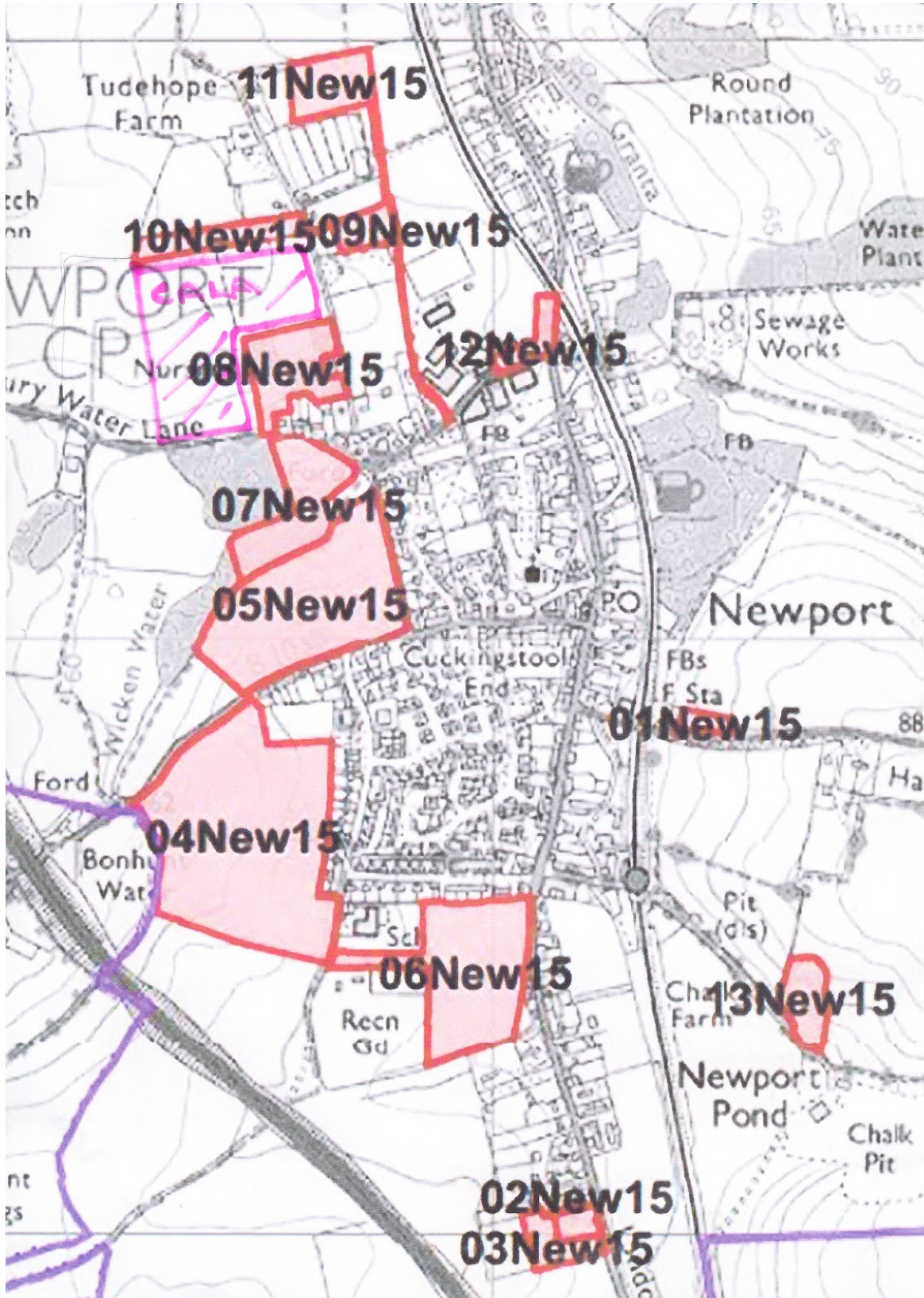
In Newport, Countryside Properties are proposing building a 150 house estate on Wicken Rd below Frambury Lane going down to the M11. The 95 house application under Newport Primary School down to London Rd was rejected, but the land owner has taken the decision to appeal. Neither of these sites are in the draft Local Plan now being consulted on

In Newport a brownfield site near the station on Chalk Farm Lane for up to 46 houses was put forward by its owner but excluded from the draft Local Plan for being on the East side of the

railway, despite being closer to the centre than for example the Bury Water Lane Cala site

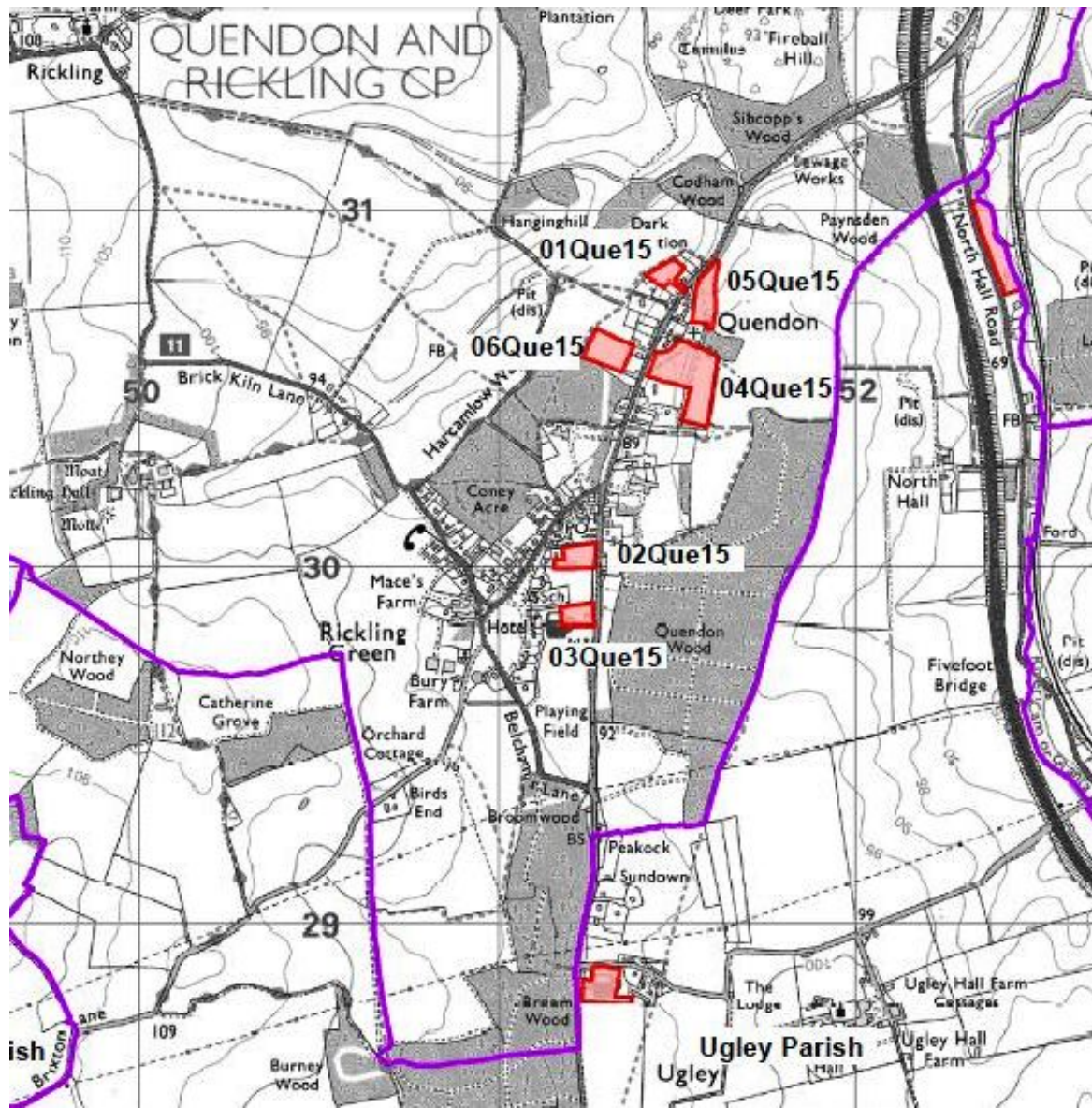
Currently even the large developments bring little infrastructure benefit and small scale developments typically contribute nothing at all

## Newport sites put forward by developers for the Local Plan



Quendon & Rickling sites put forward by developers for

# the Local Plan



6. \*

Mark only one oval per row.

	Like	Neutral	Dislike	No opinion
Allow building to continue extending along the main road (the B1383)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow Newport to expand outside of the river valleys. Eg the proposal for 150 houses on Wicken Rd behind Frambury Lane going down towards the M11 (Site 04New15 on the map)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Instead of building on greenfield allow Newport to expand on the brownfield land East of the railway (Site 13New15 on the map)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retain significant green areas close to the centres eg Wicken Rd/School Lane	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow development in Quendon & Rickling large enough to provide significant infrastructure eg a new Community Centre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Only allow infill in Quendon & Rickling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**7. Any Other Comments For This Section?**

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## Planning & Design



Our villages have a wealth of architecture, including many houses in the conservation areas that date back hundreds of years, and grand houses such as Quendon Hall. There has been significant expansion the C20th and C21st centuries, of varying quality, convenience and appearance, so that today our villages are much larger and more architecturally diverse.

Within the conservation areas, repairs, new building and rebuilding are already protected. Views, for example of green spaces and church towers are also protected

Having a Neighbourhood Plan means that we can have a say about what sort of houses are built, what they look like and the facilities and services that are provided for them.

Planning rules specify minimum parking provision per house/bedroom. However tandem (two or three-in-a-line arrangements, where vehicles are inaccessible, are permitted

New taller buildings can be approved close to existing lower ones. There are no laws defining loss of light, privacy and amenity to existing properties - what is permissible is down to the opinion of council officers and the planning committee

## **Things To Think About**

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What type and size of new homes do we need most of all?

What type of affordable housing do local people need most? Do we need more shared ownership housing?

Does new housing need better off-road parking provision?

Should design of new housing be modern and innovative or traditional, or a mix of the two?

How do we improve the quality of streetscapes?

## **Policies**

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How do you feel about the following policies? (Note the housing type questions are based on the 2015 Q&R Village Plan, but please answer them again!)

8. \*

Mark only one oval per row.

	Like	Neutral	Dislike	No opinion
There is a need for more social housing (council or housing association at affordable rents)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is a need for more sheltered housing such as Reynolds Court	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is a need for more affordable homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is a need for more 1-2 bedroom flats or houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is a need for more 2-3 bedroom flats or houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is a need for more 4-5 bedroom flats or houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is a need for more 6 or more bedroom flats or houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking arrangements where vehicles cannot easily be accessed (eg tandem) should not count towards the number of spaces required by UDC policy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Three and two and a half storey houses should be limited and only situated in the centre of developments so as not to overshadow the surrounding area and the approach to the development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The height and scale of new buildings should be consistent with the area and with nearby properties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sites for new developments should not compromise rural and village views, both close up and long distance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New developments should be required to include litter and dog poo bins and UDC should be required to empty them	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Developments of town-like houses should be avoided as not in keeping with the vernacular tradition of the area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. Any Other Comments For This Section?

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## Roads and getting around



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The main road runs along the Cam valley through Newport. Between Newport and Quendon it goes over a ridge and the M11 to which there is no connection. It was improved as a turnpike in the C18th and has been little altered since. Newport railway bridge has a 4.3m height restriction which excludes very tall vehicles.

The train service at Newport is an hourly stopping service, half hourly in the peak. There is no direct bus or train service to Stansted airport. There is an hourly bus service through the villages, but it does not run in the evening or Sunday.

The main road takes around 90,000 vehicles a week. There is congestion in Newport during the day, and around the schools and at the Wicken Rd junction. The new developments in the district will make the traffic worse as will development in the villages in the absence of traffic mitigation measures.

There are problems with pavement parking in both villages and commuter parking in Newport. It is not currently illegal to park on pavements (except in London)

## Things to Think About

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How can we encourage more sustainable transport - walking and cycling?

How can we improve congestion at junctions, around schools and along the main road?

There are safety concerns about our pedestrian crossings (vehicles not stopping) and about speeding. In the absence of police enforcement are there other things we can do?

Several London boroughs are total 20mph zones. Others have combined this with shared space schemes. This is where all but essential vehicle friendly infrastructure is removed. This makes drivers pay attention to their surroundings. Buntingford have this in their NhP and see also [https://en.wikipedia.org/wiki/Shared\\_space](https://en.wikipedia.org/wiki/Shared_space)

Although some surrounding lanes have 20 limits it is the main road where the deaths have been

## Policies

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How do you feel about the following policies and questions?



10. \*

Mark only one oval per row.

	Like/Yes	Neutral/Don't know	Dislike/No	No opinion
New developments should incorporate new footpaths and cycleways for recreation and to link to village facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Developments outside of 30 limits should be required to fund the extension of the speed limit and provide extensions to footways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New developments must incorporate measures to improve traffic congestion in and around the villages	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you think if a direct train service to Stansted airport was provided it would have a good level of use?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you think if an evening and Sunday bus service was provided it would have a good level of use?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you think if cycle paths were provided along the main road they would have a good level of use?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should markings be put on the pavements to show how far in vehicles may park, keeping sufficient space for pedestrians. (Thaxted have done this)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should the centre of the villages be 20mph zones?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic is slowed by mini roundabouts. Should these be installed?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should the centre of Newport be considered for a shared space scheme?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should a pedestrian crossing be installed in Quendon ?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Untitled Title**

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## 11. Any Other Comments For This Section?

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## Green Spaces and Environment



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Green spaces are the 'green lungs' of our towns and villages which contribute to improving people's physical and mental health by providing places for informal recreation - walking, cycling, sitting, socialising and children's play - and 'breathing spaces' to take time out from the stresses of life. They bring the countryside into our towns and villages, and make it accessible from our 'backdoors'. Green spaces also create safe and attractive places where people want to live and businesses invest.

Uttlesford has the smallest amount of accessible green space in Essex (Essex Wildlife Trust - Analysis of Accessible Natural Greenspace Provision for Essex, 2009) UDC housing density policies mean that most new developments provide only the smallest gardens and little community green space.

Green infrastructure includes:

- Green corridors and footpaths
- Outdoor sports facilities
- Amenity green space
- Allotments
- Graveyards
- Accessible countryside on the edges of villages

## Things to Think About

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Because of the road, railway and river blocking East - West movement Newport has relatively few footpaths. Network Rail are intending to close all three foot crossings and therefore the footpaths

Do we need more allotments?

Should we have more footpaths and are there existing paths which should be made into Public Rights of Way?

How can our existing green spaces be improved? Are more Tree Preservation Orders needed?

Are you aware of the Wicken Water Local Wildlife site in Newport? The location is site 07new15 on the map, rejected by UDC as totally unsuitable for building.

## Wicken Water Local Wildlife Site



### Policies

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How do you feel about the following policies?

12. \*

*Mark only one oval per row.*

	Like	Neutral	Dislike	No opinion
New developments should be designed around 'green lungs' of natural and amenity green space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Biodiversity should be encouraged through the improvement and protection of wildlife corridors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Development permissions focus on road access . They should also improve connectivity between the development, green spaces and the surrounding countryside	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New developments should incorporate tree-lined roads using indigenous species	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide sufficient allotment facilities to meet the needs of the local community (local to the new development)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wicken Water marsh in Newport should be improved and opened for public access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### 13. Any Other Comments For This Section?

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## Sports, Community and Leisure

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A Neighbourhood Plan can help provide or improve supporting infrastructure such as sports facilities, community halls, playing pitches, and arts and leisure facilities. The Neighbourhood Plan team would like to know where facilities are most needed and try to ensure that these are suitable for use by as many people as possible.

The UDC Sports Facilities Development Strategy 2016 noted that Newport Recreation Ground football pitches are 'currently used to beyond their sustainable capacity' and the tennis courts do not have lighting or toilets

There are currently no '3G' football turf pitches (rubber crumb-filled surfaces) in Uttlesford.



## Things to Think About

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Are the current sports pitches suitable for the needs of our villages now? And following expansion? Women and girls are playing more traditionally male sports - football, cricket, rugby

Are you aware that all the facilities at JFA can be hired?

Are the village halls and other buildings adequate for all activities and for all ages?

Are the other facilities adequate eg tennis courts, bowls, cricket facilities, hockey pitch?

Are the youth facilities adequate?

UDC have a strategy requiring developments to pay a sports infrastructure contribution . It was developed in 2012 but no action taken <http://www.uttlesford.gov.uk/CHttpHandler.ashx?id=1723&p=0>. Proposed figures are in para 6.23

Typically developments between 1 and 20 houses now contribute nothing to local facilities, highways, schools or healthcare.

# Policies

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How do you feel about the following policies?

14. \*

*Mark only one oval per row.*

	Like	Neutral	Dislike	No opinion
The UDC Sports Contribution policy should be enforced for major developments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Developments of all sizes should contribute pro rata to community facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Exercise areas and facilities for people of all ages, not just children's play areas, should be funded by new developments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There should be greater provision of all types of sports pitches for community use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A location for a village museum should be provided. Suggestions?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

15. **Any Other Comments For This Section?**

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## Business & Local Economy



With its station and secondary school, Newport has retained many shops, pubs, businesses and village organisations. Quendon and Rickling has a primary school, but with a smaller scale of development, lost its shops and petrol station but retains a wide range of organisations, the Quendon Hall wedding venue, a large pub /hotel with ten rooms and two churches. A Google search for accommodation brings up Stansted airport hotels

Newport has lost commercial sites to housing. Fast broadband is available in parts of Newport and BT are working on the rest. Quendon & Rickling has no fast connection and

installation currently appears not to be imminent

A village shop is opening in the Cricketers Arms on 5th July.

The quarry at Newport has previously been put forward for housing or commercial use but is now also going into the Essex Plan to be used for inert landfill with eventual restoration to grassland

The Newport London Rd application (rejected but now awaiting an appeal) includes some commercial space but the use was not defined

## Things To Think About

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Can the villages support more shops and how will more housing affect this?

How can we improve our offering to visitors to the villages?

Does the local area need more hotel accommodation?

What type of businesses should be prioritised?

## Policies

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How do you feel about the following policies?

16. \*

*Mark only one oval per row.*

	Like	Neutral	Dislike	No opinion
Any conversion from commercial to residential properties should only apply to first or higher floors or where there is overwhelming evidence that the retail space is not required	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The area and the villages would benefit from having a hotel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should a small business centre be built?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. **Any Other Comments For This Section?**

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## Education & Health



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A neighbourhood plan can facilitate the building or expansion of schools and medical facilities by helping to ensure that land is made available and permissions given.

Comments were made at our NhP displays that people have difficulties in obtaining doctors appointments. The Newport surgery covers both villages and was reported in 2016 as oversubscribed. People with restricted mobility arriving by public transport have difficulty getting to and from the surgery. The nearest dentists are in Saffron Walden and Stansted. Future development will put further pressure on these services.

JFA is taking another year group in September 2018 and will be having a new classroom block

Planning is in progress for an expansion of Oliver's Lodge Nursery. A new classroom has recently been added to Newport Primary School

## **Things to Think About**

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What will be the impact locally of the further expansion at JFA?

In addition to the other development, how will the construction of 90 retirement flats and the 50 bed care home (Bury Water Lane) affect our medical services?

There is no longer any choice as to which school students can go to. Should provision be made to expand our schools to reinstate choice?

Does the area need a separate sixth-form college?

## **Policies**

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How do you feel about the following policies and questions?

18. \*

Mark only one oval per row.

	Like/Yes	Neutral	Dislike/No	No opinion
Any development near the schools should leave space for the schools to expand	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There should be a new larger Health Centre close to public transport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New settlements likely to be in the Local Plan should include new secondary and primary schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Further expansion of the local schools should be conditional on an agreed school transport and parking plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I generally have no difficulty getting suitable appointments at the Newport surgery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

19. Any Other Comments For This Section?

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**Thank you, and Anything Else?**

Thanks for taking the time to let us know your thoughts. Do you have any other comments?

20. Other thoughts or comments

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