

Land at Jack's Hatch, Epping

For further information
scan the QR code or visit
www.pigeon-jackshatch.co.uk



Welcome

Welcome to Pigeon's consultation on emerging proposals for development of the land at Jack's Hatch, Epping.

Our aspiration for the development in Jack's Hatch is to deliver and create a vibrant and sustainable community through a landscape-led approach, incorporating the highest design standards and provision of associated infrastructure that will benefit both existing and new residents.

As our plans develop, we will continue to work closely with Epping Forest District Council, the community and other local stakeholders to ensure this scheme is designed to respect and reflect the existing character and heritage of the area.

After viewing the materials on display, please fill in a feedback form and leave it with us or complete the form at home and return it using our Freepost address provided. If you have any questions or would like to discuss the proposals in further detail, please speak to a member of staff at hand.

We value your feedback



Fill in a feedback form and leave it with us.



Or complete our survey online – simply scan the QR code or visit **www.pigeon-jackshatch.co.uk**



**Give your
feedback**



Contact us

consultation@pigeon.co.uk

0800 148 8911 (Freephone)

Monday - Friday, 9:00am - 5:00pm

Land at Jack's Hatch, Epping

For further information
scan the QR code or visit
www.pigeon-jackshatch.co.uk



About Pigeon

Pigeon is one of the UK's most dynamic property companies, specialising in land promotion, commercial and residential development, and property investment.

Over the years, Pigeon has become a leading force in the region, working to unlock the delivery of over 22,000 new homes and associated community infrastructure.

Pigeon is recognised for its bespoke, collaborative approach to each project, working closely with local communities and authorities to deliver sustainable, landscape-led developments that enhance their surroundings.

From major urban extensions to complex regeneration sites, Pigeon's track record demonstrates a commitment to quality, partnership and long-term value – principles that will be fully reflected in the proposals for development at Jack's Hatch.



For more information on Pigeon, please visit [**www.pigeon.co.uk**](http://www.pigeon.co.uk)



Contact us

consultation@pigeon.co.uk
0800 148 8911 (Freephone)
Monday - Friday, 9:00am - 5:00pm

Land at Jack's Hatch, Epping

For further information
scan the QR code or visit
www.pigeon-jackshatch.co.uk



The site

The site benefits from good public transport links including local bus stops on Parsloe Road, Sumners Farm and Thurstans.

The site is also within one mile of Barbara Castle Health Centre, Water Lane Primary School, Milwards Primary School & Nursery, Kingsmoor Academy, local places for worship and local shops. With further strong links into Epping and Harlow, the site is sustainably located to existing amenities.

The site also sits within a 25-minute cycle to both Harlow Town and Broxbourne Railway Stations benefiting from direct links to key areas such as London, Cambridge, Bishop's Stortford and Stansted Airport. Additionally, Epping Underground Station is also located within a 15-minute drive, offering an alternative route into various areas in London.

Through early planning and technical work, we have identified that the site is constituted as 'Grey Belt' land under the revised National Planning Policy Framework.



Images of the site:



Site location plan



Contact us

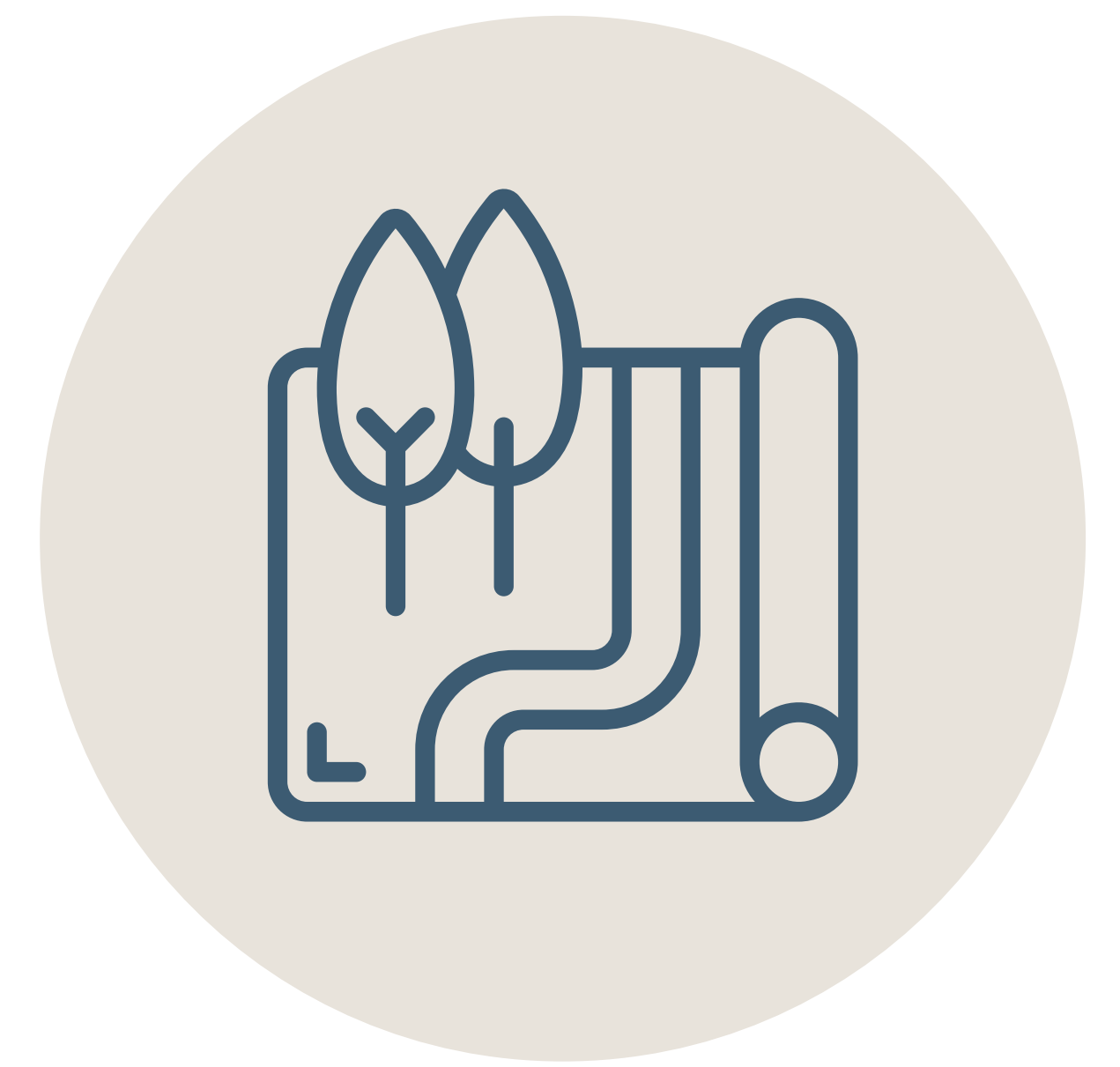
consultation@pigeon.co.uk
0800 148 8911 (Freephone)
Monday - Friday, 9:00am - 5:00pm

Land at Jack's Hatch, Epping

For further information
scan the QR code or visit
www.pigeon-jackshatch.co.uk



Proposals



Our aspiration for the development at Jack's Hatch in Epping is to deliver and create a sustainable community that integrates into the local area, providing much needed new homes and associated infrastructure that will be of benefit to both existing and new residents.

The vision is to prioritise nature, people and places through the following:

- Nature recovery network
- Close communities
- Respecting rural character
- Wildlife wandering
- Homes for all ages
- Homage to heritage

Indicative site masterplan



The development will deliver a number of key benefits including:



A mix of approximately 70 high-quality new homes.



50% of homes will be designated as affordable.



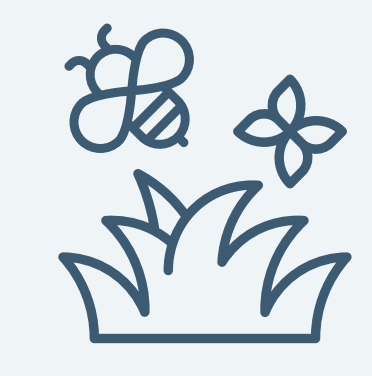
A provision for new and enhanced pedestrian and cycle routes linking to the existing Public Rights of Way (PROWs).



Significant public open spaces accessible for all new and existing residents to enjoy.



New and enhanced green infrastructure through retention of boundary vegetation and further native planting.



At least a 10% biodiversity net gain.



Incorporating of ponds, wet woodlands and natural drainage features.



Contact us

consultation@pigeon.co.uk
0800 148 8911 (Freephone)
Monday - Friday, 9:00am - 5:00pm

Land at Jack's Hatch, Epping

For further information
scan the QR code or visit
www.pigeon-jackshatch.co.uk



New homes & affordability



The proposals will deliver a mix of up to 70 high-quality new homes, in a range of housing types, sizes and tenures addressing the differing needs of residents in the local area.

The new homes will carefully follow traditional farmstead patterns, reinforcing the rural identity of Jacks Hatch. These new homes have been strategically placed away from the southwestern portion of the site which may be vulnerable to surface water flooding, separated by a protective buffer zone and generous open green space that embraces existing landscape features and creates distinctive neighbourhoods within the development.

Given that this is an outline application and is to establish the principle of the new homes, further design details will come forward at a later Reserved Matters stage.



As part of the proposals, 50% affordable housing will be provided in varying sizes and tenures including affordable rent, shared ownership and First Homes, offering a range of options for residents looking to get onto the housing ladder and helping to reduce the housing waiting list within the district.

All new homes on the site will be designed to complement the local area and create a community with its own distinct sense of place, whilst respecting and preserving the existing character of the surrounding local area.



**Give your
feedback**



Contact us

consultation@pigeon.co.uk

0800 148 8911 (Freephone)

Monday - Friday, 9:00am - 5:00pm

Land at Jack's Hatch, Epping

For further information
scan the QR code or visit
www.pigeon-jackshatch.co.uk



A connected community



Access & connectivity

Our proposed vehicular access point or the new development will be taken from Parsloe Road, via a proposed new access route.

In addition to this vehicular access point, there will also be new pedestrian and cycle access points connecting with existing Public Rights of Way, including a direct route to Sumners Farm.

Impact on traffic from the development will be assessed as part of the Transport Assessment submitted with the planning application.

Active travel

Our development at Jack's Hatch is designed to encourage active car-free travel through a combination of strategic connectivity, landscape integration and proximity to local amenities.



Key features include direct pedestrian links to existing footpaths and Public Rights of Way (PRoW), enabling safe and convenient access to nearby amenities. The integration of green corridors and open spaces will allow for further walking and cycling opportunities, and our proposed low-traffic internal layout will support safe movement for pedestrians and cyclists.

The sites location in relation to Harlow, with its town centre and significant employment opportunities, as well as Epping, further enhances its potential for active travel, integrating with broader mobility networks – aligning with the vision to create a healthy, connected and inclusive community.



Contact us

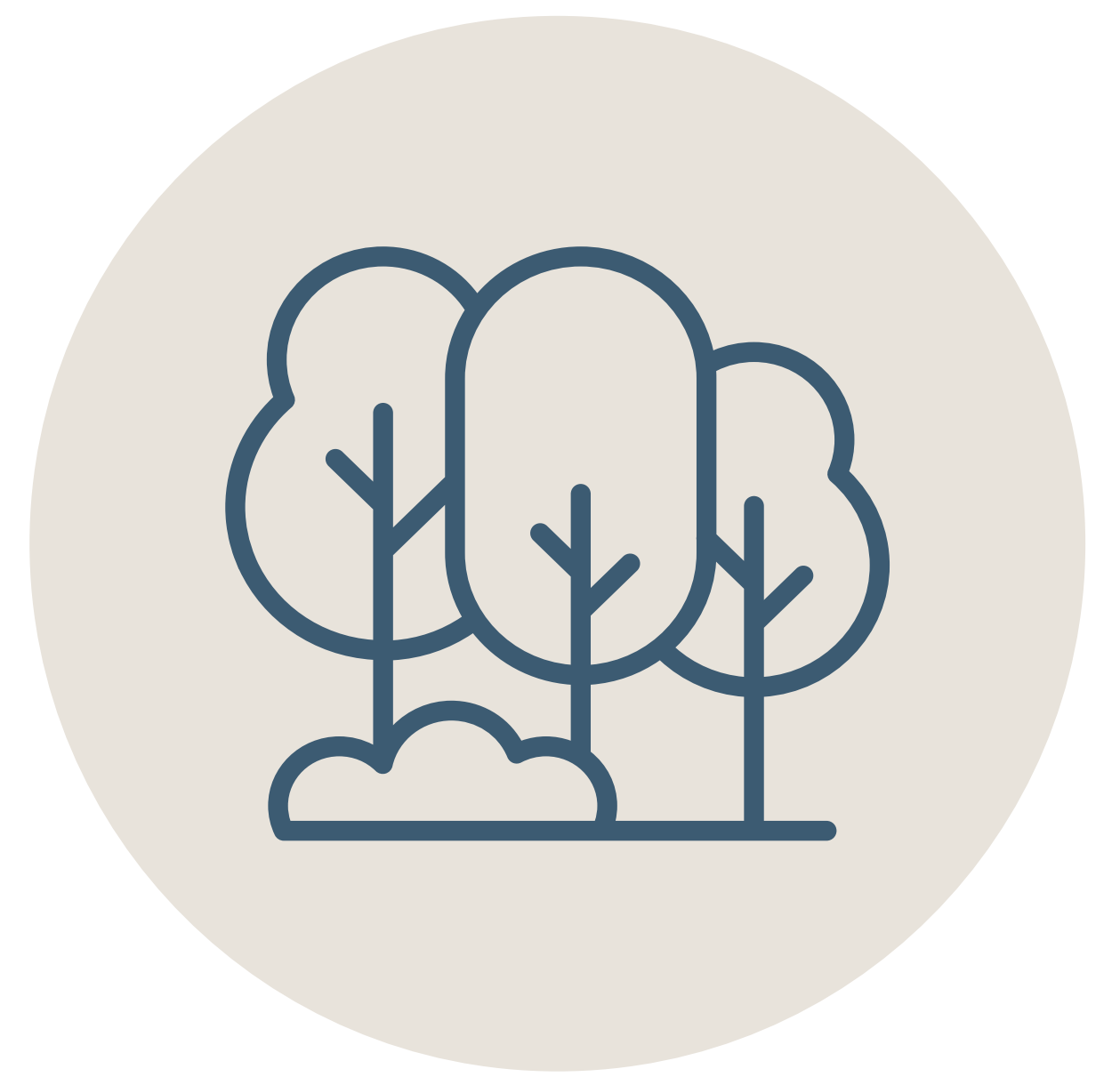
consultation@pigeon.co.uk
0800 148 8911 (Freephone)
Monday - Friday, 9:00am - 5:00pm

Land at Jack's Hatch, Epping

For further information
scan the QR code or visit
www.pigeon-jackshatch.co.uk



Landscape proposals



As part of the proposals, the new development will deliver significant green open space that will be accessible to all, designed to foster community activities and recreational opportunities.

The landscape proposals will promote a Biodiversity Net Gain of at least 10% by seeking to:

- **Retain, protect and enhance the existing vegetation**, including ecologically valuable tree lines and scrubland.
- **Establish protective buffer zones around veteran and ancient trees**, particularly along the eastern and southern boundaries.
- **Embed a Nature Recovery Network into the site**, supporting biodiversity and ecological connectivity.
- **Create new public open spaces to support informal recreation and nature engagement**, contributing to health and wellbeing.



- **Incorporate ponds, wet woodlands and natural drainage features** at the southwest of the site for landscape and ecological purposes rather than built development.
- **Create landscape buffers to protect the setting** of nearby Grade II listed buildings and maintain the historic character of the hamlet.
- **Incorporate heritage learning trails** and green corridors to connect the site to its cultural context.
- **Create and enhance a network of Public Rights of Way (PRoW) and footpaths**, encouraging active travel and greater community integration.



Contact us

consultation@pigeon.co.uk
0800 148 8911 (Freephone)
Monday - Friday, 9:00am - 5:00pm

Land at Jack's Hatch, Epping

For further information
scan the QR code or visit
www.pigeon-jackshatch.co.uk



Drainage & flood risk

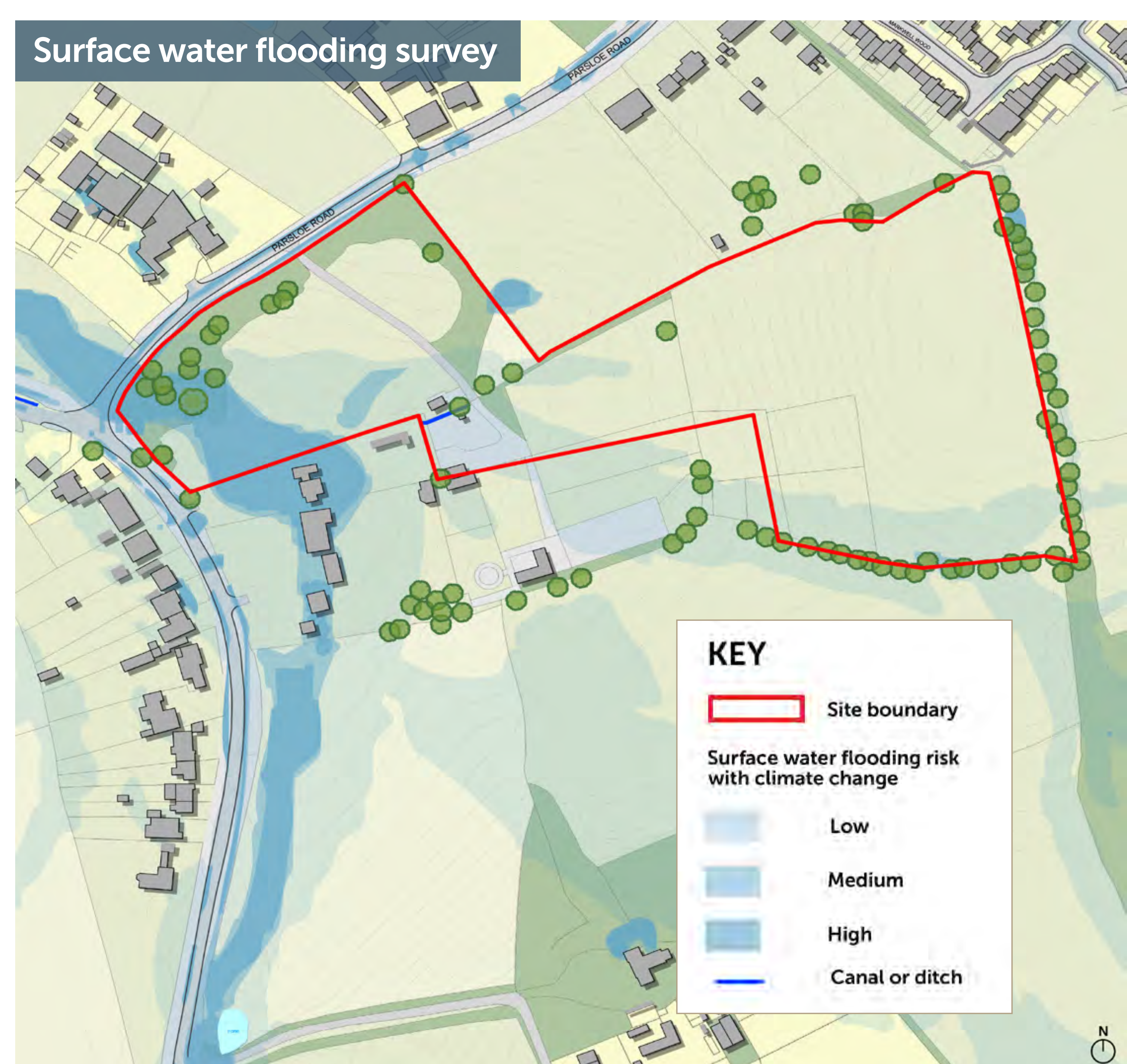


The southwestern portion of the site is identified as being particularly vulnerable to surface water flooding.

As such, this area has been excluded from the developable footprint and will instead be fully utilised for further landscape and ecological benefits.

The proposals have been designed to effectively manage surface water. To do this, the proposals incorporate the following measures:

- **Retention of natural drainage features such as ponds and ditches**, which will help slow and store surface water runoff.
- **Integration of wet woodland and modified grassland** in low-lying areas to enhance water absorption and biodiversity.
- **Protective buffer zones around key infrastructure**, including the existing water main, to prevent interference with drainage systems.



- **Sensitive site layout** that avoids placing built development in areas with medium to high flood risk, as identified in the surface water flooding survey.
- **Use of permeable surfaces and green infrastructure** throughout the site to reduce runoff and promote infiltration.

The system is designed to manage severe weather that happens very rarely, such as 1-in-100-year storm event and to account for climate change.



Contact us

consultation@pigeon.co.uk
0800 148 8911 (Freephone)
Monday - Friday, 9:00am - 5:00pm

Land at Jack's Hatch, Epping

For further information
scan the QR code or visit
www.pigeon-jackshatch.co.uk



Sustainability



The proposals have been developed to align with the clear ambitions for carbon neutrality by 2030 set out by Epping Forest District Council's Local Plan 2011-2033, incorporating measures that supporting low impact living.

These include landscape-led design, biodiversity enhancement and active travel infrastructure, all of which contribute to reducing emissions and improving ecological resilience.

All buildings will be designed to be fully compliant with the Building Regulation requirements, with high sustainability standards of energy efficiency. They will be thermally efficient with high insulation to reduce reliance on main heating systems.

Streets, buildings and roof pitches will be orientated to maximise solar energy, passive heating and cooling and natural ventilation.



Additionally, electric vehicle (EV) charging infrastructure will be provided for all new homes, contributing to the scheme's overall sustainability.

There will also be provision for cycle storage for all properties to encourage the use of alternative modes of transport to the car.



Contact us

consultation@pigeon.co.uk

0800 148 8911 (Freephone)

Monday - Friday, 9:00am - 5:00pm

Land at Jack's Hatch, Epping

For further information
scan the QR code or visit
www.pigeon-jackshatch.co.uk



Next steps

Thank you for attending our public consultation event
to view the proposals for land at Jack's Hatch, Epping.

We appreciate you taking the time to visit
and find out more about the site and for
sharing your thoughts on the proposals.

Share your feedback

Please now take a moment to fill out
our feedback form and either hand it
to a member of staff or leave it in the
box provided.

Alternatively, you can complete the
feedback form at home and return it
via our Freepost address.

There is also an online version of the
survey available via the dedicated project
website (scan the QR code opposite).

We will consider all feedback provided
during the consultation period and will
take on board comments wherever
possible in evolving the proposals.



Get in touch

 **0800 148 8911** (Freephone)
Monday-Friday, 9am-5pm

 **consultation@pigeon.co.uk**

 **Freepost MEETING PLACE
CONSULTATION**
(no stamp required)

 Scan the QR code or visit
www.pigeon-jackshatch.co.uk




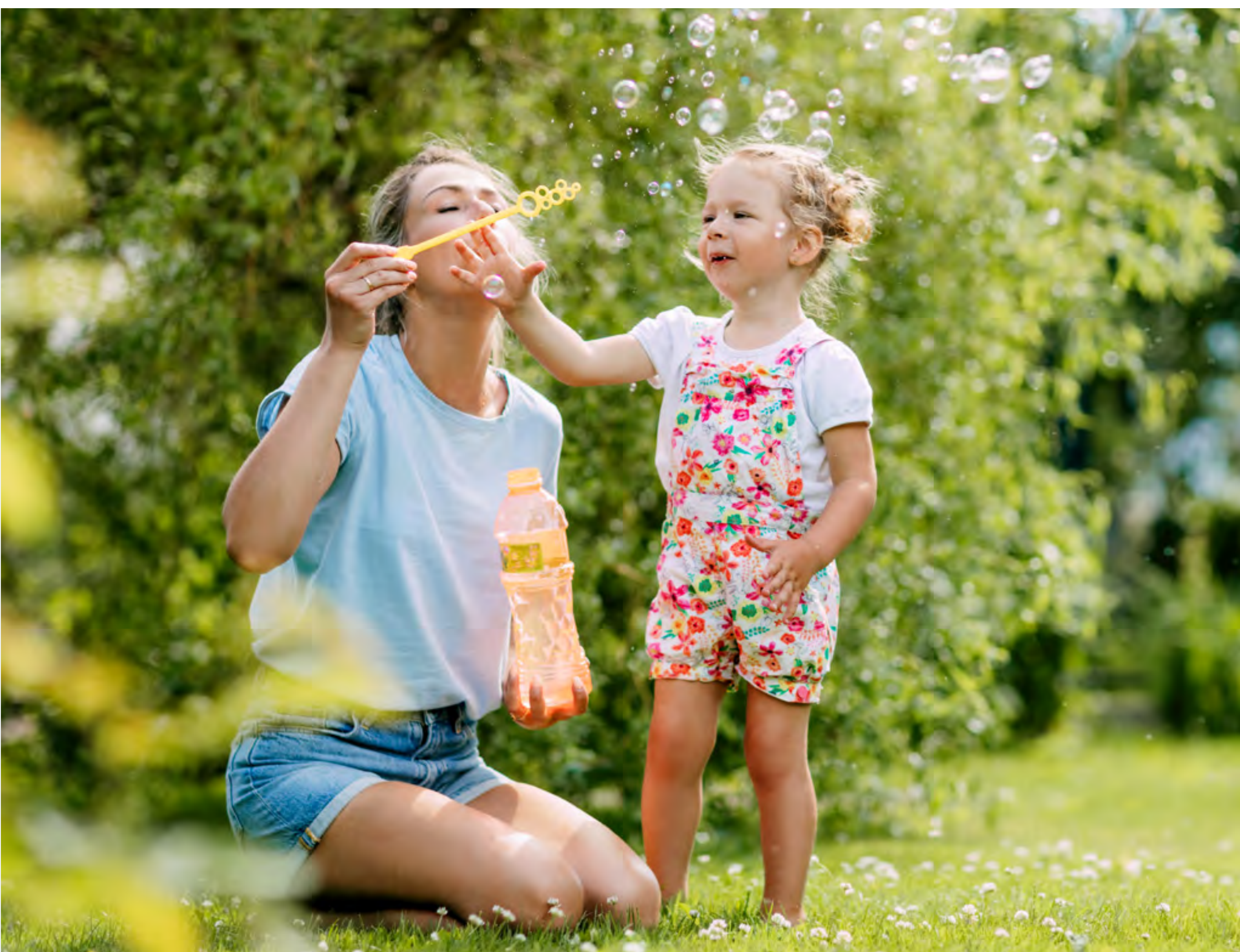
Timeline

Please see below the indicative
timeline of the application process:

 **Autumn 2025**
Launch of consultation.

 **Winter 2025**
Targeted submission
of outline planning
application.

 **Summer 2026**
Expected determination
of outline planning
application.



Contact us

consultation@pigeon.co.uk
0800 148 8911 (Freephone)
Monday - Friday, 9:00am - 5:00pm