

Radwinter NHP – Our Vision

Over the Plan period, Radwinter will continue to evolve, enhancing the rural environment, protecting our heritage assets, and encouraging a vibrant and sustainable community

Village character objectives

- Any new development to be modest in scale and will be in response to village needs
- Development will be of high-quality design, appropriate and sensitive
- Key views will be maintained to ensure we keep our closeness to the rural landscape

Climate change and biodiversity objectives

- The NHP will address the implications of climate change for flooding across the Parish
- Any new development will be expected to have a low carbon footprint
- Our local ecosystems will be maintained and protected including wildlife, trees and hedgerows

Vibrant community and transport objectives

- Affordable housing should be available to meet the needs of local people
- The NHP will encourage safer, and more sustainable transport solutions
- We will promote local facilities, clubs and societies

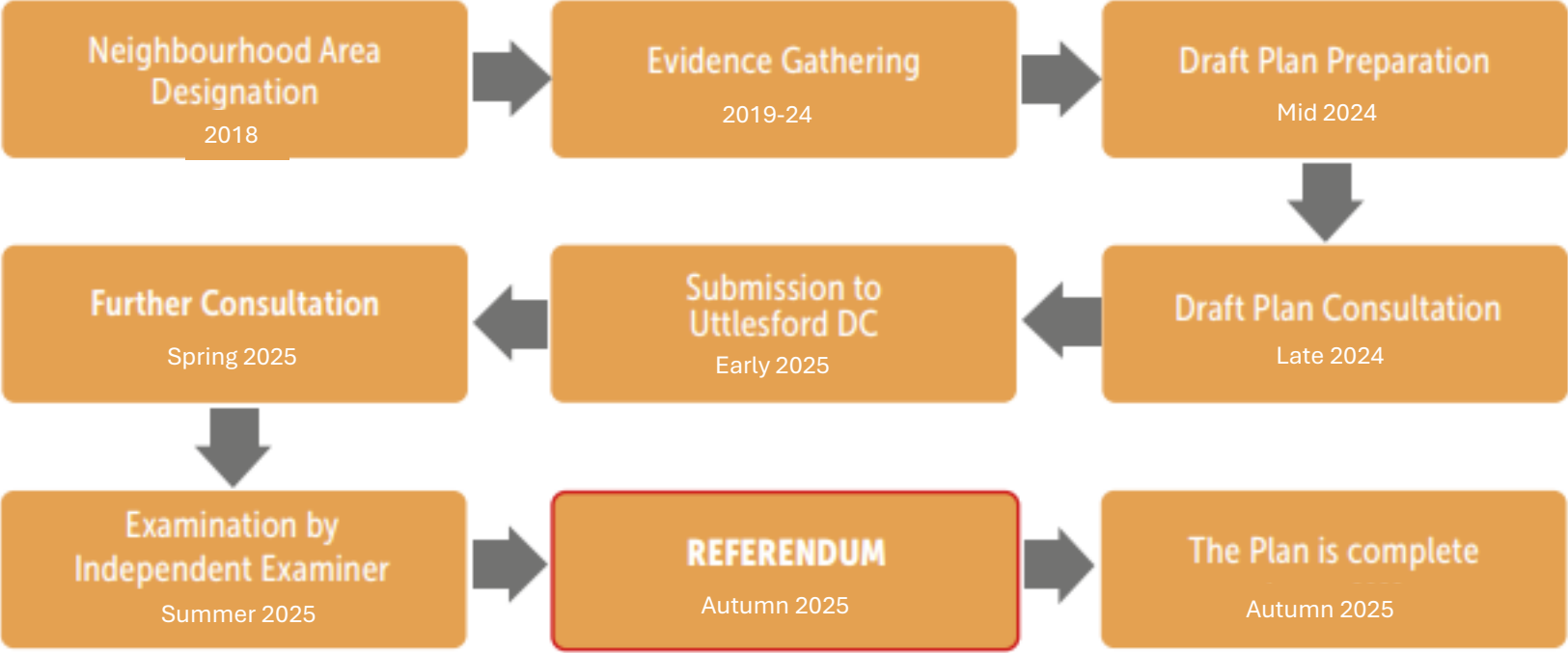
Employment objectives

- We will promote local employment opportunities in line with our other Plan objectives

Are these the right objectives for the Radwinter NHP?



The Neighbourhood Plan Process: expected timetable



With acknowledgements to Ashdon Village Neighbourhood Plan



Key views across the Parish

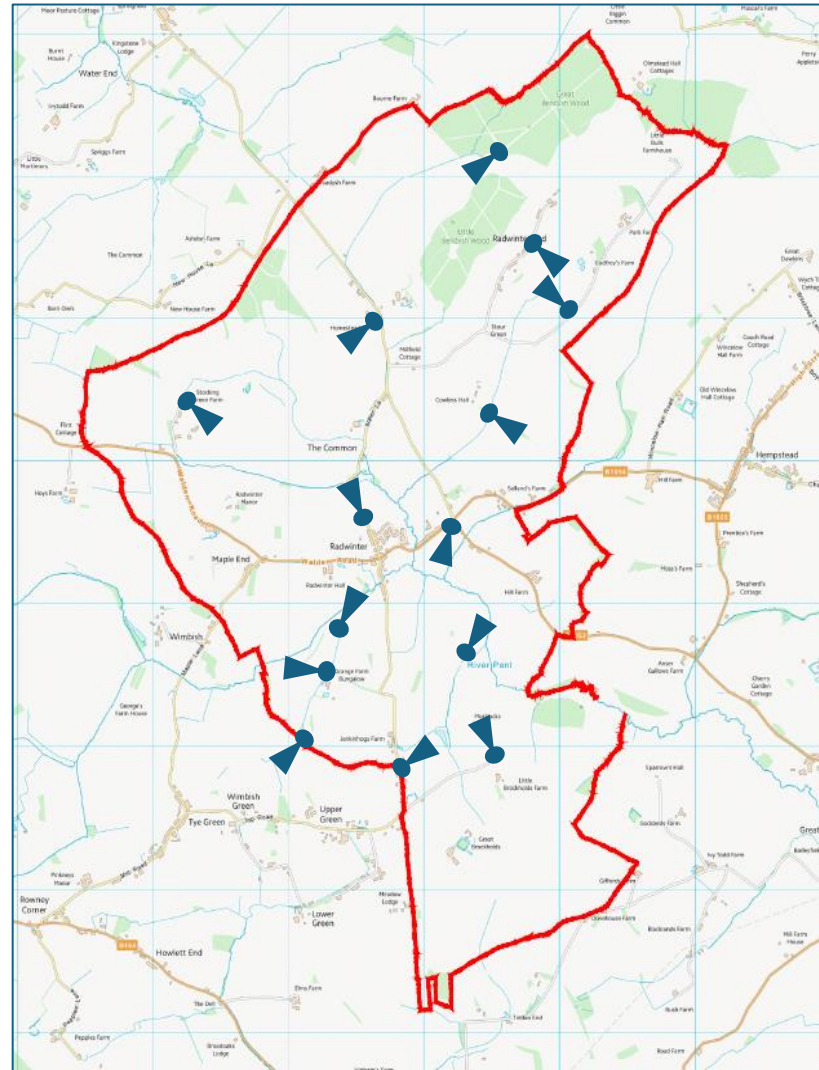
There are many beautiful views across our Parish

We have highlighted just a few

Do you have any favourites?

Are there other views you would like to protect?

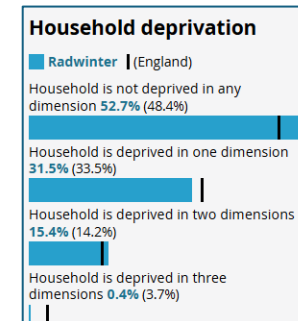
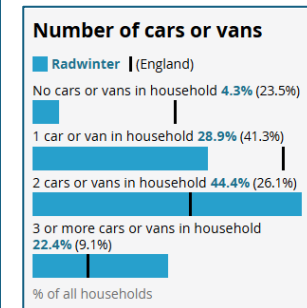
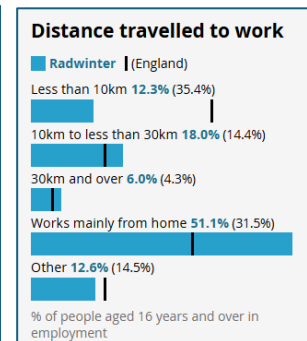
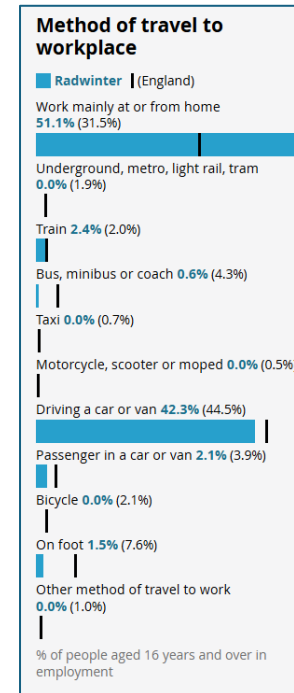
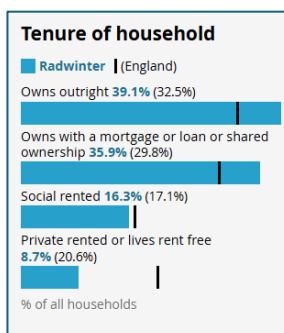
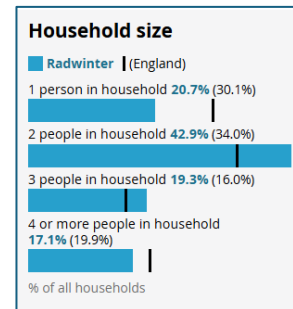
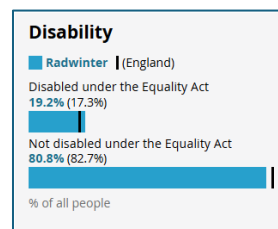
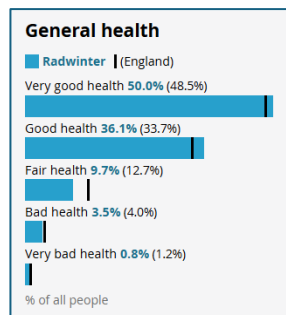
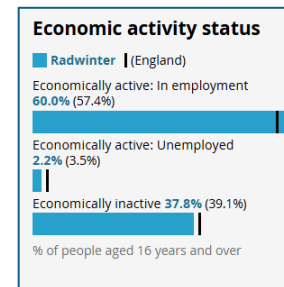
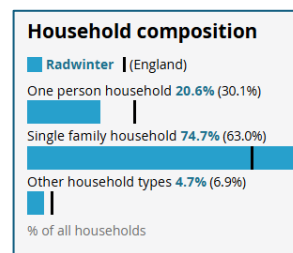
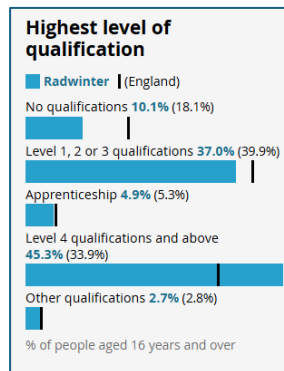
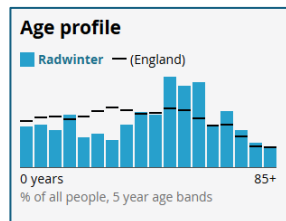
How could these views be further enhanced?



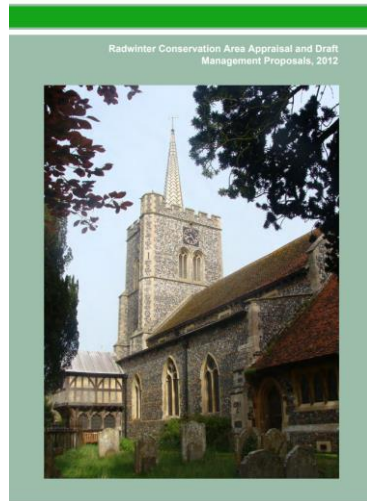
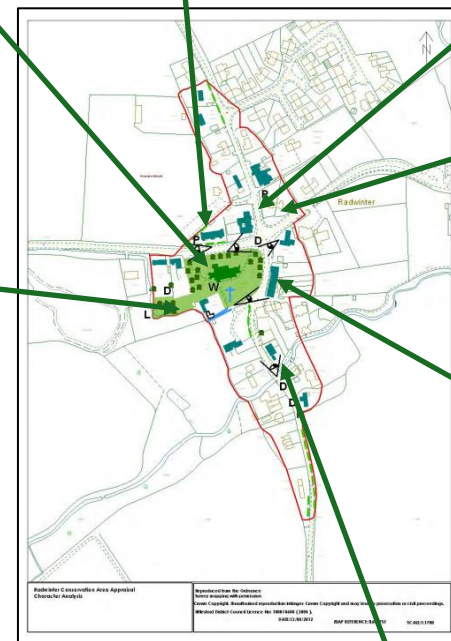
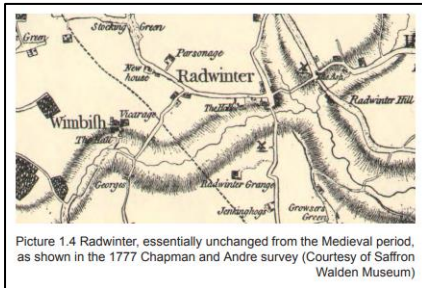
The Parish Profile – 2021 Census data

660 people live in Radwinter, in 280 households

- Our population is a little older than the England average
- 75% of us live in a single family household, the majority in two person households
- 75% of us either own our houses outright, or have a mortgage
- We are an educated bunch – 45% have Level 4 (above A level) qualifications
- 86% are in good or very good health, although 19% are disabled under the Equality Act
- 60% are in employment, but 47% are deprived in one or more dimensions
- Over 50% of us work mainly from home, but of the remainder most drive a car or van to work
- We own a lot of cars - 22% own three or more cars/vans



Our heritage assets



Radwinter's historic centre is virtually unchanged since the Great Fire of 1874 – the vision of Eden Nesfield and Temple Moore (architects) is largely intact. How do we protect these historic buildings and preserve them for future generations?

The Conservation Area Management Proposals (2012) (available on the village website) are still valid – should the Plan adopt these? Where will funding come from and who should be responsible?



Traffic in the Parish – the danger zones?

Many survey respondents were worried about road safety.

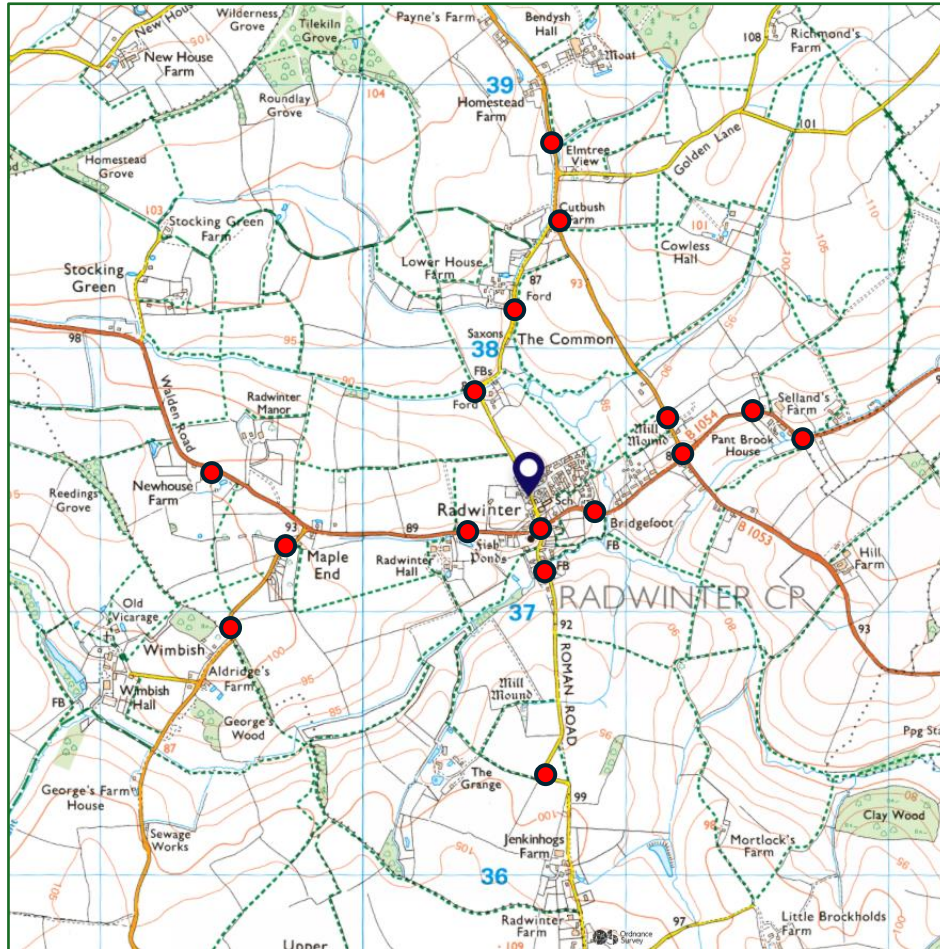
Recent Essex Highways surveys do not show that we have a significant problem.

However we have highlighted areas we believe to be of particular concern.

Are there other places we should consider?

What is the best way to deal with speeding traffic?

How can we make the roads safer for cyclists and pedestrians?



Our environmental assets

- The landscape surrounding Radwinter is typical of this area of Essex, with good public access via the footpath network
- Radwinter has one Essex Wildlife Trust Site (Bendysh Woods, 225 acres) and some local wildlife initiatives
- We have around 300 acres of woodlands - a key environmental asset – about 8% of the Parish and above the Essex 5% average
- Around 75% of our land is given over to intensive arable agriculture
- We have little grassland for livestock grazing and the nature of the soil does not encourage a wide range of wildflowers; we have no traditional wildflower meadows.
- Church Meadow and the area along the Pant is much appreciated by the community
- Wildlife abundance is variable:
 - **Butterflies** are now mainly restricted to gardens though the **moth** population is surprisingly diverse
 - **Bird** populations are generally stable though some iconic species (eg Turtle Dove, Nightingale, Tree Sparrow) have disappeared. The Red Kite, Buzzard and Raven are now well established.
 - Many would say there are too many **deer** (culling is ineffective). Every copse or wood seem to have **badgers** and **foxes**. **Otters** visit the village and the **hedgehog** seems to be making a comeback.
 - There are no wetlands as such (a key habitat) and no genuine waterways (see separate board on flooding risks).
 - **Hedges** in the parish are extensive and as yet unsurveyed. Upkeep and renewal are largely the responsibility of private land owners. There are some good examples of ancient hedges around the parish.
 - **Roadside verges** are maintained by UDC and the Highways Agency. It is difficult to find any supporting significant wild flower and invertebrate populations. The wildflower/insect profusion on the verges around Stansted Airport, for instance, shows what can be done with active management



Proposed NHP Priorities

- Maintain and protect existing key assets – woodlands and hedges
- Work with local landowners (farmers) to maintain hedges and establish/maintain environmental stewardship schemes.
- Commission a wildlife survey and identify new sites suitable for conservation.



Flood risks across the Parish

Climate change means that flooding across our Parish is likely to be an increasing risk, both in frequency and severity

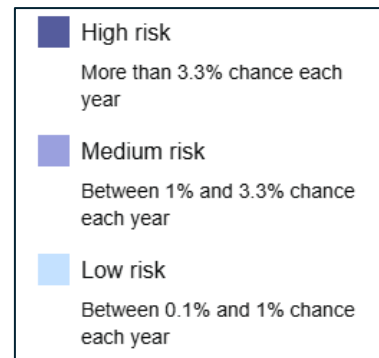
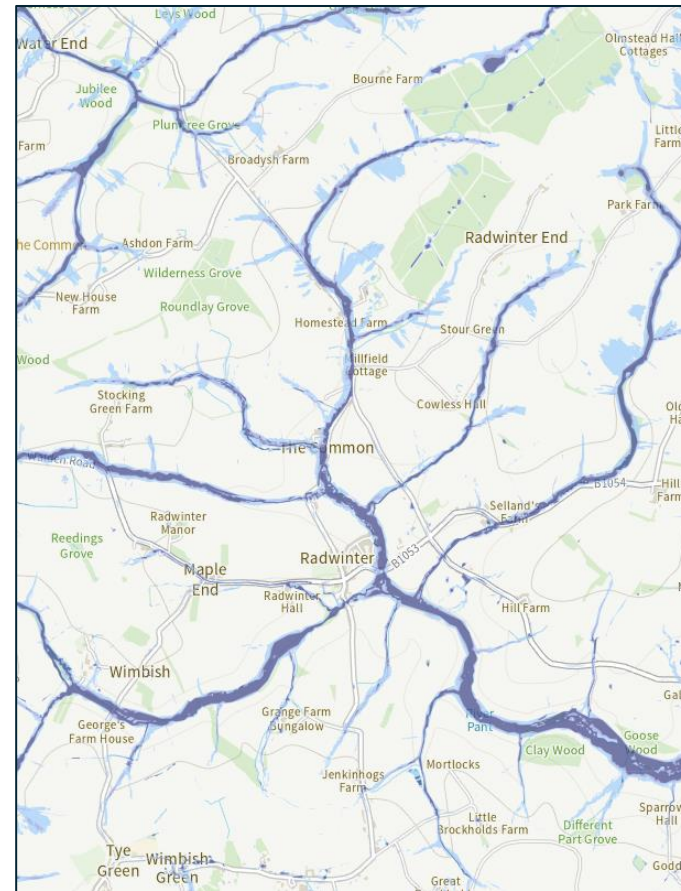
Less frequent maintenance of drains and ditches have exacerbated the problem

The national, local and county authorities have very little funding to address this risk, a situation that may worsen over coming years

Is this an area for local concern, or simply a temporary nuisance when it happens?

What should / could the Parish Council be doing to reduce the flooding risk?

Have you any ideas as to how you can help tackle this issue?



The Housing Needs Survey – key findings

The Radwinter Housing Needs Assessment (HNA) was commissioned by the Radwinter NHP Steering Group in late 2023 from AECOM, an accredited HNA provider. The conclusions were:

Population characteristics: now and in the future

Between 2011 and 2021 the overall population of Radwinter increased by 8.2%; in both years the greatest proportion of the population was aged 45-64. However there was a significant increase of the number of people aged 65-84 and 85+, and the age groups 0-14 and 15-24 were in decline – we are an ageing population. Future population growth will be driven by the oldest households - households aged 65 and over will account for 43.5% of the population in 2039 compared to 31.4% in 2011. AECOM modelling suggests there should be continued development of all dwelling sizes, but with a particular focus on 3–4-bedroom dwellings. However the emerging Uttlesford Local Plan suggests zero development is planned for Radwinter.

Housing mix and tenure

Between 2011 and 2021 there was little change in the dwelling type mix or size in Radwinter. We have an entrenched bias toward larger dwellings, although 16.5% of Radwinter dwellings are bungalows, nearly double Uttlesford (9.3%) and England (9.2%) averages. In 2021, 72% of households owned their own home, an increase of 20% over the last decade, with 16.3% of households live in social rented dwellings, an increase of 29% since 2011. The number of private rented dwellings has remained the same since 2011. Under-occupancy is relatively common in Radwinter, with 85.1% of households living in a dwelling with 1 or 2 extra bedrooms compared to their household size.

Affordability

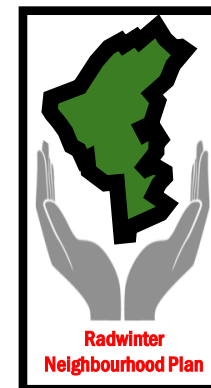
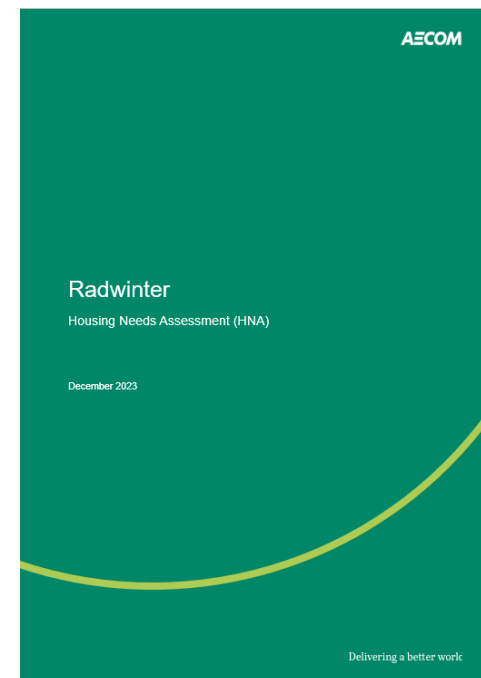
Over the last decade the median house price increased by 190% to £610,000, 30% greater than the Uttlesford average. Local households on average incomes of £55,300 per year are unable to access even entry-level homes, and private renting is generally only affordable to households who are average or higher earners. Both 'First Homes' and 'shared homes' market initiatives are still locally unaffordable, but 'affordable rented housing' is generally affordable to households with two lower earners

Affordable Housing Policy and the need for Affordable Housing

AECOM estimates that there is a long-term surplus of affordable rented homes in Radwinter. They also estimate only 12 affordable home ownership dwellings are required over the Neighbourhood Plan period. Affordable housing is typically provided and made financially viable as part of larger market developments, none of which are planned for Radwinter in the emerging Local Plan. If the community wished to boost the supply, we could use neighbourhood development orders, identifying exception sites or developing community land trusts

Specialist Housing for Older People

There is no specialist accommodation or care homes for older people in Radwinter, but by 2039, 14% of the local population will be 75+. Modelling suggests that 7 to 11 specialist accommodation units that might be required by 2039 if today's older households are already well accommodated; possibly more if they are not. There is a greater need for sheltered housing (as opposed to extra-care housing) - some of these needs could be met through home adaptations or through ensuring that all future housing is adaptable and accessible. However, Radwinter's rural location which may not make it a suitable location for specialist schemes - Saffron Walden would likely be a more appropriate location for specialist accommodation for older people.



Can you help?

The Radwinter Neighbourhood Plan (NHP) will form a crucial 'foundation tier' to the emerging Uttlesford Local Plan.

If we care about the future of our village, and protecting and enhancing our local environment, the NHP will be a critical tool to influence and shape change over the next 15 years.

There are many ways to get involved:

- Stay informed on the NHP through the pages of AMBO
- Feedback your thoughts on the issues raised in this and any future exhibitions
- Help out with the upcoming local footpath survey
- Contribute to our work on understanding flood risks
- Join the Village Character Assessment volunteer working party
- Join the Steering Group!

