



LAND OFF CHURCH LANE NORTH WEALD BASSETT VISION FRAMEWORK

JANUARY 2018

Catesby Estates plc

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INTRODUCTION

1.1 OVERVIEW

This Vision Framework has been prepared to accompany representations to the emerging Epping Forest draft Local Plan. It presents Catesby Estates vision for a new residential allocation on land off Church Lane, North Weald Bassett.

Catesby Estates specialise in the delivery of land through the planning system. As promoters of the land off Church Lane, Catesby has the expertise and experience to deliver new residential development within the plan period, helping to meet Epping Forest District Council's strategic housing needs.



Aerial view of the site



North Weald Bassett has a range of local facilities and services. Excellent transport links make it an ideal location for sustainable development.

1.2 SCOPE AND STRUCTURE

Section 2.0 - Site and Local Context

Describes the site's location and surrounding context.

Section 3.0 – Planning Context

Provides an overview of the emerging Local Plan and the need for future development.

Section 4.0 – Site Appraisal

Examines the site's context, including how its constraints shape any potential development proposal.

Section 5.0 – Development Principles

Sets out the masterplan concept for the site.

Section 6.0 – Conclusions

Summarises the case for the allocation of the site.



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SITE AND LOCAL CONTEXT

2.1 THE SITE

North Weald Bassett is situated approximately 2.2 miles east of Epping, 3.7 miles south of Harlow, 4.5 miles north west of Chipping Ongar and 8 miles north west of Loughton.

Located on the north western edge of North Weald Bassett, the site is formed of three agricultural land parcels; two of those located to the eastern side of Church Lane and one to the west.

The site as a whole is bound by both grassland and Flood Meadow Local Nature Reserve to the north, allotments to the north east and existing properties off Wheelers Farm Gardens and Harrison Drive backing on to the east.

Additional grassland separates the site from properties fronting Lancaster Road and George Avey Croft to the south. Siskin Way borders the sites eastern boundary with Merlin Way and North Weald Airfield further beyond.

Key local facilities in North Weald Bassett include a primary school, supermarket, post office, library, doctors surgery, village hall, community centre and sports field.

In terms of public transport, frequent bus services operate through the village. Epping Underground Station is just 3.5 miles away from the site and Harlow Town Railway Station is just 6.8 miles away.

The good range of local facilities and public transport connections make North Weald Bassett a sustainable location for future development.

The site is close to the commercial area at North Weald Airfield which provides a range of employment opportunities within walking and cycling distance of the site.

The site boundary is shown in red on the Site Location Plan on the following page. The gross site area extends to 8.88 hectares (21.94 acres).





Church Lane Flood Meadow Local Nature Reserve



Sign Post on the eastern boundary directing walkers to the Reserve



Viewpoint 1: View along eastern boundary from PROW



Viewpoint 2: View towards the south west from the eastern boundary



Viewpoint 3: View towards the north from the south east of site



Viewpoint 4: View towards the south from north east of site



Viewpoint 5: View towards the south from the most northern tip of site



Viewpoint 6: View towards properties off Wheelers Farm Gardens



Viewpoint 7: View towards the south west corner of site



Viewpoint 8: View towards the north from the west side of Church Lane

2.2 LOCAL CONTEXT

The first signs of built development in North Weald Bassett took place along High Road (B181). Before this time, the village comprised of predominantly farmland and copses with occasional manor houses, cottages and farm buildings spread across the village. The Kings Head Public House on High Road is one of the oldest buildings to remain in the village, dating back to the 16th century.

Although there is a ribbon strip form to High Road, building lines are fragmented at parts due to various ages of properties. The large plot sizes have provided residents with the opportunity to renovate or demolish their homes over the years, increasing the variety of architectural style.

It wasn't until the 1950s and 60s that North Weald Bassett began to see an influx of residential development which expanded the village to over double its original size. Cul-de-sacs off main distributor roads such as Queens Road and School Green Lane are of a fairly repetitive block structure and style with most properties clad in red brick with white finishings; the architectural style commonly featured on 1960's council estates. Unlike High Road, plot sizes are smaller and building frontages are set closer to the road, creating a higher density of development.



Detached homes at Church Lane, just south of the site



One-and-a-half storey property at Blackhorse Lane



Victorian semi-detached dwellings on High Road



New build semi-detached block at High Road



Terraced homes along Church Lane



More recent development at Tempest Mead

Thornhill, Emberson Way, Wellington Road and their adjoining cul-de-sacs are of a similar age however their build lines are set further back from the carriageway with a richer palette of materials, storey heights, finishes and roofstyles. Aside from terraced properties with on street parking, many detached and semi-detached homes feature an integral garage which dominates the building frontage - another common feature of 1960s development.

Since the 1980s, small pockets of development have been built in North Weald Bassett along Wellington Road, Park Close, Hawks Hill and Wheelers Farm Gardens. The majority feature smaller terraced and semi-detached homes with varying colour palettes in regards to cladding and finish. Plot sizes are generally much smaller, set close to the street and still in a linear form to follow the road pattern.

Most recent development in North Weald Bassett has taken place at Blenheim Square (2016) and Tempest Mead (built c.2000). Both developments feature a mix of materials, heights and finishing details however the block configurations are more linear at Blenheim Square - to match the neighbouring vernacular. Due to properties at Tempest Meads being situated in a more isolated context from existing development, buildings are of a more fragmented and informal configuration, suiting the more rural character of a settlement edge.



Newly built development at Blenheim Square



Large detached homes at High Road



Post war council housing on Queens Road

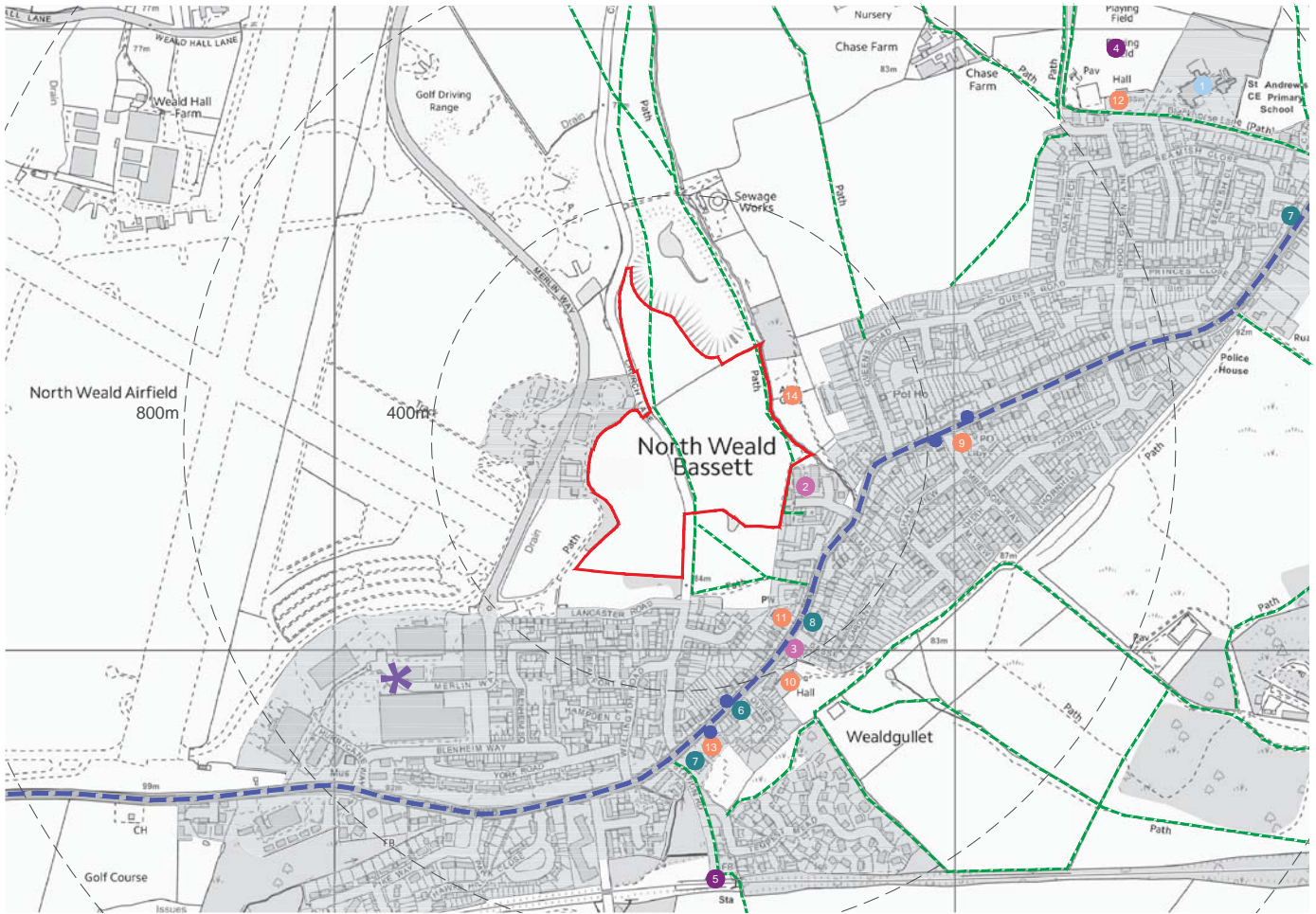


Detached homes at Thornhill



Terraced properties set back from High Road

The majority of housing within the settlement is established in character, with a variety of architectural styles present. Design elements that will contribute to the local vernacular include: continual block structure to smaller houses, larger houses set back from the street laid out with front gardens, generous pitches to roofs, broken and varying eaves lines and simple but legible architectural detailing.



2.3 LOCAL FACILITIES AND SERVICES

The Facilities Plan above shows the nearest facilities and services in proximity to the site, most of which surround High Road (B181). The majority are located within 800m of the site - which is equivalent to a 10 minute walk or 5 minute cycle.

Local educational facilities include St Andrews Church of England Primary School (0.8 miles away from site) and Epping St Johns School (3.7 miles away from site). The nearest doctors surgery is found at Wheelers Farm Gardens (0.15 miles away) whilst the nearest dental clinics are found approximately 2 miles away in Epping.

KEY:-

- The SITE
- ISOCHRONES SHOWN AT 400,800 AND 1200m SPACINGS
- PUBLIC RIGHTS OF WAY

TRANSPORT LINKS

- PRIMARY BUS ROUTE
 - Bus 339 - Epping to Shenfield
 - Bus 419 - Epping to Harlow
 - Bus 420 - Harlow to Ongar
 - Bus 501 - Harlow to Ongar
 - Buses 380 - 383 - Harlow to Toot Hill
 - Bus 396 - Epping to North Weald

- Nearest Bus Stops to site

EDUCATION

- 1 St Andrews Church of England Primary School

HEALTH AND WELFARE

- 2 North Weald Surgery
- 3 North Weald Chemist

RECREATION & LEISURE

- 4 Recreation Ground
- 5 North Weald Railway Station (Heritage Railway)

RETAIL

- 6 North Weald Post Office and Newsagents
- 7 Fuel Stations
- 8 Local Centre comprising:
A Co-operative Food Supermarket,
Restaurant, Takeaway and Greengrocers

COMMUNITY

- 9 North Weald Library
- 10 North Weald Village Hall
- 11 North Weald Methodist Church
- 12 The Queens Hall Community Centre
- 13 The Kings Head P.H
- 14 Community Allotments

- ✱ EMPLOYMENT OPPORTUNITIES

2.4 ACCESS AND MOVEMENT

The Facilities Plan shows pedestrian and bus links from the site to the surrounding village and beyond.



Epping Underground Station

Epping Underground Station is served by the Central line and is the nearest tube station to North Weald Bassett, situated 3.5 miles away from the site. The closest Railway Station is located in Harlow Town (6.8 miles from the site) and is served by the West Anglia Main Line which operates on a frequent basis to destinations such as London Liverpool Street, Stratford, Stanstead Airport, Cambridge and Bishops Stortford.

North Weald Railway Station (situated 0.3 miles away from the site) is on the Epping Ongar Railway Line and was owned by London Underground until 1994. Today, the station operates a heritage railway service between Ongar and North Weald Bassett.



North Weald Railway Station

Church Lane intersects the site in a north-south direction. The road is subject to a 30mph speed limit which increases to the National Speed Limit at the edge of built development. The road travels north towards Vicarage Lane West and south towards High Road (B181).

The Facilities Plan shows local bus routes. The nearest bus stops to the site are located on High Road (B181), adjacent to both The Kings Head and Emerson Way. The stops are served by numerous buses which offer regular trips to Epping, Harlow, Ongar, Shenfield and Toot Hill.



Bus stop adjacent to The Kings Head



Public footpath which links the site to Wheelers Farm Gardens

In terms of Public Rights of Way, two footpaths cross through the site; one runs along the sites eastern boundary which links Wheelers Farm Gardens to both the community allotments and Flood Meadow Local Nature Reserve. The other footpath runs parallel to the eastern side of Church Lane which diagonally crosses the most northern site parcel towards the Nature Reserve before running further north towards Harlow. A comprehensive network of footpaths link the site to neighbouring countryside and existing built development.

3

PLANNING CONTEXT

3.1 LOCAL PLANNING CONTEXT

DEVELOPMENT PLAN

The Council's Development Plan currently comprises the saved policies of the Local Plan 1998 and the Local Plan Alterations 2006, both of which are time expired and the policies within them must be given weight according to their degree of consistency with the NPPF. The Council started to prepare a new Local Plan in 2010 and published an Issues and Options consultation in 2012. Once adopted, the new Local Plan will replace the policies in the Local Plan 1998 and the Local Plan Alterations 2006.

Given that more than 90% of the District is designated as Green Belt, the need to review Green Belt boundaries and release land in order to assist in meeting the emerging housing requirements was recognised early on in the process of preparing the new Local Plan.

The Epping Forest Draft Local Plan was published for a six-week consultation ending on 12th December 2016. This confirms that the Council will seek to deliver 11,400 new homes over the period 2011 – 2033 in a number of areas around the District with a focus on Harlow, Epping, Loughton and North Weald Bassett. Of the 11,400 total new homes proposed, the draft Local Plan indicates that approximately 1,580 will be provided at North Weald Bassett.

Land off Church Lane is identified as an area proposed to be removed from the Green Belt and is proposed to be allocated (reference SR-0003) for approximately 276 new homes.

The draft allocation is supported by an evidence base principally comprising:

Epping Forest District Settlement Edge Landscape Sensitivity Study – March 2012

The Epping Forest District Settlement Edge Landscape Sensitivity Study provides a high level assessment of six parcels of land (referred to as landscape setting areas) surrounding the settlement in relation to the aim and five purposes of the Green Belt. Land off Church Lane is identified as being within landscape setting area 2 which has moderate sensitivity. However in the context of the settlement as a whole, landscape setting area 2 is one of the least sensitive areas around the edge of the settlement in landscape terms and, in particular, plays a limited role in preventing neighbouring settlements from merging in to one another in line with Purpose 2 of the Green Belt. This contrasts with areas to the south of the settlement which have high landscape sensitivity and

play a major role in preventing settlements from merging in to one another.

North Weald Bassett Masterplanning Study – September 2014

The North Weald Bassett Masterplanning Study provides a vision for the settlement and a framework for future development. It considers the various constraints and opportunities around the settlement and identifies a strategic spatial framework underpinned by two different growth scenarios. This resulted in the development of three masterplanning options per growth scenario, two of which in each scenario included the development of land off Church Lane for residential purposes.

Land off Church Lane is broadly identified as Parcel 2A in the development capacity analysis which has the potential to deliver 198 dwellings, assuming development of 60% of the gross site area.

Epping Forest District Green Belt Assessment: Stage 2 – August 2016

The main aim of the study was to undertake an assessment of the areas immediately adjacent to the District's 22 existing settlements, to identify, amongst other things, where development would be least harmful in Green Belt terms. This followed a more strategic 'Stage 1' Green Belt study which concluded that all the parcels make a 'relatively strong' or 'strong' contribution against at least one purpose of the Green Belt. The assessment findings are presented in the Technical Annex on a settlement by settlement basis. Each Stage 2 assessment provides a conclusion on harm to the Green Belt if land within that parcel were to be released through the Local Plan to accommodate new development.

The Assessment notes that three large parcels to the north, west and south east of North Weald Bassett, with a further parcel to the east of Tylers Green are amongst 34 parcels which have a moderate, low, very low, or no contribution to the purposes of the Green Belt.

Land off Church Lane falls within Parcel 010.2 which comprises a wider area of 82.2 hectares to the north of the settlement. In assessing the parcel the following conclusions are drawn:

Purpose 1. Check the unrestricted sprawl of large built-up areas – **No Contribution** – The edge of Harlow is a little over 3.5km to the north-west and separated from this parcel by the M11 motorway, which follows (in cutting) a ridge of higher ground that prevents any intervisibility. Land closer to Harlow is considered to play a strong role in preventing potential sprawl.

Purpose 2. Prevent neighbouring towns from merging – **Moderate Contribution** – Development in this large area of gentle, north and west-facing slopes would extend the settlement edge significantly closer to Harlow. A broad area of high ground to the south of Harlow, in which the wooded areas of Harlow Park, Mark Bushes and Latton Bushes are very prominent, creating a strong visual separation, but to the south of Hastingwood a very broad, shallow valley provides long views so there would be a perception of settlement expansion from some distance north of the parcel.

Given that Land off Church Lane is located at the southern end of this parcel, adjacent to the existing settlement boundary, the effects outlined above would be minimised so far as is possible in this location.

Purpose 3. Assist in safeguarding the countryside from encroachment – **Moderate Contribution** – Whilst the overall conclusion is that this parcel makes a moderate contribution to purpose 3, it notes that land closer to the settlement edge contributes less.

Purpose 4. To preserve the setting and special character of historic towns – **No Contribution** – There is no relationship between the parcel and any historic town.

The overall conclusion is that there would be moderate harm to the Green Belt purposes if this parcel was released for development, however as outlined above, those impacts are likely to be lessened if development is located adjacent to the existing settlement boundaries, such as at Land off Church Lane.

Site Selection Report – September 2016.

The Site Selection Report forms a key part of the evidence base for the new Local Plan and provides based an assessment of residential and employment sites on detailed methodologies that provide a framework for the identification of appropriate sites for allocation. At each stage of the assessment process the study recommended that the site proceed for further testing and the study concludes by confirming that the site should be allocated. In doing so it specifically notes that the site was identified

as available within the next five years; it has been marketed; and has no identified constraints or restrictions which would prevent it coming forward for development.

The site scores highly in the Availability and Achievability Assessment and the Capacity Assessment recommends that the indicative baseline density of 39 dwellings per hectare is not adjusted. Further, it notes that there are opportunities to provide additional open space and enhance existing green infrastructure as part of any development.

NEIGHBOURHOOD PLAN

North Weald Bassett Parish has been designated as a Neighbourhood Plan Area. A Steering Group has been established and work has begun on the preparation of a draft Neighbourhood Plan. The Steering Group is now seeking to engage with and involve the local community. It is also apparent that the Group understands the implications of the emerging draft Local Plan and the need to bring forward a Neighbourhood Plan which is consistent with it.

The evidence base outlined above provides a compelling and robust basis on which to support the site's removal from the Green Belt and its allocation for residential development in the emerging Local Plan. This Vision Framework document builds on those principles to demonstrate in more detail, and on a site specific basis, how the site could be developed to assist in meeting the emerging housing needs of the District.



PART B

4

SITE APPRAISAL

4.1 SITE OVERVIEW

This section provides an overview of the site's characteristics and all environmental and technical matters. It confirms there are no significant physical, environmental and technical constraints to developing the site for residential use.

The plan at the end of this section shows the site's physical, technical and environmental constraints and opportunities.

4.2 LANDSCAPE

The site is relatively well screened from the north by the existing trees, hedgerows and scrubland which separate Church Lane Flood Meadow Nature Reserve from the site.

From the east there are views into the site from residential development at Wheelers Farm Gardens and Harrison Drive. Views of the site are seen from Lancaster Road and George Avey Croft to the south however these are glimpsed due to existing trees and hedgerow along the southern boundary.

Mapping suggests that there are limited views from the west due to topography and heavier densities of vegetation.

This is supported by the conclusions of the Epping Forest District Settlement Edge Landscape Sensitivity Study which confirms that the site is within an area of moderate landscape sensitivity and is one of the less sensitive areas around North Weald Bassett in which to locate new development.

In summary it is considered that development within the site would relate to the existing built form of North Weald, be visually well contained and would not result in an unacceptable adverse effects to the landscape character or visual amenity of the site and its surrounds.

4.3 ARBORICULTURE

The site is largely defined by hedgerow and occasional trees along the majority of its perimeters. The significance of any trees on site are to be determined through further detailed investigation.

Small sections of hedgerow and trees on both sides of Church Lane may need to be removed to facilitate emergency and vehicular access however every effort will be made to retain vegetation within the development proposal.



View towards the south west from the east of site



Top: View north along Church Lane, adjacent to Lancaster Road; Bottom: existing field entrances into both parcels

4.4 TECHNICAL CONSIDERATIONS

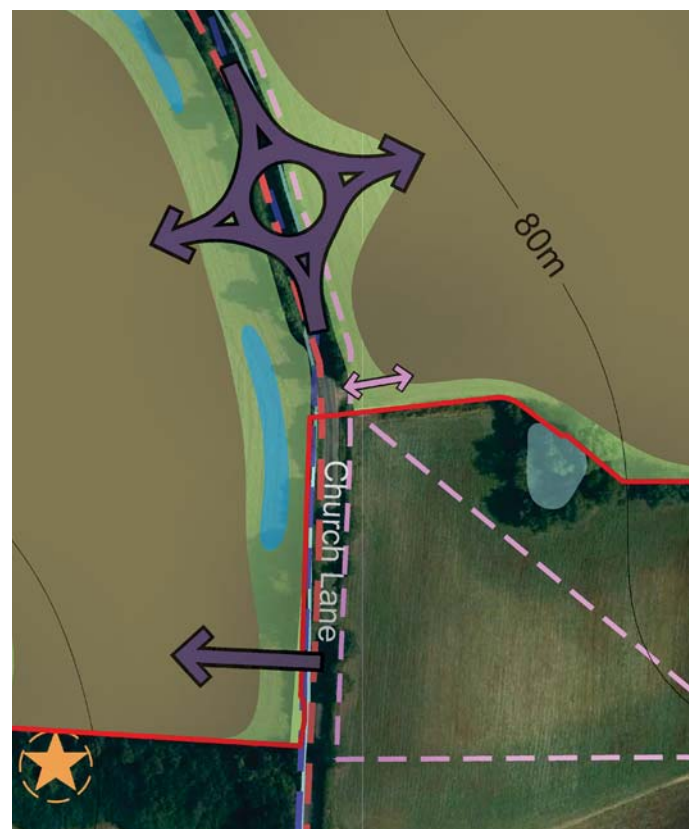
4.4.1 HIGHWAYS AND ACCESS

The site is currently accessed from both sides of Church Lane. Suitable site access can be achieved by a 5.5m wide carriageway in the form of both a T-junction and Roundabout. The T-junction would serve the land parcel to the west side of Church Lane whereas a compact roundabout (located further north) would serve both sides.

Pedestrian access into the site will be provided by 2m wide footways either side of the principle accesses. Proposed pedestrian routes will link to existing public footpaths along the eastern site boundary and provide a shortened walking distance to the local facilities within the village.

Secondary access shall be along shared surface streets. Parking will need to be provided in accordance with Supplementary Planning Guidance.

Further surveys, assessments and consultation with the Local Highway Authority will be undertaken to ensure that any impact from the development on the local highway network is sufficiently mitigated.



Proposed T- junction and roundabout off Church Lane

4.4.2 GROUND CONDITIONS

It is understood that the site does not have any significant geotechnical constraints in relation to strata or contamination given its greenfield nature.

BGS mapping identifies the bedrock geology as London Clay Formation - Clay, Silt and Gravel with superficial deposits of Diamicton (Lowestoft Formation).

Historically the site has been fields since at least 1874. Given the current and former uses, the risk of significant contamination being present is considered low; however prior to development, a ground investigation will be required.

development, will be carried out based on the guidance contained within British Standard (BS) 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

The results of the assessment will include any requirements for mitigation measures to ensure that internal and external noise levels are within guideline values.

4.5 ECOLOGY

4.4.3 FLOOD RISK AND DRAINAGE

The majority of the site falls within Environment Agency Flood Map for Planning (Rivers and Seas), Flood Zone 1 'low probability'. A small area of the eastern parts of the site is in an area at risk of surface water flooding associated with the watercourse.

Subject to further investigation, development surface water will outfall into the existing watercourse to the east of the site whereas foul water would be pumped into the Waste Water Treatment Works to the north east. Surface water would be restricted to a greenfield run off rate of approximately 5l/s per ha.

On site storage will be provided within attenuation basins, which will ensure surface water treatment is provided. A surface water management strategy would manage surface water runoff sustainably, with key features potentially providing areas of ecological and amenity value.

Habitats of elevated value within the site, including hedgerows and semi-mature / mature trees will be retained.

Overall, the site is considered to provide only minor opportunities for protected species however ecological surveys would be undertaken to confirm this. In any event, it is anticipated that any species will be safeguarded and enhanced under a sensitively designed masterplan.

Significant opportunities for biodiversity enhancement exist following the removal of land from agricultural use. In addition, the creation and reinforcement of green infrastructure, such as hedgerows and mature trees, will give rise to significant potential gains.

4.4.4 UTILITIES

Mains gas, water, electricity and BT will all need to be installed to serve the site.

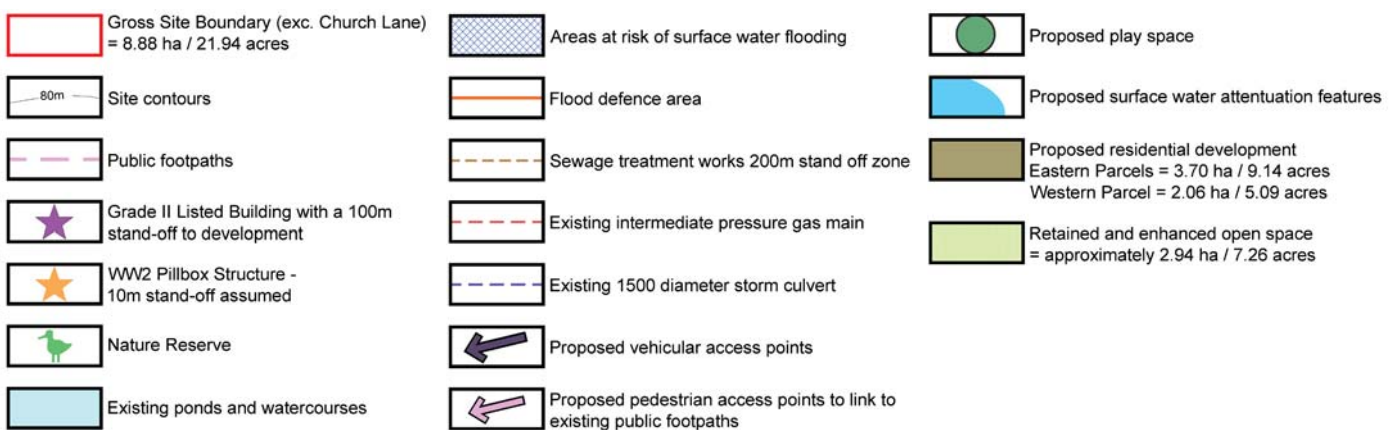
Confirmation will be sought from each network operator to determine whether reinforcement to existing infrastructure will be required to serve the development proposals.

4.4.5 NOISE AND VIBRATION

A baseline noise level survey and an assessment of the site to examine the extent of the current noise environment and determine the suitability of the site for residential

4.6 CONSTRAINTS AND OPPORTUNITIES

The plan below shows the site's physical, technical and environmental constraints, along with all opportunities for development (explained in more detail in the following section).



5

DEVELOPMENT PRINCIPLES

5.1 OPPORTUNITIES

The key opportunities for new development include:

- the potential to create a high-quality sustainable residential development with a strong emphasis on good design and place-making
- the potential to integrate the development proposals within the existing village fabric
- the potential to provide new homes with a mix of typology, scale, mass and size, contributing towards an interesting street scene avoiding repetition, echoing the character and identity of the local area while meeting the needs of local people
- the opportunity to provide much needed affordable housing
- opportunities to create appropriate and accessible public open space and green networks through the site
- the opportunity to provide strong links to the local pedestrian, cycle and highway infrastructure network within the surrounding village context
- the provision of attenuation features on the site to control the discharge of surface water run-off from the development offering betterment to the surrounding area.

5.2 PROPOSAL

The proposal (shown on the following page) is an illustrative representation considering the key features and associated constraints, while suitably accommodating the key opportunities previously identified.

The proposal illustrates residential development with a capacity of between 200 and 225 houses depending on density.

The configuration of housing blocks can be planned to reflect the local setting, so the development integrates seamlessly into the site and the village.

The indicative proposals for the site are underpinned by key design principles:

- an achievable, well-structured housing layout which uses the site's natural features with key character areas throughout, creating a positive sense of place
- pedestrian routes are proposed around the development perimeters which link to all existing Public Rights of Way to the east of the site, increasing permeability and choice of route within the development.
- tree/hedgerow retention will be maximised wherever possible and enhanced through new planting. The planned development facade will address all green infrastructure, ensuring that all retained trees and hedgerows positively contribute to the scheme design, provide positive features in that they are functional and form social spaces, while helping to integrate the development within the surrounding context
- publicly accessible open space will help the health and welfare needs of future occupants of the development. A large proportion of the development will be public and semi-natural open space, which is predominantly located to the north eastern and south western edges of the site
- an easy-to-read hierarchy of primary and secondary movement corridors are proposed to maximise connectivity and aid permeability. Streets shall be faced by development resulting in a visually strong street scene
- the provision of a sustainable drainage system will ensure that the impact of development upon the local surface water drainage network can provide a betterment to existing greenfield run-off rates.



	Gross site boundary		Principle street with footways		Proposed play space
	Existing public footpaths		Shared surface streets		Proposed surface water attenuation features
	Public footpaths to be diverted		Private drives		Proposed new tree planting
	Proposed pedestrian routes		Development frontage		Proposed open space

5.3 DESIGN STRATEGY

When considering the design context for any development, it is important to draw inspiration from the character of the local area to ensure the development integrates well into its surroundings.

Our study of North Weald Bassett concluded that it has a varied character, which helps to create a comprehensive pattern book to work with when selecting the right block structure, scale and architectural styles for a design strategy.

New development on the site should have smaller houses (1, 2 and 3 bedroom) ranging to medium or medium-large houses (4 and 5 bedroom). Such a mix of property sizes will ensure that the land is used efficiently.

Development should be up to two-and-a-half storey, with generously pitched roofs and gables.

Block structure should vary to help people navigate the site and create streets and spaces with character.

At the core of the site, block structure could be more continual with building facades close to the street. At the site's fringes, block structure can be less continual and more relaxed with blocks in varied configurations, set at differing angles to avoid uniformity along the street.

This relaxed configuration can help to soften the transition between the newly built-form and retained open space to north eastern and south western edges of the site. Landscape will be prioritised over structure, with the existing green infrastructure and other landscape enhancements able to contain development.

Variation in the massing of detached blocks set back from the green edge at various depths will ensure that the development edge avoids repetition and allows the landscape to organically contain development.

Development should address both key spaces and open green spaces to help give the right level of natural surveillance and spaces that are functional, safe and social.

Development should include aspects of the following:

- Multi stock facing brick or rendered walls (either smooth or medium texture finish) finished in traditional organic colours such as ivory, cream and white;
- Roofs shall be mostly gabled with some occasional hips, valleys and dormers to add variety.
- Feature gables occasionally clad with treated timber waney edge boards;
- Red/mixed red plain tiles (sand faced/smooth) to roof coverings in the majority with occasional natural slates.
- Chimneys will feature regularly atop the ridge line, and to larger dwellings, along the gable end;
- Mainly, verges shall be clipped with cut masonry. Bargeboards occasionally feature to gables.
- White painted joinery, windows and door frames;
- Head and sill detailing will be be simplistic. Timber lintels will be detailed to heads. To rendered plots, heads will be finished with over-sized bell-cast stop beads. Occasional brick detailed heads and stone dressings to sills will feature;
- Front entrance door styles, simply vertically boarded with/without small glazed lights.
- Front gardens enclosed where possible eg: rail fencing to contain development at the green edge, railings at the site core.
- Where front gardens cannot be enclosed, allow for a generous scheme of landscaping.
- Private drives will directly abut the landscape ie: associated green infrastructure and open space. Field boundaries will be enhanced with new tree and hedgerow planting where gaps or thinning is present. This will help to alleviate any potential appearance of the development edge at ground level.
- Hard surfacing and edgings to streets and driveways to encourage a 'shared surface' arrangement (so the design promotes low speeds, so pedestrians and cyclists feel safe).

Fundamentally, good design should be the backbone of the proposed development which will create a strong sense of place, one where people will want to live.

6

CONCLUSION

6.0 CONCLUSION

Land off Church Lane, North Weald Bassett has been robustly assessed in terms of its planning, environmental and physical context. It has been shown that the site is suitable to accommodate future housing development to meet the Council's identified needs.

The analysis of the site and the illustrative proposal presented within this document demonstrates how a well-designed, high-quality development of between 200 and 225 homes can be achieved to respond to the context of the site.

The site is readily available, deliverable and suitable for development. It would make a sustainable and appropriate opportunity for new housing to assist in meeting the Council's needs.



Version Date: January 2018
Status: Final

This Housing Delivery Document has been prepared by:

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