

ONGAR PARK ESTATE, NORTH WEALD BASSETT

PROPOSED SITE ALLOCATIONS REVIEW: ENVIRONMENTAL, GREEN BELT, LANDSCAPE AND ECOLOGY

EXTRACT EFDC SUBMISSION VERSION LOCAL PLAN 2017

January 2018



Epping Forest District Local Plan

Submission Version 2017



**Epping Forest
District Council**

www.eppingforestdc.gov.uk

North Weald Bassett

- 5.84 North Weald Bassett is located in centre of the District, to the north east of Epping. The village has a proud military history, mainly characterised through links to aviation at North Weald Airfield to the west.
- 5.85 The settlement is surrounded by Green Belt on all sides, and views across the Ongar Redoubt Hill are an asset to the character of the local area.
- 5.86 The Council has produced a number of studies to consider the future of North Weald Airfield. In 2014 the findings from these studies were integrated into a wider masterplan for the village which presents a long term vision and aspirations for the village. The proposals presented within the North Weald Bassett Masterplanning Study ('the Study') were subject to public consultation and reported to Cabinet in October 2014. The content of the North Weald Bassett masterplan has informed the proposals contained within this sub-section. For the purpose of this Plan when reference is made to 'North Weald Bassett' it refers to the settlement of North Weald Bassett, recognising that the Parish encompasses North Weald Bassett Village, Thornwood and Hastingwood.

Vision for North Weald Bassett

- 5.87 The 2014 Masterplan Study includes a section on the vision for the settlement, which summarises the valued characteristics of the settlement and potential opportunities that should be maximised through the masterplan: *"North Weald Bassett has a number of great assets including, but not limited to, the settlement's relationship with the surrounding green open space, stand-out historic buildings, a range of housing types which can support a mixed community and the heritage and current economic role of the North Weald Airfield. However, the settlement could also benefit from investment to strengthen the existing commercial centre and establish North Weald Bassett as a sustainable place in its own right with an active community life."*
- 5.88 The Council has refined the statements made in the Study to create a vision statement for the

settlement. The following vision incorporates the findings of the Masterplanning study as well as those identified through further stakeholder engagement and evidence base documents:

Vision for North Weald Bassett

North Weald Bassett will become more self-sufficient, enabling the settlement to realise a long-term future as a larger provider of employment, housing and services within Epping Forest District. The distinct local character of the settlement, surrounded by greatly valued green open space, will be retained by maintaining key landscape areas to the south and promoting its rich military heritage.

Future development will be located to the northern side of the village, in line with the vision set out in the 2014 masterplan.

Aviation related uses, complemented by a mix of employment and leisure uses will be sought to boost the commercial offer and sustainability of the Airfield.

The needs of North Weald Bassett residents will be met through improved health, education, leisure and community facilities, alongside a strengthened range of shops and services that are complemented by enhanced sustainable and public transport provision.

Residential Sites

- 5.89 Policy SP 2 sets out the estimated number of homes the Council will plan for in North Weald Bassett over the Plan period. The provision of approximately 1,050 homes has been informed by the aspirations set out in the North Weald Bassett Masterplan and subsequent consultation, which identifies the potential for the village to accommodate between 500 and 1,600 homes.
- 5.90 The Council has identified five sites for allocation to meet the identified housing requirement, as identified in Policy P 6.
- 5.91 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.
- 5.92 The allocated sites NWB.R1, NWB.R2, NWB.R3, NWB.R4 and NWB.R5 will require a Strategic Masterplan to be produced.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

Sites for Traveller Accommodation

5.93 Policy SP 2 sets out the Council's approach to Traveller Sites within the District. One site has been allocated for Traveller Accommodation in North Weald Bassett:

- NWB.T1 Land west of Tylers Green – up to 5 pitches

Employment Sites

5.94 Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class) uses.

5.95 There are three existing Employment Sites that have been identified in North Weald Bassett for designation in the Local Plan:

- NWB.E1 – New House Farm at Vicarage Lane (0.63ha)
- NWB.E2 – Tylers Green Industrial Area (1.1ha)
- NWB.E3 – Weald Hall Farm and Commercial Centre (3.07ha)

5.96 There is also an existing employment site that is allocated for a further 40,000sqm of B1/B2/B8 class use (business use/general industrial/storage and warehousing):

- NWB.E4 – North Weald Airfield (40.8ha)

5.97 This site will require a Strategic Masterplan to be produced.

Infrastructure Requirements

5.98 The supporting text to Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for North Weald Bassett are set out in Policy P 6 and the Infrastructure Delivery Plan.

Village Centre

5.99 The North Weald Bassett Masterplan identified the delivery of an improved centre and new smaller second centre at Tylers Green to support the proposed residential and employment development in the village. The Council will require new retail provision to be incorporated into planning proposals which support the delivery of the North Weald Bassett

Masterplan. Any new retail development should accord with the requirements of Policy E 2.

P 6 North Weald Bassett

A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

B. In accordance with Policy SP 2 the following sites are allocated:

- (i) NWB.R1 Land at Bluemans – Approximately 223 homes
- (ii) NWB.R2 Land at Tylers Farm – Approximately 21 homes
- (iii) NWB.R3 Land south of Vicarage Lane – Approximately 728 homes
- (iv) NWB.R4 Land at Chase Farm – Approximately 27 homes
- (v) NWB.R5 Land at The Acorns, Chase Farm – Approximately 51 homes

Employment Sites

C. In accordance with Policy E 1 the following existing sites are designated for employment uses:

- (i) NWB.E1 – New House Farm, Vicarage Lane
- (ii) NWB.E2 – Tylers Green Industrial Estate
- (iii) NWB.E3 – Weald Hall Farm and Commercial Centre

D. In accordance with Policy SP 2 and Policy E 1 the following site is designated for employment uses with a further allocated expansion for B Use Class employment uses:

- (i) NWB.E4 – North Weald Airfield

Traveller Sites

E. In accordance with Policy SP 2 the following sites are allocated for Traveller Accommodation:

- (i) NWB.T1 Land west of Tylers Green – up to 5 pitches

Infrastructure Requirements

F. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in North Weald Bassett will be expected to contribute proportionately towards the following

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infrastructure items:

- (i) A new primary school;
- (ii) Appropriate provision of health facilities;
- (iii) Highways and junction upgrades;
- (iv) Local upgrades to the existing waste water network and drainage infrastructure;
- (v) Potential upgrades to existing water, gas and telecommunications infrastructure; and
- (vi) The improvement and provision of open space throughout the settlement.

G. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

Air Pollution

H. The development of the allocated sites within North Weald Bassett have the potential to produce air pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

Recreational Pressure

I. Due to their proximity to Epping Forest development of the allocated sites within North Weald Bassett will be required to make a contribution to the access management and monitoring of visitors to the Forest in accordance with Policy DM 2.

Flood Risk

J. In accordance with Policy DM 15, development on residential or traveller allocations must be located wholly within Flood Zone 1.

North Weald Bassett Masterplan Area

K. Development proposals in relation to sites NWB.R1, NMB.R2, NWB.R3, NWB.R4 and

NWB.R5, NWB.T1 must comply with a Strategic Masterplan for the North Weald Bassett Area which has been formally endorsed by the Council.

L. In addition to the requirements set out above, the Strategic Masterplan must make provision for:

- (i) a minimum of 1,050 homes and 5 Traveller pitches;
- (ii) local centre including, retail, community, and appropriate provision of health facilities;
- (iii) addressing surface water flooding;
- (iv) new primary school;
- (v) adequate levels of public open space to be provided on the site;
- (vi) careful design that mitigates any potential impact upon the Grade II Listed Buildings at Bluemans Farm/Tyler's Farmhouse;
- (vii) new and improved Public Rights of Way and cycle linkages with the surrounding area;
- (viii) careful design and layout to ensure that where sensitive land uses are proposed near the intermediate High Pressure Gas Pipeline they accord with the requirements set out in the HSE's Land Use Planning Methodology;
- (ix) the need to upgrade/widen the existing Vicarage Lane West access in order to ensure a safe access point which has sufficient capacity for the development it serves; and
- (x) the continued protection of those trees benefitting from a Tree Preservation Order, and other identified veteran trees.

M. The Masterplan and subsequent applications should be considered and informed by the Quality Review Panel.

North Weald Airfield Masterplan

N. Development proposals at North Weald Airfield must comply with a Masterplan for the North Weald Airfield.

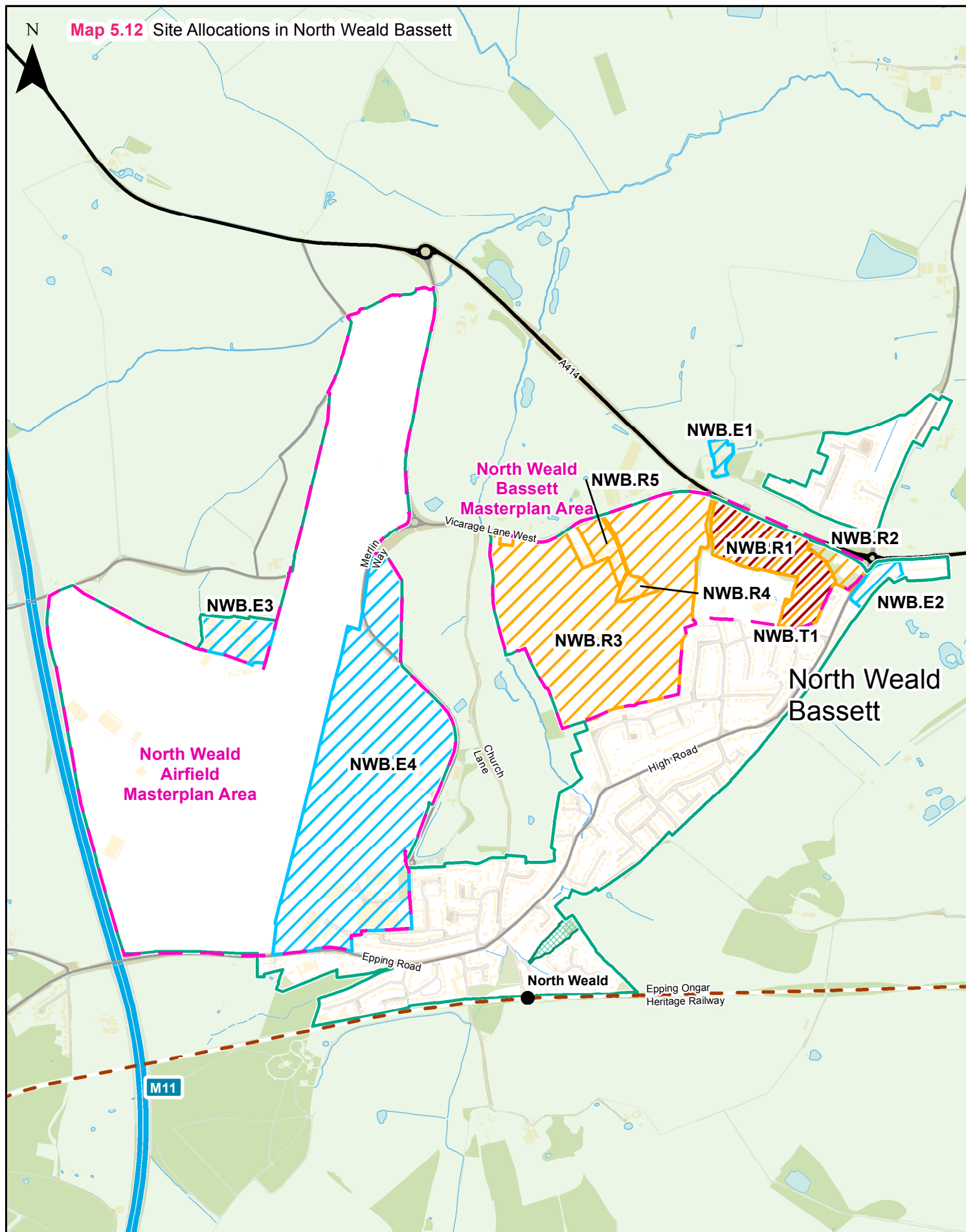
O. In addition to the requirements set out in parts A-K, the Strategic Masterplan must make provision for:

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- (i) a Leisure Centre and other community uses to the east of the main runway;
- (ii) retention and expansion of aviation uses to the west of the main runway;
- (iii) provision for c.10ha of additional employment land of B1, B2, B8 uses to the east; and
- (iv) a new access from Epping Road to service the west of the site.

P. The Masterplan and subsequent applications should be considered and informed by the Quality Review Panel.

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Drawing No.
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Map 5.12
Site Allocations in
North Weald Bassett

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The Local Plan should be read as a whole.
Proposals will be judged against all relevant
policies.

Scale: 1:16,000 @ A4



Legend

- Residential site allocation
- Employment site allocation
- Traveller site allocation
- Residential and traveller site allocation
- Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- District Open Land
- Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Appendix 6: Site Specific Requirements for Site Allocations.

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