

WALTHAM ABBEY NORTH MASTERPLAN

CONSULTATION DRAFT DOCUMENT | JUNE/JULY 2021

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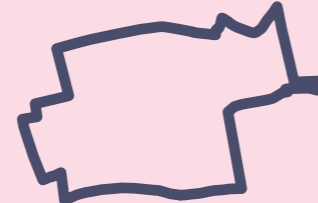
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INTRODUCTION

- EPPING FOREST DISTRICT LOCAL PLAN
- THE MASTERPLAN PROCESS

EPPING FOREST DISTRICT LOCAL PLAN

The new Epping Forest District Local Plan sets out how the Council will meet the needs for housing and economic growth up to 2033, alongside policies for the protection of the environment and the provision of infrastructure.

As part of the new Local Plan, land is allocated for development on the north side of Waltham Abbey, between Crooked Mile and Galley Hill Road and north of Parklands. The Local Plan refers to this allocation as the “Waltham Abbey North Masterplan Area”, and the three main land parcels within it are referred to as sites WAL.R1, WAL.R2 and WAL.R3.

Local Plan Policy P3 sets out where development is expected to occur in and around Waltham Abbey, and what should be provided.

In terms of new homes, Policy P3 provides for the following:

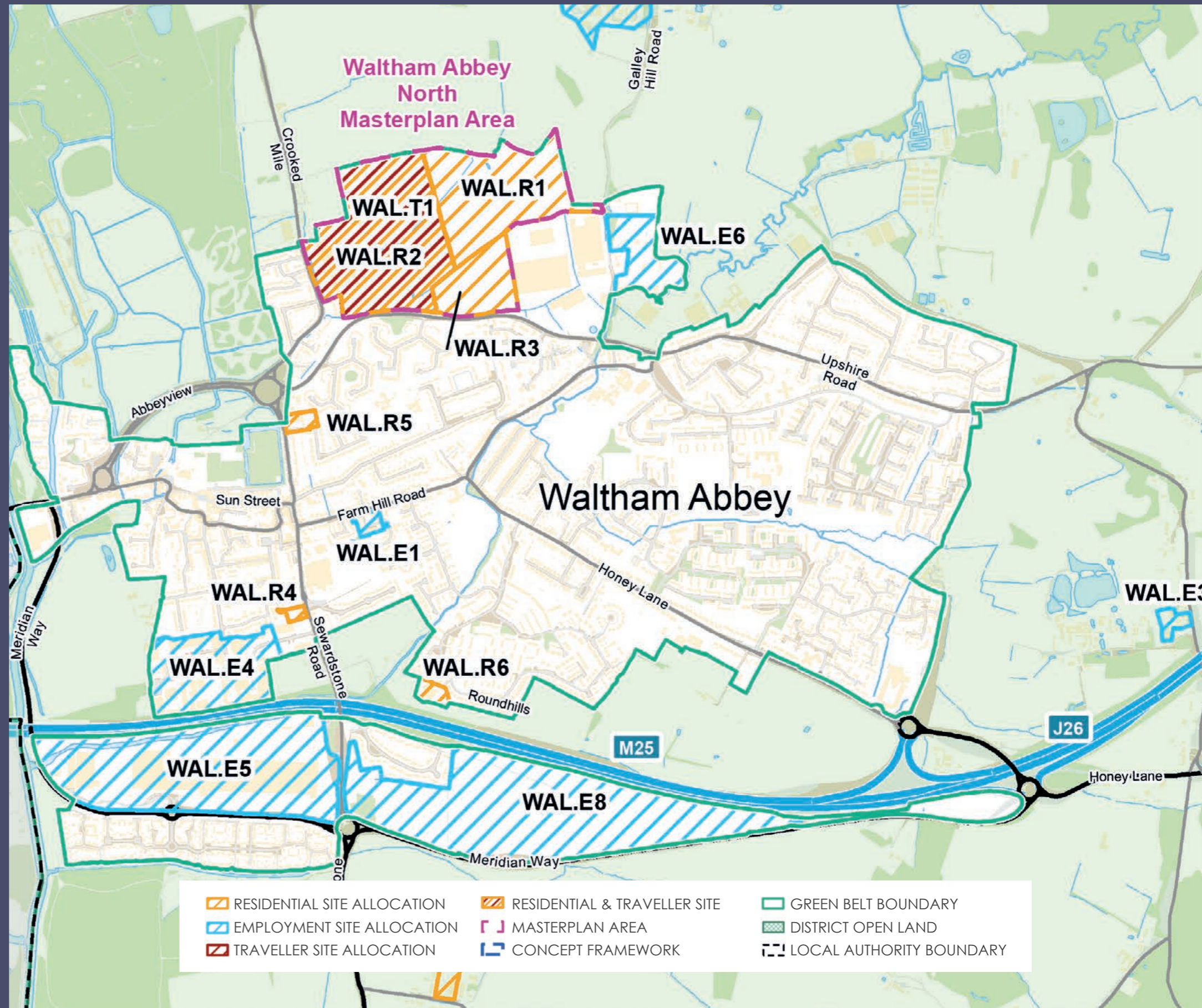
Site WAL.R1 – approximately 295 homes;

Site WAL.R2 – approximately 315 homes;

Site WAL.R3 – approximately 130 homes.

The above totals 740 new homes.

A site for up to 5 Traveller’s Pitches is also required by Policy P3, and this is referred to as WAL.T1, and this is shown to be provided on the land east of Crooked Mile (i.e. as part of Site WAL.R2).

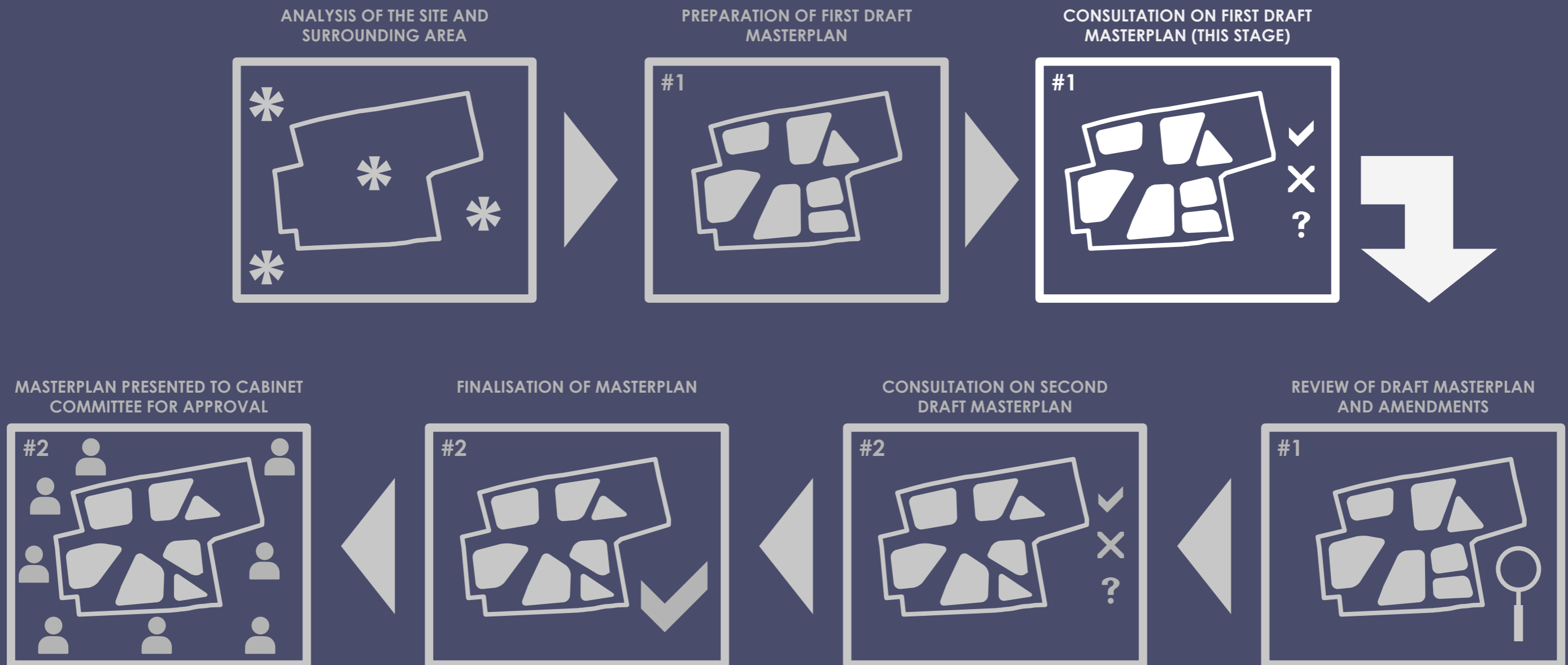


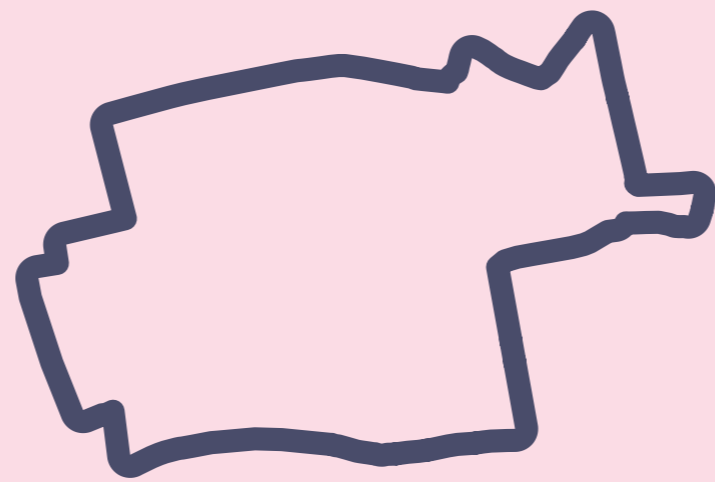
THE MASTERPLAN PROCESS

- Local Plan Policy P3 requires that a Masterplan document is prepared for the Site in order to guide future development.
- This document represents the first step in preparing that Masterplan.
- The aim of the document at this stage is to provide information and some initial proposals for consultation purposes.

- Following consultation on the document, the proposals will be reviewed and any appropriate changes made before a further version of the document is produced.
- The main steps in the preparation of the Masterplan are summarised in the below chart.

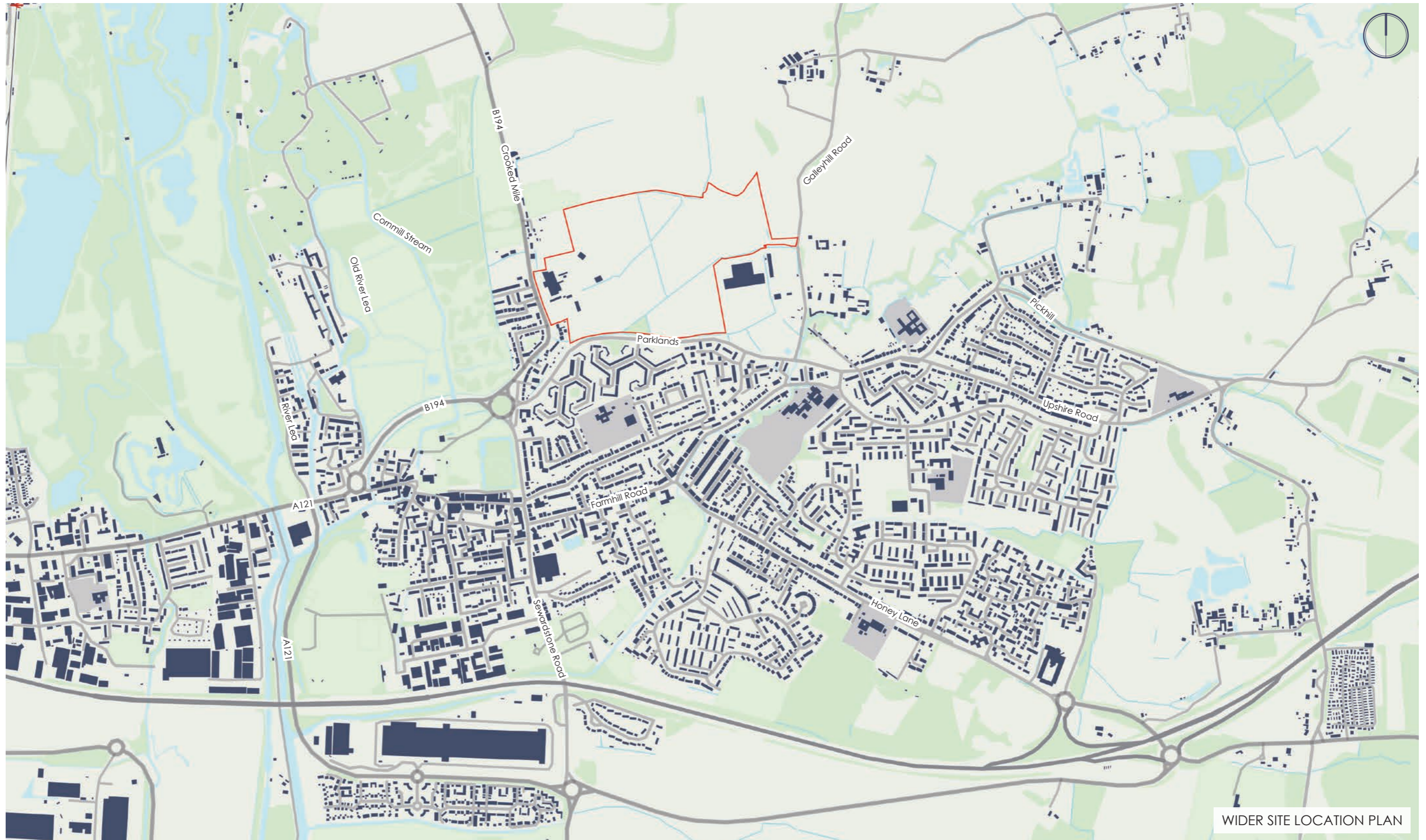
- Ultimately, it is intended that the Masterplan will be submitted to the District Council for approval, following which it will provide a 'high level' framework for the determination of future planning applications.





THE SITE

THE WIDER SITE CONTEXT



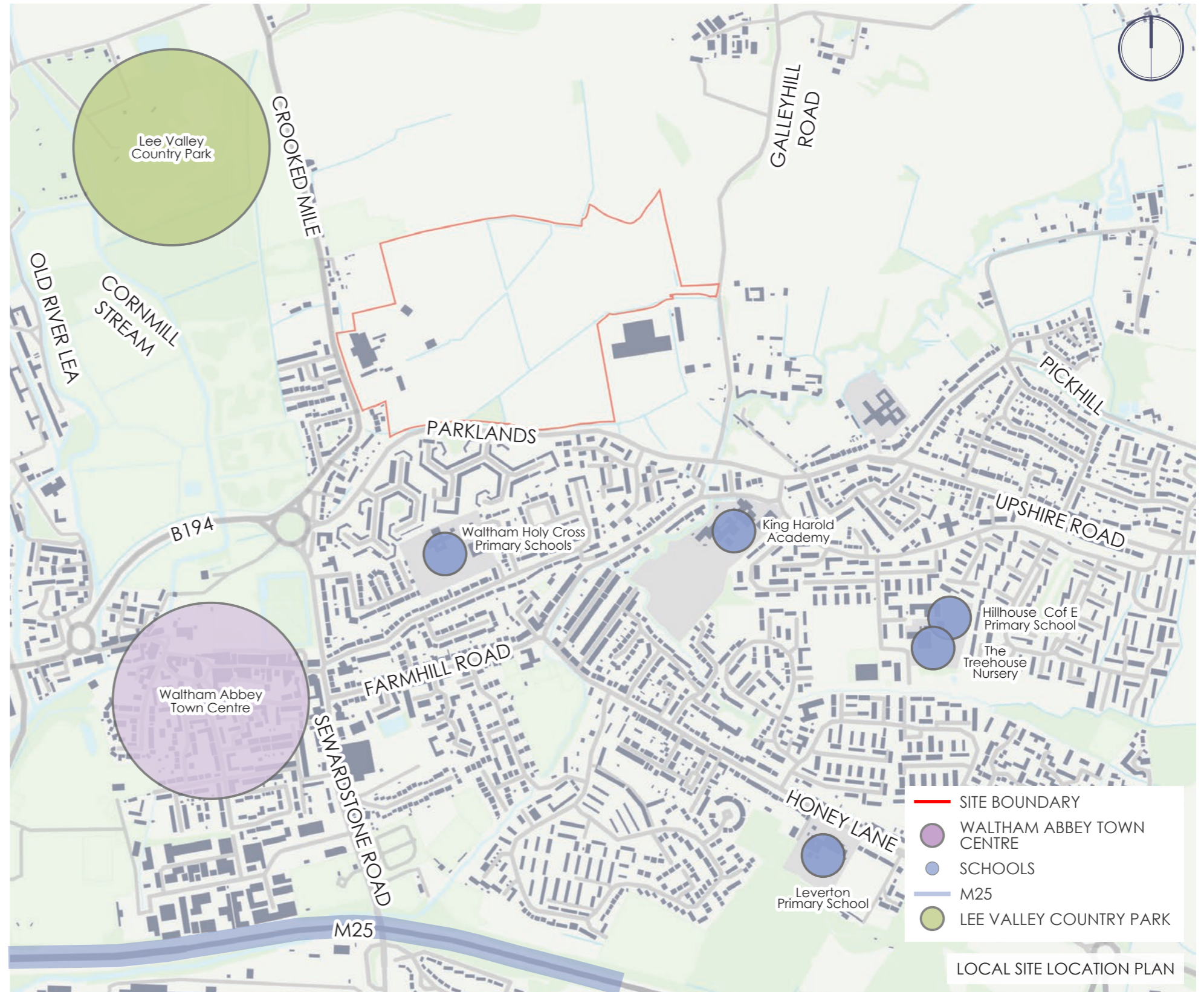
WIDER SITE LOCATION PLAN



THE SITE

THE SITE

The Waltham Abbey North Masterplan area lies to the immediate north of Parklands, and between Crooked Mile on the western side and Galley Hill Road on the eastern side. The boundary of the site is shown on the accompanying Location Plan.



THE SITE

The site extends to around 32.3 ha (80 acres) in total area. The eastern half comprises two fields that are in agricultural use, whilst the western half comprises a parcel of scrubland which includes a number of buildings previously associated with the Crooked Mile Nursery.

In the Council's Local Plan, the three parcels of land that comprise the Masterplan are referred to as parcels WAL.R1, WAL.R2, and WAL.R3, as shown in the accompanying plan extract. The WAL.T1 reference refers to the Policy P3 requirement for the Masterplan to include a parcel of land for 5 Travellers' pitches, alongside the new housing.



- SITE BOUNDARY
- ALLOCATION BOUNDARY SPLIT



VIEWS



VIEW ALONG PARKLANDS FROM THE WEST TOWARDS THE SITE



SEQUENTIAL VIEWS FROM PARKLANDS LOOKING NORTH ACROSS THE SITE TOWARDS THE WIDER COUNTRYSIDE



VIEWS



THE SITE



VIEW OF EXISTING STRUCTURES IN WEST OF SITE (TO BE DEMOLISHED)



VIEW OF SITE LOOKING NORTH EAST ALONG THE ROUTE OF THE EXISTING PUBLIC RIGHT OF WAY (POSTS DENOTE ROUTE)



VIEWS



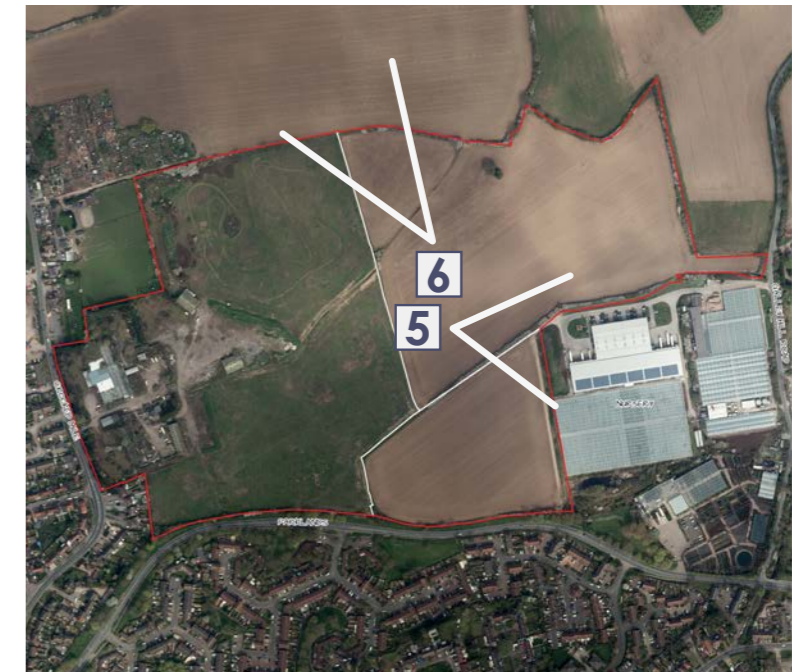
5

VIEW OF SITE LOOKING SOUTHEAST TOWARDS ADJACENT HORTICULTURAL BUSINESS



6

VIEW OF SITE LOOKING NORTH TOWARDS WIDER COUNTRYSIDE



VIEWS



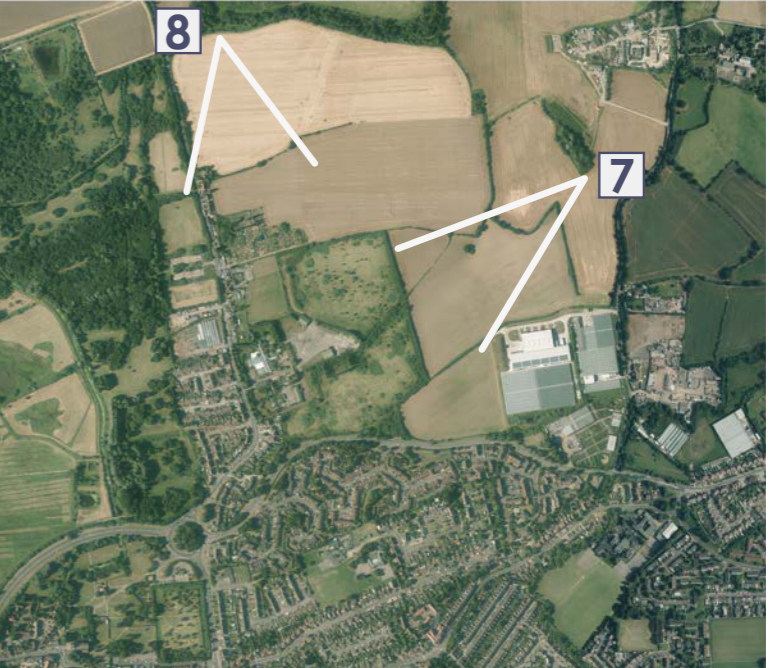
THE SITE



VIEW TOWARDS HERITAGE ASSETS OF WALTHAM ABBEY FROM NORTHEAST OF SITE



VIEW SOUTH TOWARDS WALTHAM ABBEY TOWN CENTRE FROM NORTH OF SITE





VIEWS

9



VIEW NORTH ALONG CROOKED MILE TOWARDS THE WHEATSHEAF PUB

10



VIEW SOUTH ALONG CROOKED MILE WITH SITE ON THE LEFT





















LANDSCAPE FEATURES

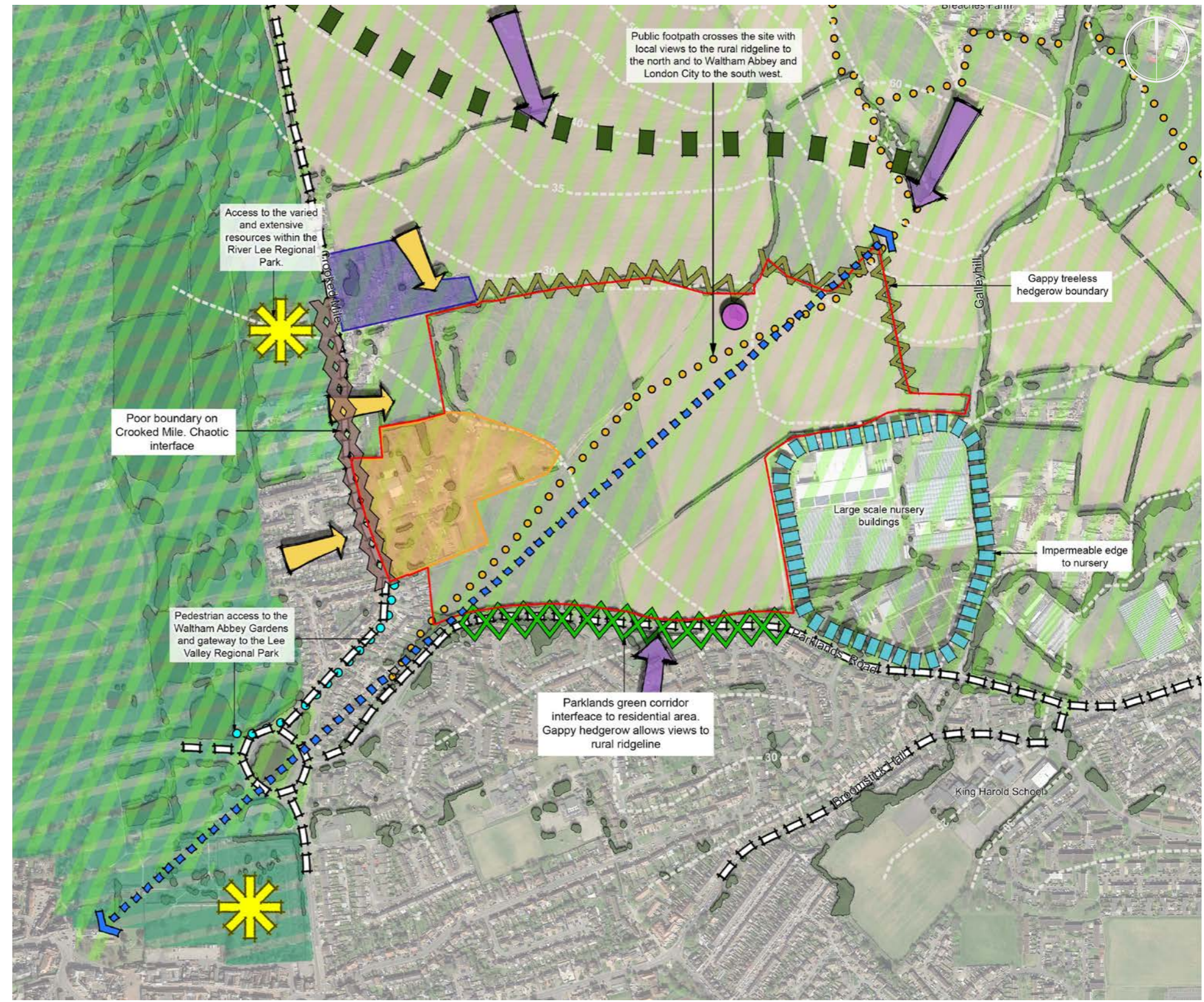
The site is characterised by its open arable landscape supported by few key landscape features

- A derelict nursery lies within the site comprising decaying buildings and random mixed planting
- The site lies within a contrasting setting of countryside and mixed urban edges
- A large nursery complex indents into the site
- Boundaries are mixed
- A key site feature is the public footpath crossing the site
- Views arise from the public footpath towards Waltham Abbey
- Views arise to the countryside from Parklands
- Lee Valley Regional Park lies to the west of the site



THE SITE

-  APPLICATION SITE BOUNDARY
-  PUBLIC RIGHT OF WAY
-  GREEN BELT
-  LEA VALLEY REGIONAL PARK BOUNDARY
-  DEGRADED AREA
-  CONTOURS (M AOD)
-  MAIN ROAD CORRIDORS
-  ALLOTMENT AREA
-  POND AND TREE FEATURE
-  NURSERY EDGE
-  EXISTING VEGETATION STRUCTURE
-  LOCAL VIEWS
-  CLOSE RANGE VIEWS
-  KEY VIEW TO WALTHAM ABBEY & LONDON
-  RIDGELINE
-  PARKLANDS GREEN CORRIDOR INTERFACE
-  GAPPY HEDGEROW BOUNDARY
-  POOR BOUNDARY ON CROOKED MILE



LOCAL CHARACTER

1 PARKLANDS SOUTH

The closest urban area to the site, Parklands South is a 1980's residential development.

This area is formed by two residential enclaves accessed via Parklands with geometrical streets following an hexagonal patterns.

Buildings vary between 1-3 storeys and follow the geometrical pattern to define a linear urban grain and enclosed street scene.

Main materials are red brick and tile hanging for key buildings.



2 BROOMSTICK HALL ROAD

Near the historic core of Waltham Abbey there are some Victorian rows of terraces forming parallel streets which filled the space between secondary watercourses.

The small variations in details and finishes of the façades within the clear structure of terraced houses define a strong and recognizable character of these streets.



3 TOWN CENTRE

The historic core of the town including what remains of the Abbey, its grounds and historic streets to the south and west.

The figure ground shows the medieval pattern of narrow winding streets is still recognisable.

The photos show how the continuous frontages of dense narrow plots define legible sequences of key routes, spaces and vistas. This emphasises the role of landmark buildings and spaces such as the Abbey and the town's square.



LOCAL CHARACTER



THE SITE

4 POWDERMILL LANE

This area is in near the historic core of the town and the site. The figure ground image shows how secondary streets and mews have been added to the rear of the historic buildings along the river.

Buff brick features heavily as the wall material with Georgian and Victorian details. The recent additions follow this architectural approach.



5 LEA ROAD

The historic riverside typologies have influenced more recent developments by using well established forms and details in a contemporary manner.

In this case the figure ground image reveals that the historic linear pattern following the river has been reinterpreted into a large court addressing the street and opening towards the river.



6 LIMES AVENUE

This development on the western side of the river Lea has regular perimeter blocks with formal arrangement of buildings along a tree lined avenue.

Buildings are contemporary with traditional forms with steep gables and large bay windows. Main materials are buff brick and render with slate colour roofs.





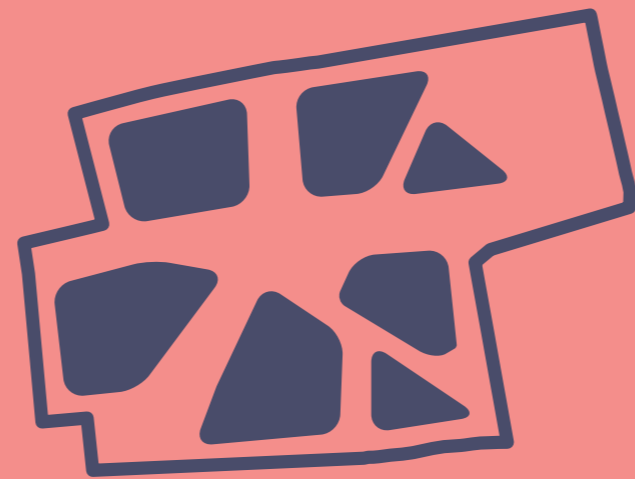
THE VISION

THE VISION

THE VISION IS TO CREATE A NEW SUSTAINABLE, LEGIBLE, WALKABLE NEIGHBOURHOOD FOR WALTHAM ABBEY THAT HAS ACCESSIBLE GREEN OPEN SPACES AT ITS HEART.

THIS VISION CAN ONLY BE REALISED FOLLOWING AN UNDERSTANDING OF BOTH THE **WIDER AREA** AND **THE SITE**. THIS THEN FACILITATES THE CREATION OF A **DISTINCTIVE, CHARACTERFUL, SUSTAINABLE** DEVELOPMENT.

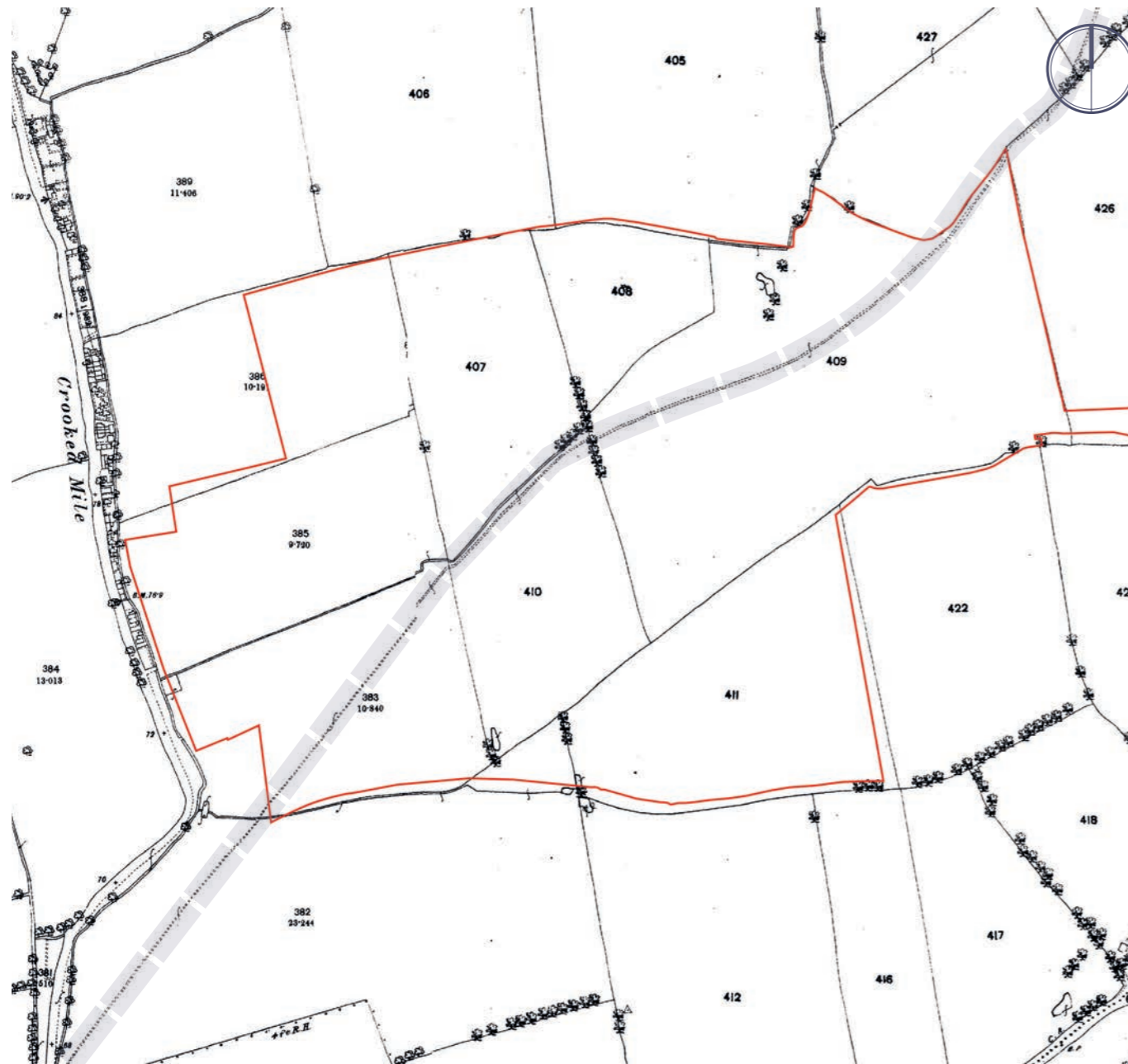




CREATING THE MASTERPLAN

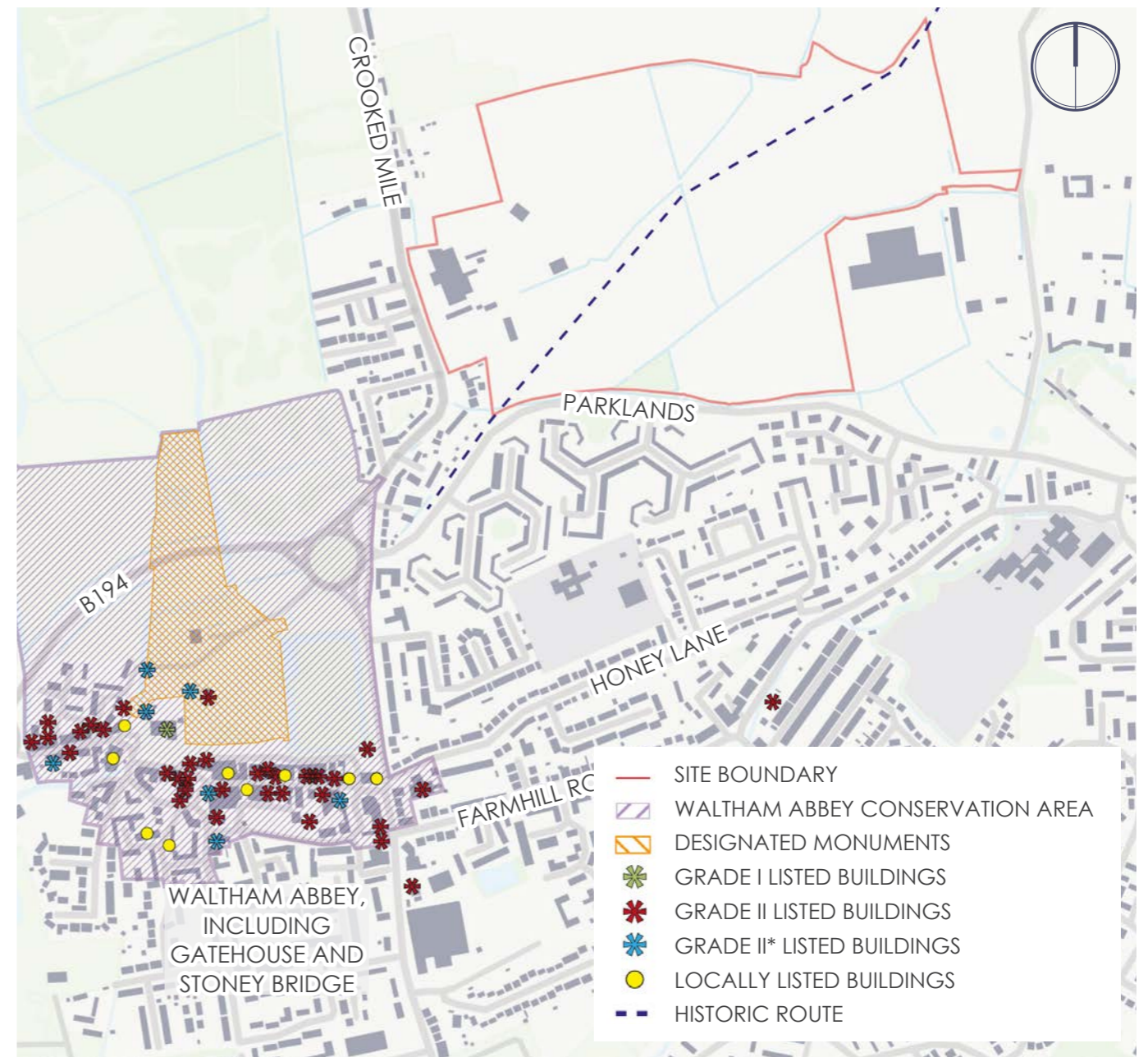
HISTORIC FEATURES

- Historic map from 1870s shows a footpath running from southwest to northeast of the site.
- This path is still present and currently designated as a Public Right of Way.



1870'S (ROUTE OF FOOTPATH HIGHLIGHTED WITH DASH)

- That this feature remains demonstrates its importance as a key connection from Waltham Abbey's historic core to the wider countryside.
- It is crucial that this link is retained.



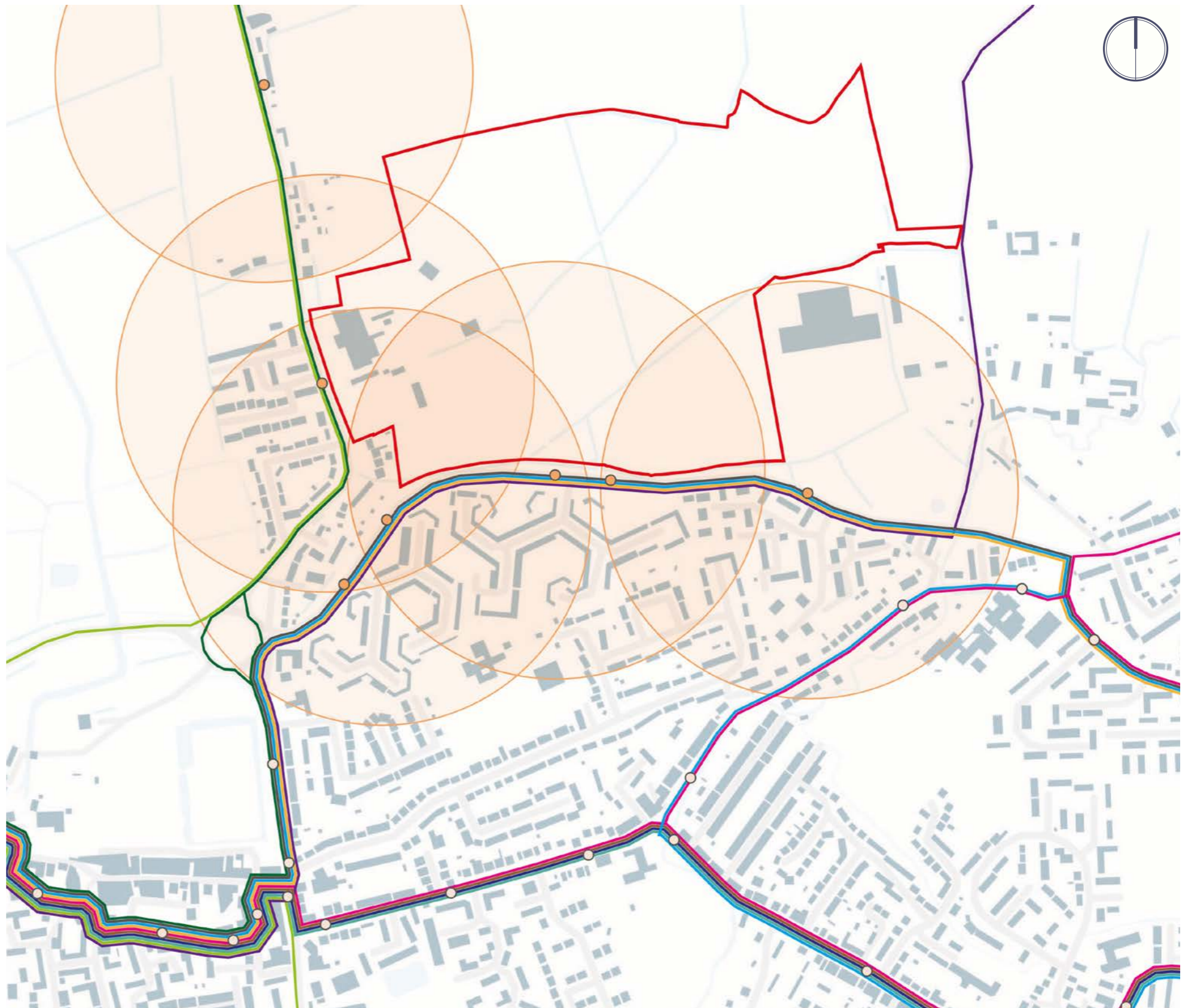
WALTHAM ABBEY HERITAGE FEATURES



EXISTING BUS NETWORK

- A number of bus routes operate within the local area, with existing bus stops shown on the adjacent plan
- Those proposed units located within the 500m/6 min walking radii (orange circles) will have easy access to these existing bus services.
- Demonstrates a need for additional bus stops to serve those units not covered by the orange circles

- SITE BOUNDARY
- BUS ROUTE 13/13A - WALTHAM ABBEY TO WALTHAM CROSS
- BUS ROUTE S13 - WALTHAM CROSS TO ST MARGRETS HOSPITAL (EPPING)
- BUS ROUTE 22 - WALTHAM ABBEY TO WALTHAM CROSS
- BUS ROUTE 66 - WALTHAM ABBEY TO WALTHAM CROSS
- BUS ROUTE 66A - WALTHAM CROSS TO LOUGHTON
- BUS ROUTE 86 - WALTHAM CROSS TO HARLOW
- BUS ROUTE 211 - WALTHAM CROSS TO BREACH BARNS VIA WALTHAM ABBEY
- BUS ROUTE 212 - CHESHUNT VIA WALTHAM CROSS STATION
- BUS ROUTE 251 - CHESHUNT VIA WALTHAM CROSS STATION
- BUS ROUTE 505 - HARLOW TO STEWARD STONE VIA WALTHAM ABBEY
- BUS STOPS SERVICING SITE
- BUS STOPS SERVICING WALTHAM ABBEY
- WALKING DISTANCES FROM BUS STOPS
500M RADIUS : 6.25 MINS WALKING - 3.75 MINS CYCLING



AMENITIES & SERVICES

As the diagram shows, the site is well located, providing easily walkable links to services and amenities in the local area:

- Education
- Recreation
- Leisure
- Health
- Employment
- Retail

In particular, these walking routes allow access to:

- Lee Valley Country Park
- A circular walk to the north and via Crooked Mile
- Waltham Abbey town centre in the south west
- Education, employment and leisure amenities to the south.

Logical access points into the site are created where these routes converge.

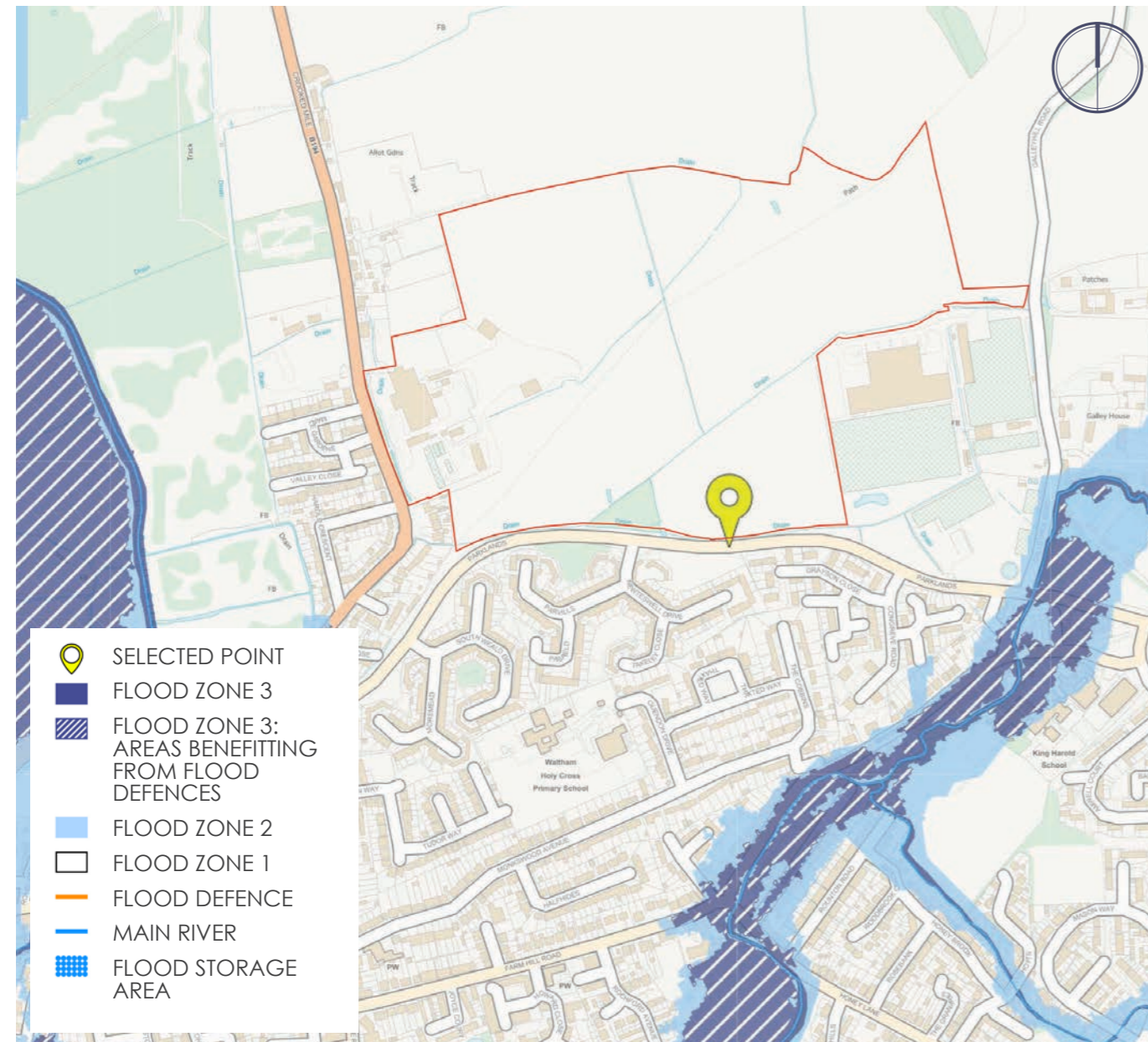
-  SITE BOUNDARY
-  WALTHAM ABBEY TOWN CENTRE
-  EDUCATION AMENITIES
-  HORTICULTURAL COMPANIES
-  RIVER LEE COUNTRY PARK
-  BUS STOPS
-  BUS STOPS SERVING THE SITE
-  HEALTH FACILITIES
-  PUBLIC PARKING
-  PROW
-  EXISTING OFF ROAD CYCLE ROUTE TO LEE VALLEY REGIONAL PARK
-  ROUTES TO WALTHAM ABBEY TOWN CENTRE
-  ROUTES TO INDUSTRIAL ESTATES
-  ROUTES TO LEISURE/RECREATION
-  ROUTES TO SCHOOLS
-  ROUTES TO RETAIL
-  PEDESTRIAN/CYCLEWAY LINK TO ALLOCATED EMPLOYMENT DEVELOPMENT *TO BE PROVIDED BY OTHERS.



FLOOD RISK

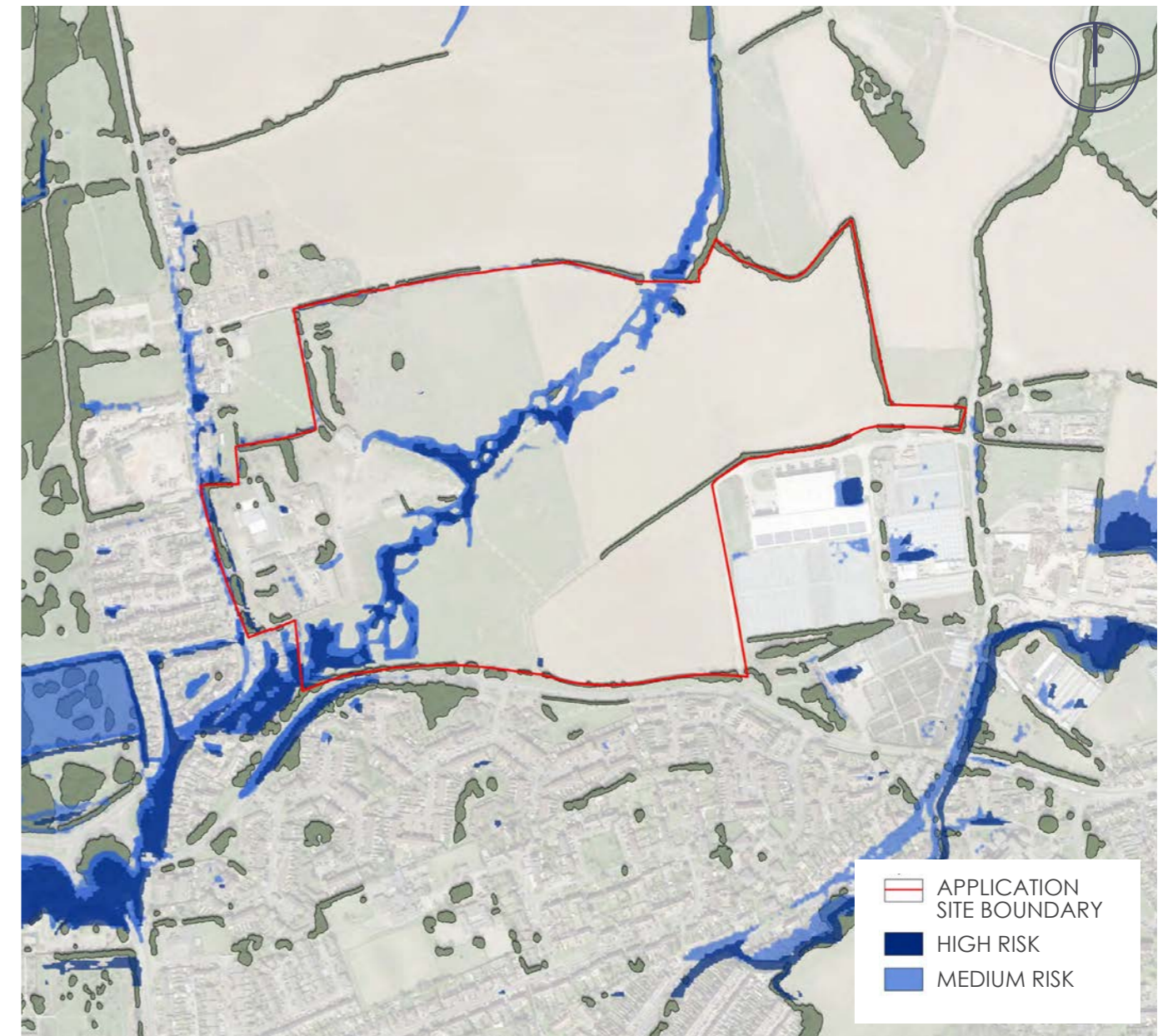
FLOOD ZONES

- The below Environment Agency flood map shows the site is in Flood Zone 1 - lowest risk of flooding from watercourses



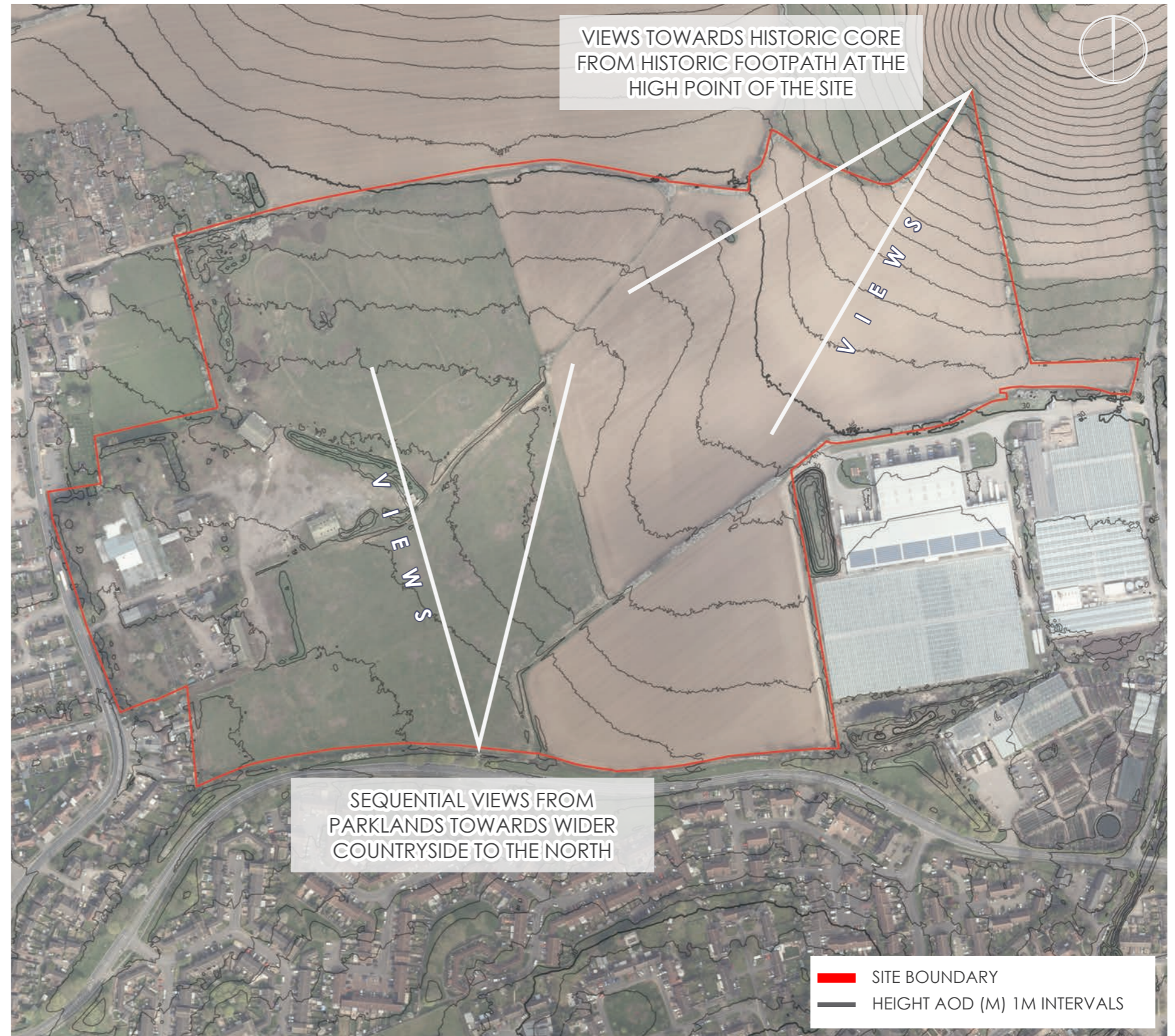
SURFACE WATER

- The adjacent Environment Agency plan shows that surface water naturally drains from higher ground in the north east through to the south west
- Proposed development will be located outside of this area



TOPOGRAPHY & VIEWS

- The adjacent contour plan shows a relatively gentle slope from north-east to south-west
- Land starts to rise more steeply towards the north-east corner of the site.
- A shallow valley runs from north-east to south-west and accommodates the general route of the existing footpath, and surface water flow route.
- The existing residential area South of Parklands is elevated compared to the part of the site closest to Parklands



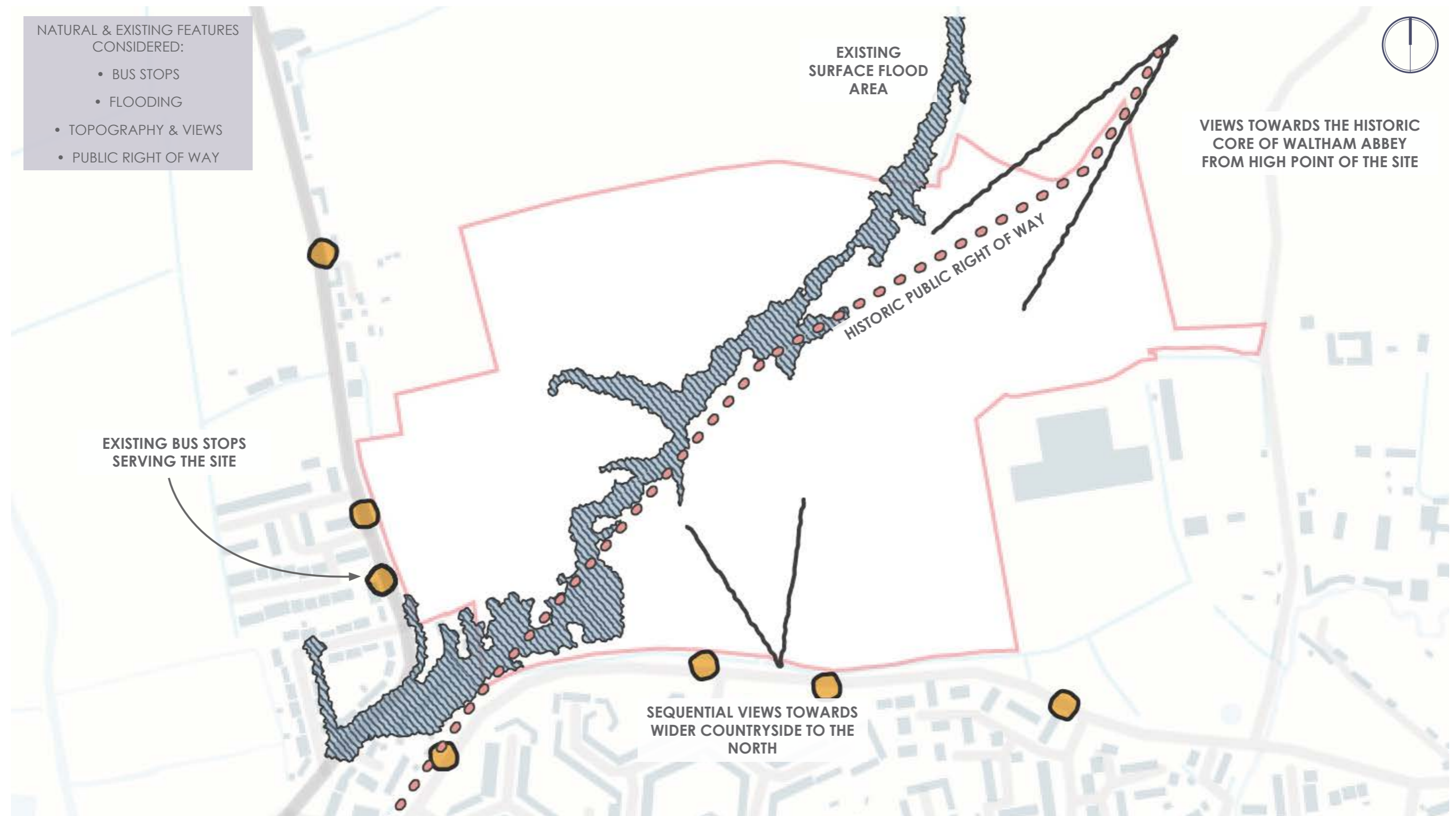


MASTERPLAN DEVELOPMENT

1. NATURAL & EXISTING FEATURES

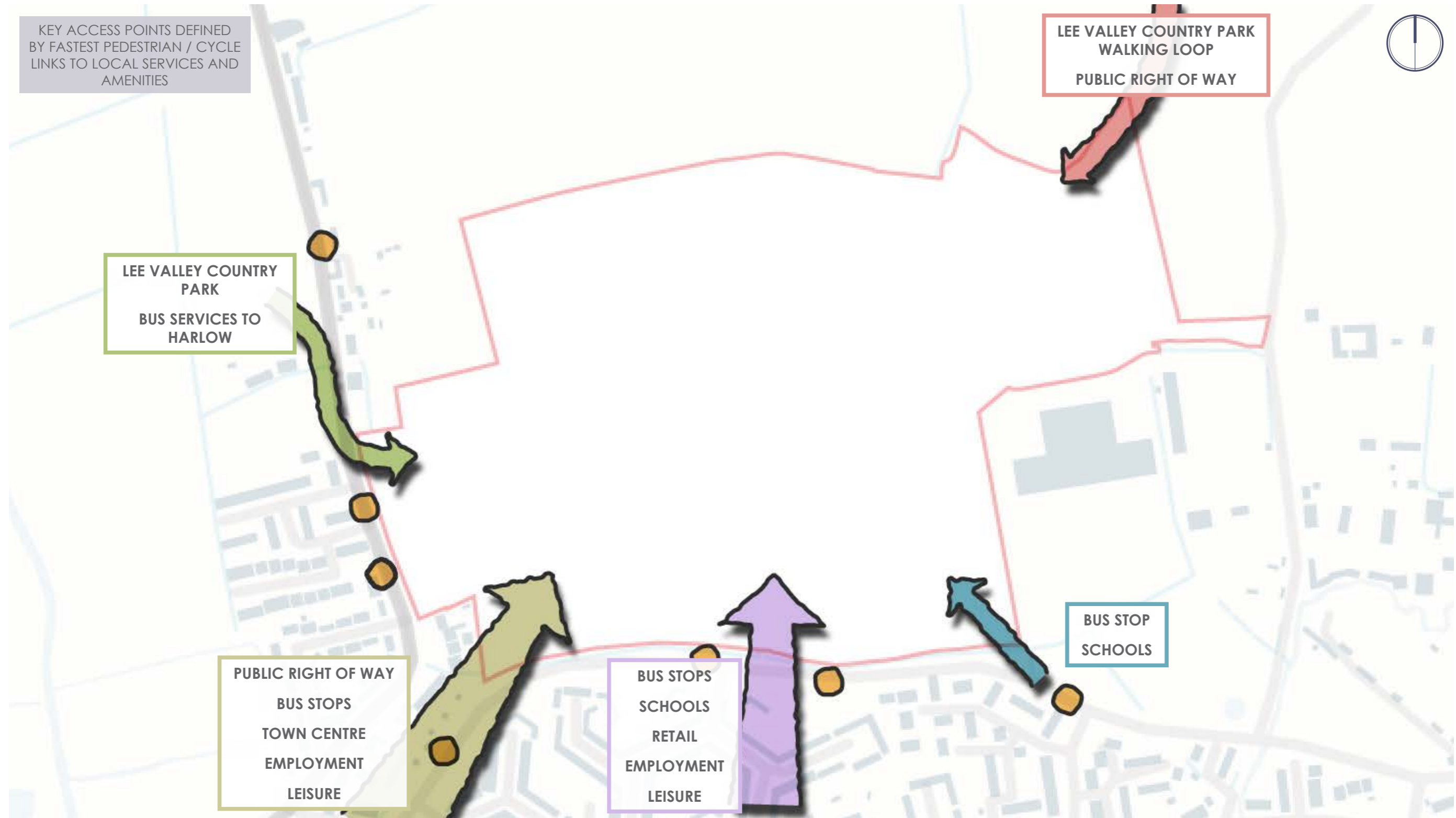
NATURAL & EXISTING FEATURES CONSIDERED:

- BUS STOPS
- FLOODING
- TOPOGRAPHY & VIEWS
- PUBLIC RIGHT OF WAY



MASTERPLAN DEVELOPMENT

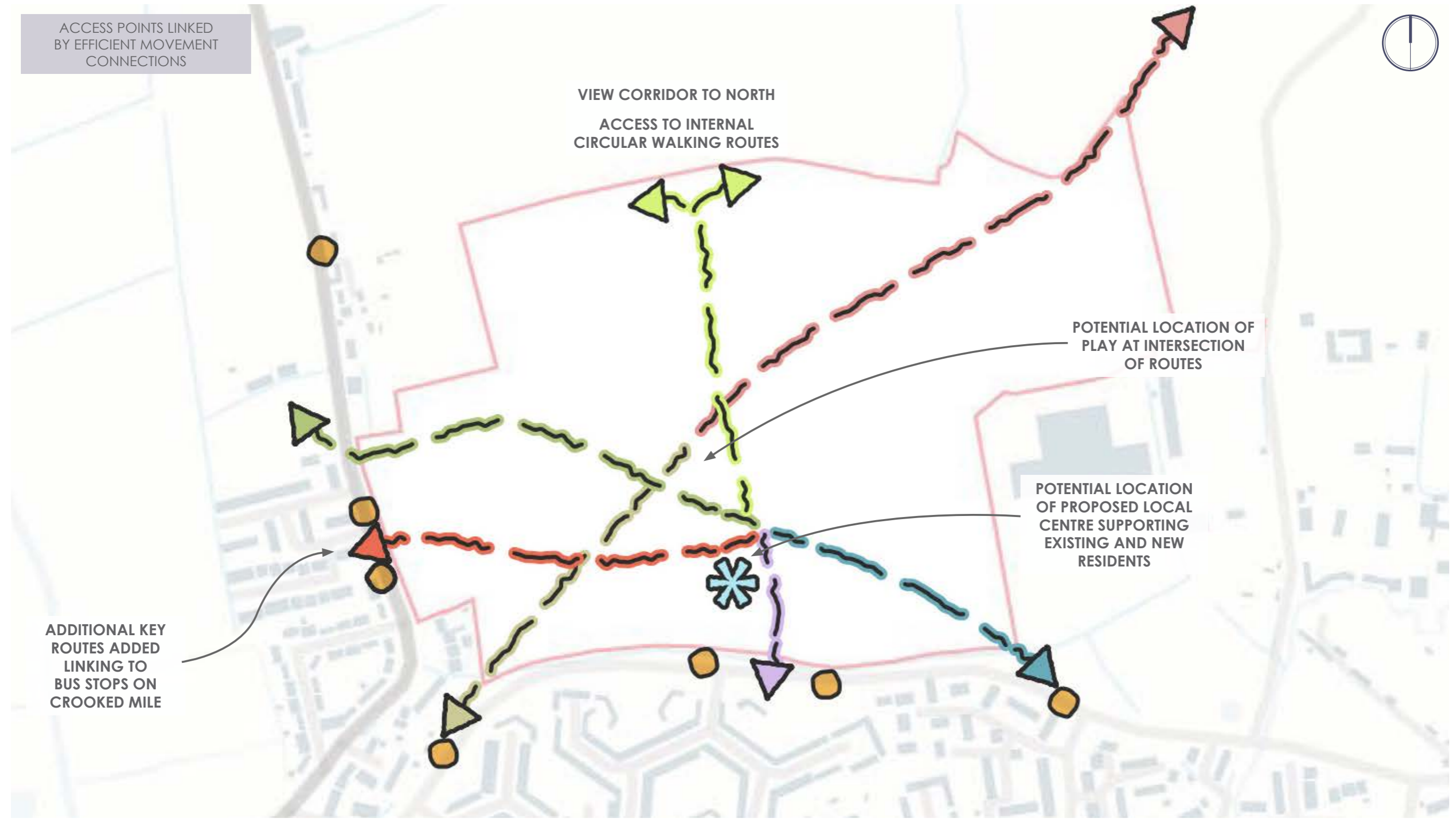
2. EFFICIENT ACCESS POINTS TO LOCAL SERVICES AND AMENITIES





MASTERPLAN DEVELOPMENT

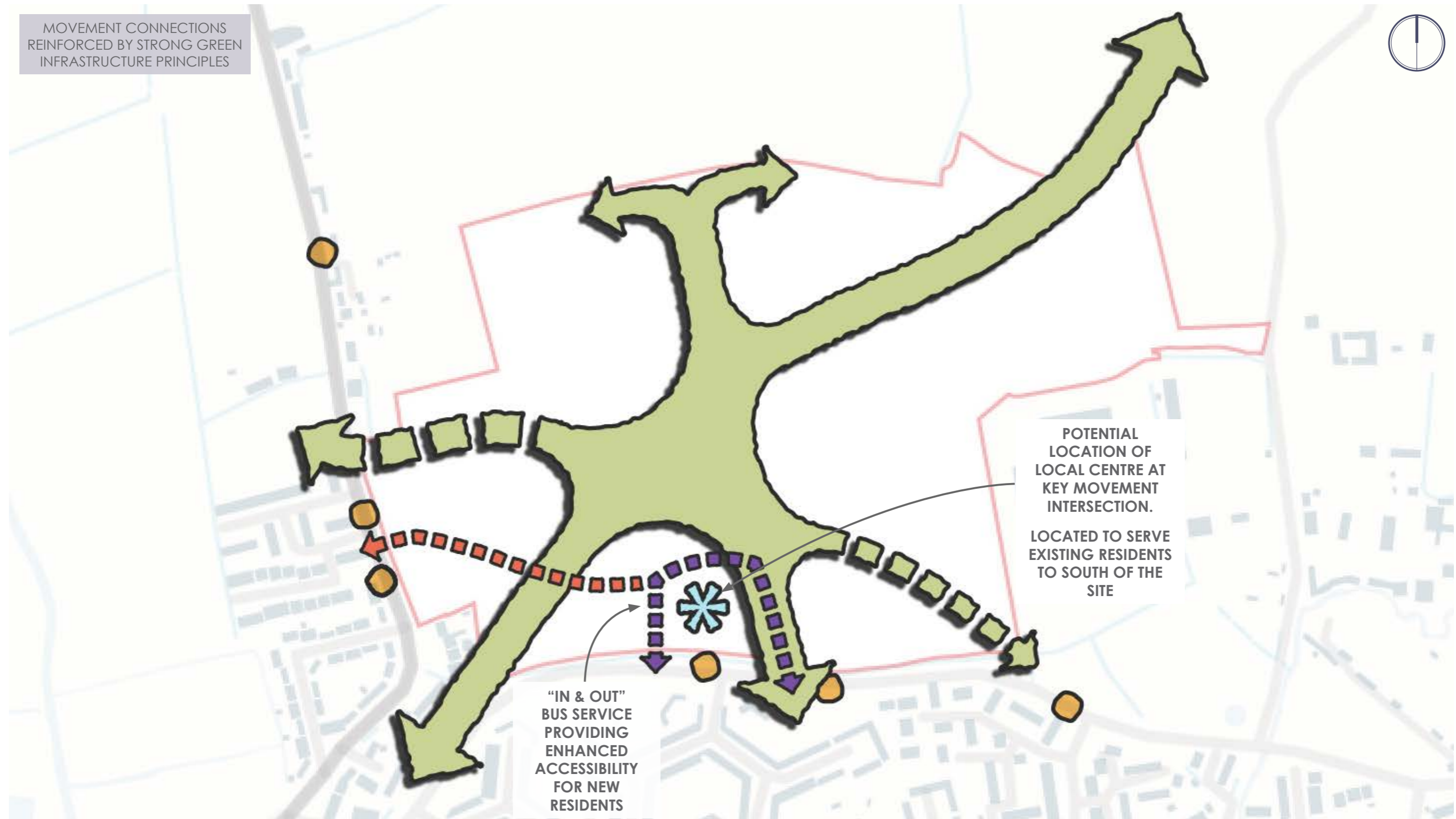
3. CONNECTIONS BETWEEN THESE ACCESS POINTS



MASTERPLAN DEVELOPMENT

4. STRONG GREEN INFRASTRUCTURE REINFORCES THESE CONNECTIONS

MOVEMENT CONNECTIONS
REINFORCED BY STRONG GREEN
INFRASTRUCTURE PRINCIPLES





MASTERPLAN DEVELOPMENT

5. DEVELOPMENT PARCELS ARRANGED AROUND GREEN INFRASTRUCTURE



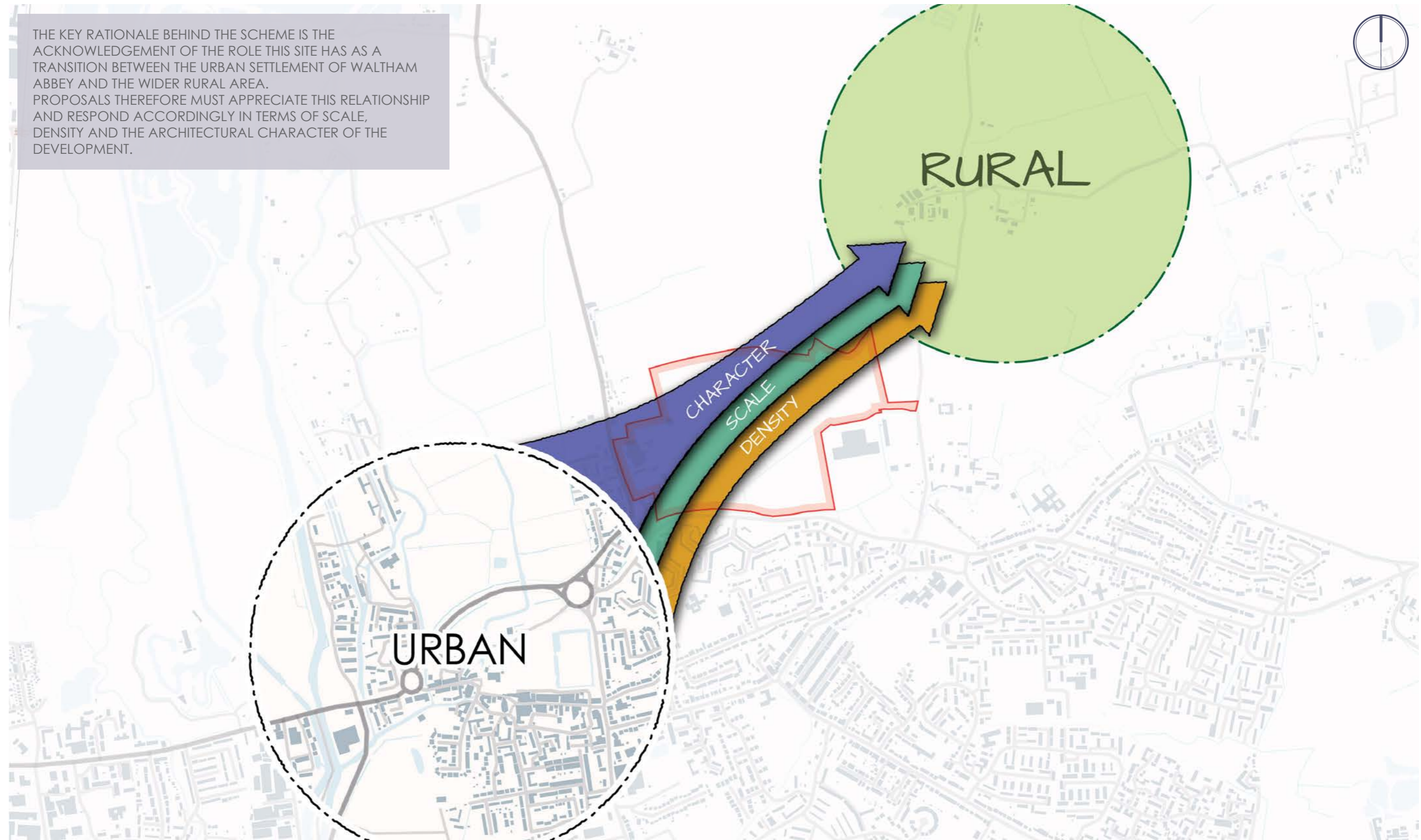
CONCEPT MASTERPLAN





**A DISTINCTIVE
PLACE**

URBAN TO RURAL TRANSITION





CHARACTER AREAS



CHARACTER AREAS

AVENUE



BUILT FORM

SCALE	<ul style="list-style-type: none"> • 2-3 storey dwellings • Local centre minimum 3 storeys.
MASSING	<ul style="list-style-type: none"> • Predominantly terraced and semi detached, providing strong definition to the street. • Opportunities for buildings with a larger footprint
APPEARANCE	<ul style="list-style-type: none"> • A strong repeating eaves rhythm reinforces importance of principal movement route. • Contemporary approach to dwellings, with simple forms and deeper windows • Materials & detailing to be distinctive to this character, drawing influence from local examples where possible.

LANDSCAPE

LANDSCAPE FEATURES	<ul style="list-style-type: none"> • Formal avenues and lines of street trees • Formal public realm for meeting and seating
STRUCTURE PLANTING	<ul style="list-style-type: none"> • Large stature street trees
BOUNDARIES	<ul style="list-style-type: none"> • Formal treatment
OTHER	<ul style="list-style-type: none"> • Specific landscape design for public spaces



A MEMORABLE CHARACTER



CHARACTER AREAS

PARKLAND EDGE



BUILT FORM

SCALE	<ul style="list-style-type: none"> Mainly 3 storey dwelling reducing to 2 storey in north.
MASSING	<ul style="list-style-type: none"> Predominantly semi detached or detached dwellings, to create an informal organic edge.
APPEARANCE	<ul style="list-style-type: none"> Some repeating details, but a softer, more informal frontage. Dwellings to have a contemporary architectural approach. Natural materials such as timber boarding or tile hanging detail.

LANDSCAPE

LANDSCAPE FEATURES	<ul style="list-style-type: none"> Key public open spaces Key play provision Key green/blue infrastructure
STRUCTURE PLANTING	<ul style="list-style-type: none"> Mixed typologies of planting Informal wildflower grasslands
BOUNDARIES	<ul style="list-style-type: none"> Mixed ornamental hedgerows (bee friendly species) Timber enclosures
OTHER	<ul style="list-style-type: none"> Multi-purpose landscapes with integrated LEAPs and LAPs



CHARACTER AREAS

STREETS & LANES



BUILT FORM	
SCALE	<ul style="list-style-type: none"> Mainly 2 storey dwellings Key buildings to have varied appearance to denote their enhanced status
MASSING	<ul style="list-style-type: none"> Detached, semi detached or terraced, providing intimate enclosure to inner routes
APPEARANCE	<ul style="list-style-type: none"> Variations in architectural detailing. Projection and recession of units to create informal lanes Dwellings to have traditional forms with contemporary detailing Materials to be varied, but to reflect the traditional local architectural vernacular
LANDSCAPE	
LANDSCAPE FEATURES	<ul style="list-style-type: none"> Hard landscape for meeting in local squares Individual street trees Connecting landscape corridors
STRUCTURE PLANTING	<ul style="list-style-type: none"> Trees in hard landscape for shade, shelter and interest Small stature trees within lanes
BOUNDARIES	<ul style="list-style-type: none"> Railings Formal hedgerows Ornamental shrub planting
OTHER	<ul style="list-style-type: none"> Connecting linear soft landscape features



CHARACTER AREAS

RURAL EDGE



BUILT FORM	
SCALE	<ul style="list-style-type: none"> • 2 storey dwellings • Key buildings have enhanced appearance
MASSING	<ul style="list-style-type: none"> • Dwellings detached or semi-detached. • Rear wings added to corner turning units to suit the rural narrative.
APPEARANCE	<ul style="list-style-type: none"> • Dwellings have a rural appearance with traditional forms and detailing. • A loose, more informal arrangement appropriate to a rural setting. • Materials to be varied, but appropriate to an edge of settlement location with natural tones and finishes.
LANDSCAPE	
LANDSCAPE FEATURES	<ul style="list-style-type: none"> • Semi-natural linear open spaces • Meandering informal footpaths • Informal seating and play areas • Fitness trail • Ecological features
STRUCTURE PLANTING	<ul style="list-style-type: none"> • Native buffer interface • Small woodland copses and orchard groups • Wildflower grasslands
BOUNDARIES	<ul style="list-style-type: none"> • Native species hedgerow frontages • Rustic timber frontages
OTHER	<ul style="list-style-type: none"> • Maintain visual countryside connectivity • Include wildlife interpretation boards



KEY BUILDINGS & FRONTAGES





MOVEMENT & ACCESS





SOCIAL & PHYSICAL INFRASTRUCTURE

PROVIDING INFRASTRUCTURE TO SUPPORT THE DEVELOPMENT
New development is generally required to provide additional infrastructure to help support the increase in population arising from new development. This generally takes one of three forms, being:

- Provision of new facilities 'on-site' as part of the development;
- Direct works off-site to upgrade existing infrastructure (e.g. investment in utilities or highway works); and
- Financial contributions to service providers so that they can invest in additional facilities.

ON-SITE PROVISION

For the Waltham Abbey North Masterplan area, the new Local Plan requires the following facilities to be provided on-site as part of the development:

- A new Local Centre /community facility – this is likely to include an element of food retail to meet day to day shopping needs, alongside some complimentary small-scale commercial units and space for community activity;
- Space for a car club/car share parking to facilitate reduced car ownership and support those looking for car sharing in the alternative;

- Infrastructure to support Electric Vehicle charging;
- The provision of substantial areas of new open space, including informal parkland, allotments, and areas for play;
- On-site surface water storage as part of a sustainable urban drainage network to ensure no increased risk of downstream flooding;
- The provision of 5 pitches for Travellers;
- A network of cycle and pedestrian routes to promote easy walking and cycling;
- A route for a bus and bus stop to increase options for non-car travel.

As drafted the Local Plan also refers to the possibility of space being provided for relocating the existing King Harold Secondary School but the Education Authority has confirmed that this would not be supported.

OFF-SITE DIRECT WORKS

At this stage, the details for off-site works have yet to be confirmed, but could potentially include:

- Improvements to walking and cycling routes to improve access between the site and key destinations such as the town centre, the larger employment sites, and the Lea Valley Regional Park;
- Upgrades to utilities serving the site, such as electricity, foul drainage, and broadband/fibre networks;
- Any required local highway safety or road management works.

OFF-SITE FINANCIAL CONTRIBUTIONS

As a result of additional development in the District, the Council and Highway Authority have identified a variety of road improvements that can be implemented to help manage the impacts of additional traffic on the road network.

For Waltham Abbey, possible locations for highway improvements include the following, and the Local Plan assumes that all development in Waltham Abbey will make an appropriate financial contribution towards improvement works.

- A112 Sewardstone Road / Sun Street Signalised Junction;
- M25 J26 Southern Roundabout;
- B194 Highbridge Street / Meridian Way Signalised Junction;
- A121 Honey Lane Woodgreen Rd;
- B194 Highbridge Street / Abbeyview Roundabout.

For social infrastructure, Essex County Council collects financial contributions from developments on a standard basis to fund

additional school places and contribute to other local services, such as libraries and social services. The Waltham Abbey North Masterplan development will therefore be providing funding for additional primary and secondary school places, alongside funding for other services.

In terms of health facilities, the NHS operate a similar model whereby they collect financial contributions from developments to fund additional capacity at local surgeries, and it is expected that funding will be provided from the new development in line with the requirements from the NHS.

OTHER CONTRIBUTIONS AND MEASURES

In addition to the matters above, there are additional measures that the development will provide in support of specific strategies that the Council is looking to implement, which are likely to include:

- Appropriate contributions towards the Council's Air Quality Management Strategy, which includes additional financial contributions to help implement the Council's wider strategy for improving air quality, with particular regard to the Forest itself;

- Green Infrastructure Strategy – the contribution to the Green Infrastructure is likely to be largely achieved through on-site green space but also potentially through investment in green spaces off-site;
- Sustainability Strategy – the development will contribute towards 'greener' development through appropriate measures to reduce the effect of new development on carbon emissions and the environment;
- Recreational Avoidance Strategy – measures to reduce recreational impacts on the Forest will primarily be achieved through on-site open space and linkages to existing local walking routes, but could include off-site measures as well.
- Sports Facilities – The Council has identified possible locations where local facilities may be improved, such as at Townmead Leisure Park, and which may include funding from the new development.

A FAMILY ORIENTATED COMMUNITY

DWELLING MIX

Housing Mix and Affordable Housing Strategy

Large scale housing developments provide an opportunity to deliver a mix of different types of housing to meet the needs of the local community and the local market.

The emerging Local Plan does not prescribe any particular mix of properties, but rather Policy H1 requires a mix of house types that is appropriate to the context of the site, and which provides a range.

The area adjoining the Waltham Abbey North Masterplan comprises predominantly of family housing in a suburban setting. The site therefore offer the opportunity to provide for a variety of predominantly family homes in a manner consistent with the character of the surrounding area, but also offers the opportunity for a limited number of smaller units/apartments, to contribute to the overall mix.

Across Epping Forest District as a whole, the 2011 Census shows that some 37% of properties have one or two bedrooms, 39% have 3 bedrooms, and 25% have 4 bedrooms of more.

Waltham Abbey, however, has a relatively higher proportion of 1 and 2 bedroom properties than the average for the district, and a smaller percentage of larger properties, the corresponding proportions being 47% one and two bedrooms, 39% 3 bedrooms, and 14% 4+ bedrooms.

The Paternoster area, which is the main Census area lies closest to the Waltham Abbey North Masterplan, has a slightly higher number of 3 bedroom properties, at 45%, reflecting the suburban characteristic, but still has a relatively higher number of 1 and 2 bedroom units (43%) and relatively small number of 4+ bedroom homes (12%).

The Council's Strategic Housing Market Assessment suggests that for Epping Forest as a whole, the greatest need is for 3 bedroom properties (51%), and a lesser need for 1 and 2 bedroom properties (23%) or 4+ bedroom properties (26%).

Given the high proportion of 3 bedroom properties already in the locality, and the relatively low number of 4+ bedroom properties, the Waltham Abbey North Masterplan area provides an opportunity to meet a need for some larger properties to help provide a better

balanced housing stock overall, whilst at the same time continuing to provide a significant number of 3 bedroom properties and 1 and 2 bedroom units, to help meet the demand for smaller properties as well.

The new Local Plan seeks 40% of new homes as affordable housing, with a particular requirement for the majority to be rented properties, alongside other tenures. The primary need is for smaller homes (1 and 2 bedrooms), which the Council's Strategic Market Assessment says should account for around 55% of affordable homes, with the majority of the remainder being 3 beds.

It is not the purpose of this Masterplan to specify the mix of new homes, but based on the characteristics of the area and based upon the above analysis, it is expected that the development will provide predominantly family housing, with 3 and 4 bedroom homes the prevailing type, and with smaller levels of 1/2 bedroom homes and a limited number of 5 bedroom properties.

SUSTAINABLE DESIGN

It is recognised that the UK Government and Epping Forest District Council have declared a Climate Emergency. The applicants are also fully committed to working with Epping Forest DC to achieve a sustainably designed and energy efficient development.

EFDC have committed to the District producing net zero carbon emissions by 2023. In order to respond to the ambitious growth proposals, set out in the emerging Local Plan, the Council have prepared sustainability guidance to help applicants meet their goal of becoming net zero carbon by 2030 and to ensure that the presumption in favour of sustainable development is delivered. The fundamental objective is to ensure that new developments have the foundations in place to enable exemplar place making and long-term sustainability.

EPPING FOREST DISTRICT COUNCIL - DRAFT SUSTAINABILITY GUIDANCE

This Vision Document has sought to take on board and respond to the emerging Sustainability Guidance, which when adopted later in 2021, will be a material consideration in the determination of all major planning applications. The guidance is split into two sections:

- Environmental Sustainability; and
- Socio-Economic Sustainability

All major applications are required to be accompanied by a Sustainability Statement and Collated Sustainability Checklist, with relevant certification. As already set out in the earlier sections of this Vision Document the development seeks to respond to the requirements to deliver an exemplar new neighbourhood that will allow a sustainable new community to flourish.

ENVIRONMENTAL SUSTAINABILITY

Design Approach

The design has been informed by the site's location having particular regard to context, local connectivity, and, green and blue infrastructure. The detailed design stage for the built development will be informed by orientation and form, high-performance design and construction techniques, carbon reduction, inclusion of renewable technologies, water efficiency, adaptable buildings and a Whole Life Carbon Assessment will be undertaken. Opportunities to minimise emissions to air and measures to mitigate negative impacts will be incorporated. Measures to reduce waste, encourage recycling and reuse will also be included.

Green Infrastructure

A landscape led approach has been taken to the masterplan which will deliver a high quality environment with biodiversity net gains above targets and increased opportunities for carbon capture. Play, health and well-being, community amenity and allotments/food production have all been incorporated. Opportunities for Biodiversity Net Gain will be integrated from the outset of the development.

Sustainable Movement

As set out elsewhere in this document, the development will be a walkable, low traffic and permeable neighbourhood with strong connections to the existing public transport network. The design principles will incorporate measures to encourage walking and cycling with connections to active travel networks. Electric vehicle charging points will be included to encourage a shift away from the use of less efficient and higher polluting vehicles. Individual plots will also be served by dedicated cycle parking facilities, either on plot in private areas (such as garages or sheds) or within dedicated bike stores.

Water management

The masterplan is underpinned by a sustainable drainage strategy which will avoid increased flood risk and make efficient use of existing and planned drainage infrastructure and integrate rainwater management with landscape and biodiversity enhancements. As part of the detailed design stage water efficiency measures will be included along with opportunities for rainwater collection. The SuDs hierarchy will be followed.

Construction Practice

Construction activity will promote circular economy outcomes and aim to be net zero waste. The key principles of conserving resources, increased efficiency and ethical sourcing will be followed. Buildings will be designed to be adaptable and recyclable in the future and waste will be managed sustainably and at the highest value.

Non-domestic Development

The non-residential buildings which make up the local centre will be designed to follow the BREEAM assessment method and in respect of the key assessment criteria carbon reduction aim to deliver an outstanding rating.

SOCIAL AND ECONOMIC SUSTAINABILITY

At the outline application stage, the following supporting information will be provided to demonstrate how socio-economic sustainability has been incorporated into the masterplan design evolution:

- Health Impact Assessment;
- Health Framework Action Plan;
- Community Engagement Strategy; and
- Stewardship / Maintenance Strategy.

The masterplan has been developed to ensure that the new neighbourhood will integrate with the existing community, and as far as possible, incorporates a shared social infrastructure. In this regard the Local Centre has been positioned to the south of the development parcel. Good pedestrian connectivity to the Local Centre for both new residents within the development and existing residents to the south of Parklands, will be provided to ensure ease of access to the facilities within the Local Centre.

Where social infrastructure is not provided on-site it will take the opportunity to enhance existing facilities through Section 106 contributions as necessary. Waltham Abbey already has a good range of existing social infrastructures and community groups which provide a strong foundation to build on.

As set out in the Social and Physical Infrastructure section this Vision Document, the masterplan will provide a range of new community facilities including, a new local centre and allotment site, which will be in accessible locations to both existing residents and new residents alike. The masterplan also includes a network of cycle and pedestrian routes connecting a series of open spaces, providing improved opportunities for exercise and play, again for both existing and new residents.

The development will deliver a mix and variety of house types, including policy compliant affordable housing and five pitches for traveller's, creating a socially inclusive new community.



Thrive Architects Ltd
Building 300, The Grange
Romsey Road, Michelmersh, Romsey
SO51 0AE
Tel: 01794 367703
Fax: 01794 367276
www.thrivearchitects.co.uk