

## **Waltham Abbey- FAQs**

### **What is the purpose of the proposed Waltham Abbey North Masterplan?**

Epping Forest District Council have set out a requirement for some of the allocated development sites within their emerging Local Plan to prepare a Masterplan Framework.

The purpose of the Masterplan Framework is to ensure that a comprehensive approach is taken to the planning and delivery of the site. It aims to ensure that key land uses within the site, such as the public open space, location of the local centre, access points and broad locations of residential parcels are agreed as part of the masterplan. The Masterplan Framework is also used to inform key design parameters. The masterplan will then be used to inform any future planning applications on the site.

### **Who is responsible for producing the masterplan framework?**

It is a requirement under policy P3 of the emerging Local Plan for the promoters/landowners of Waltham Abbey North to prepare the Masterplan Framework. Therefore, the Masterplan Framework is being prepared by Manor Oak Homes and their consultant team.

The consultant team consists of the following:

- Thrive Architects, who are leading on the layout and design of the Masterplan Framework
- Strutt & Parker and Phase II Planning, who are advising on town planning related matters
- Aspect, who are advising on landscape and ecological matters

Once the Masterplan Framework has been finalised, Epping Forest District Council will then undertake a public consultation on endorsement of the Masterplan Framework. If endorsed, the Masterplan Framework will then become a material planning consideration ahead of the submission of any future planning applications on the site.

### **Who are Manor Oak Homes?**

Manor Oak Homes is an experienced land promotor with a multi-disciplined approach developing residential schemes on sustainable sites to meet specific needs. Manor Oak Homes works proactively with all stakeholders and has been commended on numerous occasions by both local residents and local councils on their approach to development and the sensitivity of their design ethos.

Sustainability is very high on the agenda of Manor Oak Homes and has always been of key importance to the company when selecting sites and beginning work on their projects. Development will always have some sort of impact on the environment, but with a familiar team of dedicated consultants, the success of Manor Oak Homes lies in the thorough contextual and site analysis before pen hits paper. This ensures that great design is achieved and is sustainable in all forms.

### **Is the site within the Green Belt?**

Currently the site is designated as Metropolitan Green Belt. The site is proposed to be removed from the Green Belt as part of the emerging Epping Forest Local Plan. Policy P3 of the emerging Local Plan proposes that the site is allocated for a mixed use residential led development. If the emerging Epping Forest Local Plan is adopted the site will no longer be within the Green Belt.

### **Has a planning application been submitted for the development?**

No, it is a requirement under Policy P3 of the Local Plan for a Masterplan Framework for the site to be prepared first, prior to the submission of a planning application.

### **When will the development be built?**

No date has been set for building of the proposed development, which would be premature at this stage. Once a decision has been made on the adoption of the Epping Forest District Council Local Plan and the Masterplan Framework has been formally endorsed, it is likely that planning applications on the site will be progressed. It will not be until any such time that planning consent has been granted on the site, will consideration be given to commencement of the development

### **What are the next steps after the public consultation?**

Following the end of the public consultation on the 26<sup>th</sup> August, we will analyse all stakeholder comments in detail. We will then seek to have further discussions with Epping Forest District Council Planning Officers on any proposed changes to the Masterplan Framework. The Masterplan Framework will also be subject to review by the Quality Design Panel.

Following that process, the Masterplan Framework will be formally submitted to Epping Forest District Council, for them to consider if it should be formally endorsed by them.

### **When will the proposed masterplan be submitted to Epping Forest District Council for approval?**

No definitive date has been set as yet and it is important for us to review all consultation comments on the Masterplan Framework prior to submitting it to the Council.

### **What type of homes will be delivered and how much will they cost?**

Policy H1 of the emerging Epping Forest Local Plan, identifies housing mix requirements; including a range of type and size of dwellings, as well as housing reflecting the character of the area. Further to this, Policy H2 of the emerging Local Plan states affordable housing requirements; *“the council will seek a minimum of 40% of homes for affordable housing”*.

The proposed development is likely to deliver a number of dwellings of different sizes and tenures, including the provision for affordable housing. This will include terraced, semi-detached and detached dwellings along with a proportion of apartments, but with a family orientated mix. Further information on the likely mix of houses is set out within the Masterplan Framework Consultation Document.

It is too early in the process to define likely cost of dwellings.

### **How many homes will be provided on the site?**

The Masterplan Framework includes the allocated residential sites WAL.R1, WAL.R2 and WAL.R3 as defined within the emerging Epping Forest Local Plan. These policies identify the following number of homes to be delivered on the site:

WAL.R1- Land west of Galley Hill Road- Approximately 295 homes

WAL.R2- Lea Valley Nursery, Crooked Mile- Approximately 315 homes

WAL.R3- Land adjoining Parklands- Approximately 130 homes

The above number of dwellings are approximate at this stage and the total number of dwellings will be informed by future planning applications on the site.

### **Do we need more houses?**

Yes, at national level the government has committed to progressing towards a target of completing 300,000 dwellings per year by the mid- 2020's to address the acute housing crisis within the Country.

At a local level, as part of the Epping Forest Emerging Local Plan, the Council have identified a need to deliver approximately 11,400 dwellings between 2011 and 2031. Waltham Abbey is one of the largest and most sustainable settlements within Epping Forest District. Waltham Abbey North is one of a number of proposed allocations within the emerging Local Plan to meet this housing need requirement.

### **What will be included in the Local Centre?**

An important part of the Masterplan Framework consultation is to get views from local residents and stakeholders on what is needed within the Local Centre to inform our future proposals. We recognise that the Local Centre will be the heart of the new development and we are proposing to locate it towards the south of the site, adjacent to Parklands to allow ease of access for existing residents.

We are also proposing a new pedestrian crossing over Parklands.

It is likely that this Local Centre will include new community space, but we would welcome your thoughts on key facilities/services that the town needs.

### **Will employment uses be provided on the site?**

Yes, some additional employment will be provided within the site within the Local Centre (refer to answer above). As part of the emerging Local Plan, the Council are proposing a major new employment allocation of 10 hectares on the south side of Waltham Abbey, which will be the focus for new employment development within Waltham Abbey.

### **Will a new school be provided as part of the proposals?**

As part of the emerging Local Plan process and early stages of the masterplan framework process, discussions were held with Essex County Council regarding education provision within Waltham Abbey. They have confirmed that there is no requirement for a new primary or secondary school to be delivered on site as a result of the proposed development. It is likely that at planning application stage, financial contributions will be provided to Essex County Council to fund the expansion of the existing schools within Waltham Abbey.

### **What open space will be provided and will it be made available for use by existing residents?**

Delivery of open space within the site has been central to the overall vision for the Masterplan Framework. As can be seen from the Masterplan Framework Consultation Document, it is proposed to provide a generous area of open space within the development. In total it is proposed to provide approximately 10 hectares of multi- functional open space within the site. The open space is proposed to provide clear separation between the development parcels within the site. The open space also broadly follows the route of the existing public right of way within the site. As part of the proposals we are also assessing opportunities to improve connectivity to other green spaces, including Lea Valley. A large

proportion of the open space is situated towards the south- east of the site, which will provide ease of access for existing residents.

All of the public open space on the site will be made available for both existing and new residents. It is also proposed to create new children's play areas and trim trail within the open space.

### **Will the proposed development result in additional pressure on health care services and local GP practices?**

New residents will result in additional demands upon health care within the area. To mitigate this impact, it is very likely that as part of any future planning applications on the site, funding will be given to the NHS to improve/expand existing health care services within the local area. It will be a decision for the NHS to determine where and how this money is spent within the local area.

### **How are the proposals seeking to mitigate against climate change?**

Addressing and mitigating climate change is a key ethos of the proposed Masterplan Framework. The proposed masterplan has been designed to ensure that pedestrian and cycle movement is prioritised and that generous areas of open space are provided. At detailed planning application stage, the design of the buildings will be worked up in detail to include energy efficiency measures and provision for electric vehicle charging points.

### **How will the proposed development seek to promote walking and cycling?**

Provision for good walking and cycling routes has been a key part of the access and movement strategy for the proposed Masterplan Framework. As can be seen from the Masterplan Framework Consultation Document, strategic cycleway/pedestrian connections are proposed from the south- west boundary of the site (Parklands) to the north- west; and from the north- west boundary of the site (Crooked Mile) to the south- east (Parklands). The central area of open space within the site offers the ability for a combined pedestrian/cycleway.

To ensure good integration with the existing community, we are also proposing a new pedestrian crossing point on Parklands. We are also investigating opportunities for pedestrian/cycle improvements to the south- west of the site to provide good connectivity to the town centre and the regional park.

### **How will additional traffic movements as a result of the proposed development be mitigated?**

As part of the emerging Local Plan, Epping Forest District Council have been working with the Highway Authority at Essex County Council to review the transport impact of new developments proposed. The Highway Authority have identified a number of road and junction improvements required within the Waltham Abbey area. This includes potential improvements to the junction between Highbridge Street and Abbeyview, and the junction between Highbridge Street and Meridian Way. Provision has also been made for cycleway improvements along Parklands.

Initial discussions have been held with Essex County Council as the relevant Highway Authority regarding potential transport improvements within the local area. These discussions will continue as part of any future planning applications on the site.

**Will the proposed development result in additional flooding within the local area?**

No, the proposals will be designed to ensure that no flooding will occur. Waltham Abbey North is situated within a flood zone 1 (lowest risk zone). At planning application stage, the drainage for the site will be designed to ensure that Sustainable Urban Drainage Systems are utilised within the development. This will include an additional 40% capacity allowance for future climate change.

**Will the proposed development result in additional air pollution or recreational impact upon the Lea Valley Park or Epping Forest?**

As part of the emerging Local Plan, Epping Forest District Council has been working closely with Natural England and other statutory consultees to ensure that new developments proposed as part of the emerging Local Plan do not result in additional air pollution to Epping Forest. Visitor pressure to Lea Valley has also been considered.

To ensure that adequate protection of Epping Forest and Lea Valley Regional Park, Epping Forest have published an Interim Air Pollution Mitigation Strategy and Green Infrastructure Strategy. This includes the requirement for significant areas of new open space to be delivered on the Waltham Abbey North site. The Masterplan Framework is in full accordance with these strategies to ensure that there will be no undue pressure or air pollution on Epping Forest or Lea Valley Regional Park as a result of the proposed development.

**Is the site of ecological interest and will the proposals result in the loss of ecology?**

An initial ecology survey of the site has been undertaken by Aspect Ecology. They have identified that the site is of low ecological value. There are some existing hedgerows and trees within the site. The hedgerows have been identified as species poor. One pond has been identified to the east of the site (outside of the site boundary) that has potential to support great crested newts. The proposed masterplan framework has sought to respond to this constraint. A green buffer is proposed adjacent to the pond to the east of the site, to ensure no adverse impact upon the great crested newts.

As part of the proposals new planting will be provided to enhance the biodiversity net gain of the site.

**Is there any archaeology on the site?**

An initial archaeological assessment has been undertaken at the site. The initial assessment identified that the site has low potential for prehistoric and Romano- British remains, moderate potential for medieval agricultural remains, and a high potential for post medieval agricultural remains. The report identifies that any remains are likely to be of low (local) significance. Further archaeological assessment will be undertaken as part of the planning application process. Should any archaeology be identified on site, proposals will be in place to ensure that a mitigation strategy is in place, and that archaeological remains are protected as part of the planning process.

**Where will be the traveller pitches go?**

The Local Plan policy requires the inclusion of 5 pitches for gypsies/travellers. Our draft proposals show a potential location for these pitches towards the north- west side of the site, accessed from Crooked Mile.

**Are the Town Council aware of the proposals?**

Yes the Town Council have been informed of the proposed development.

### **What will the character of the development be like?**

As part of the Masterplan Framework four character areas have been suggested. This includes provision for four character areas within the development as follows:

- Boulevard/Avenue
- Parkland Edge
- Streets and Lanes
- Rural Edge

The proposed character of each of these areas is explained in full within the Masterplan Framework consultation document. As part of the consultation we would welcome feedback on the proposed character areas and whether they are appropriate or whether they should be amended.

### **Will some of the houses be suitable for the elderly/people with accessibility requirements?**

Yes, at planning application stage provision will be made for ensuring that a number of the dwellings are accessible for all/suitable for elderly residents. In 2020 the government updated Building Regulations, which included updating M4 category 2, which sets out clear accessibility requirements for new dwellings. A number of the proposed dwellings will accord with M4 category 2 standards.

### **Will bus routes be diverted into the proposed development?**

Initial discussions have been held with the Highway Authority to divert buses from Parklands into the southern part of the development. Dependent on their direction of travel, the intention would be for buses to enter into the site from the western new access point onto Parklands and exit via the eastern proposed access point on Parklands. This would be visa versa dependent on the direction of travel of the bus. It is considered that this provides a good balance between serving the proposed development, with a bus stop in close proximity to the proposed Local Centre, but without significantly lengthening the time of existing services. Further discussions will be held with bus operators at the appropriate time.

### **How do I register an interest in buying a house on the development?**

It is too early at this stage, to register an interest in buying a house on the development.

### **How do I comment on the development, and who will read/have access to my comments?**

A number of options are available for commenting on the proposed development. This includes submitting your comments on our website, emailing us or writing to us using the contact details provided below:

[Cambridgeplanning@struttandparker.com](mailto:Cambridgeplanning@struttandparker.com)

<http://www.manoroakhomes.co.uk/project/waltham-abbey-north-masterplan/>

Planning Team  
Strutt & Parker  
66-68 Hills Road  
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Your comments will be accessed by members of the consultant team (Manor Oak Homes, Strutt & Parker and Phase 2 Planning). We will not share your comments with any third parties or directly publish your comments online. We may summarise your comments as part of the Masterplan Framework process, but your comments will remain anonymous.