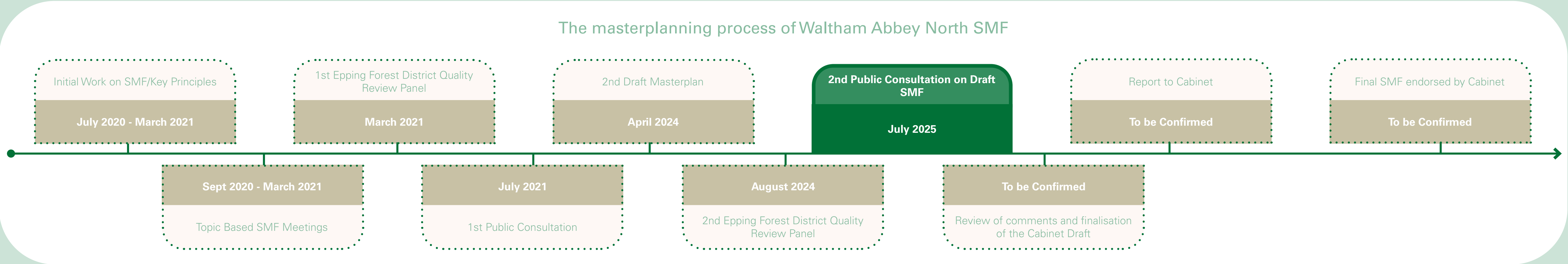




Waltham Abbey North Welcome

Welcome to this second round of public consultation presenting the next stages of our proposals for development at Waltham Abbey North.

This exhibition outlines the latest updates to the masterplan and provides an opportunity for you to review the proposals and share your feedback.



Introduction

Waltham Abbey North is a strategic site allocation in the Epping Forest District Council (EFDC) Adopted Local Plan.

Waltham Abbey North Strategic Masterplan Framework (SMF) is composed of parcels, WAL.T1, WAL.R2, WAL.R1 and WAL.R3.

Work to date

The purpose of the Waltham Abbey North SMF is to guide and coordinate development proposals and encourage high quality sustainable development.

The development of the masterplan has been shaped through ongoing engagement with key stakeholders, including Epping Forest District Council (EFDC), Essex County Council (ECC), the Epping Forest District Quality Review Panel, Waltham Abbey Town Council, and the local community.



Connectivity & Facilities

Well-Connected & Accessible

The site benefits from strong existing links:

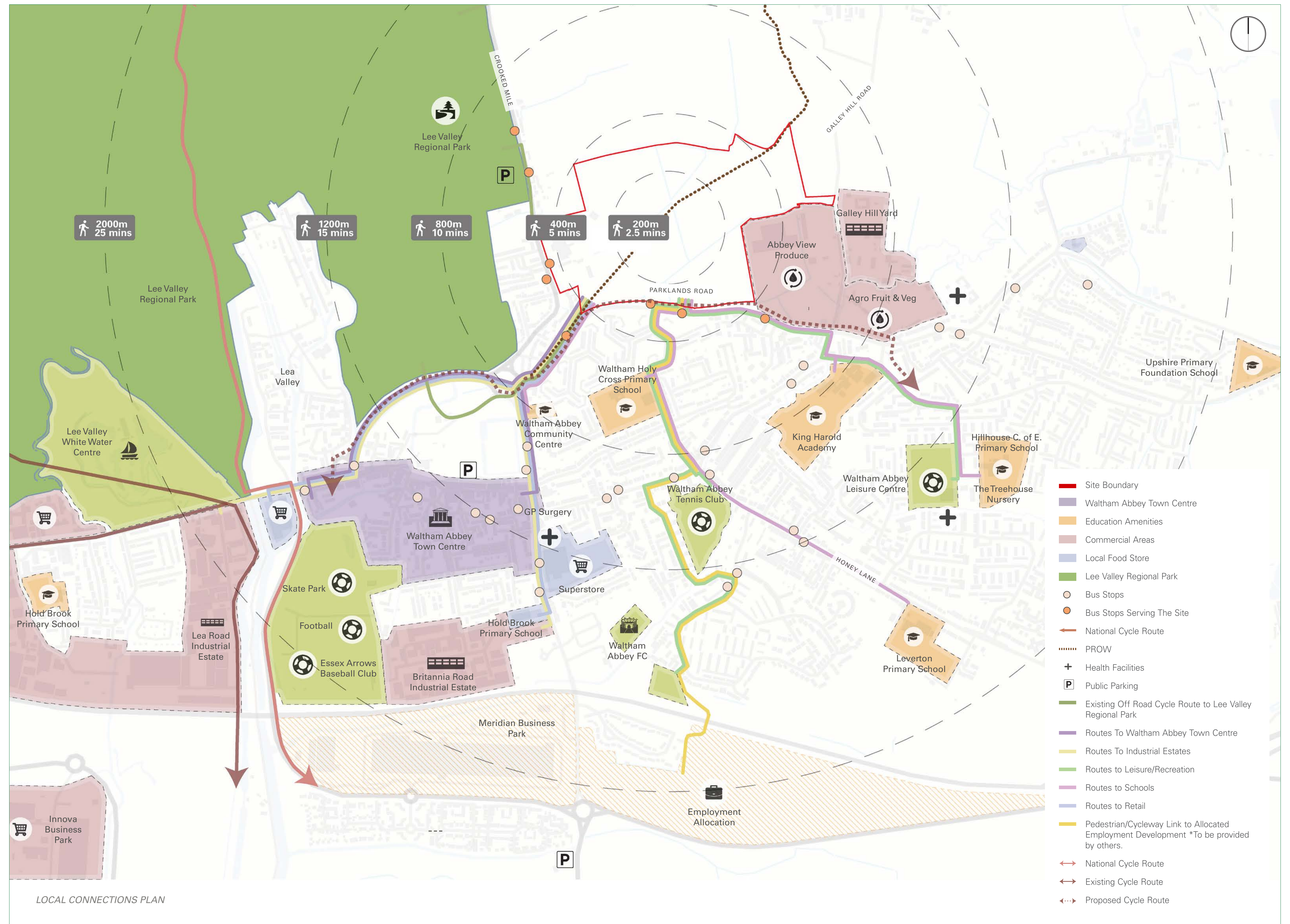
- Roads like Crooked Mile, Parklands, and Galley Hill Road connect the site to the wider area
- A Public Right of Way runs through the site, enhancing northward access towards scenic walking routes to the north.

Close to Everything You Need

Residents will be within reach of a wide range of local services and opportunities, including:

- Primary and secondary schools
- GP surgeries and pharmacies
- Shops, post office, and library in Waltham Abbey town centre
- Lee Valley Regional Park and nearby leisure paths
- Local employment and retail destinations.

A detailed access and transport strategy will be developed in collaboration with the Local Highway Authority to ensure the community is well connected, safe, and sustainable from day one.



The Green and Blue Infrastructure Includes:

- Over 10 hectares of multifunctional open space, retaining and enhancing existing landscape features
- A Linear Park that follows the flood risk area and existing Public Rights of Way (PRoW) across the site, becoming a key feature of the development
- A new central Formal Gardens, as the “heart” of the new neighbourhood
- Natural green spaces to the north and east
- Approximately 3.7 kilometers of new walking routes and a trim trail set within green, landscaped surroundings
- A series of small pocket parks and green spaces near key junctions providing places to relax, meet, and play
- A variety of play areas
- Allotments for community gardening
- Preservation of key views, including views of the church
- Space is included to accommodate surface water run-off from buildings and hard surfacing to ensure that the proposals do not increase the risk of off-site flooding. These are known as Sustainable Drainage Systems (SuDS)
- Retention and enhancement of existing landscape features where possible, aiming to provide net gains for biodiversity.



Sustainable Drainage

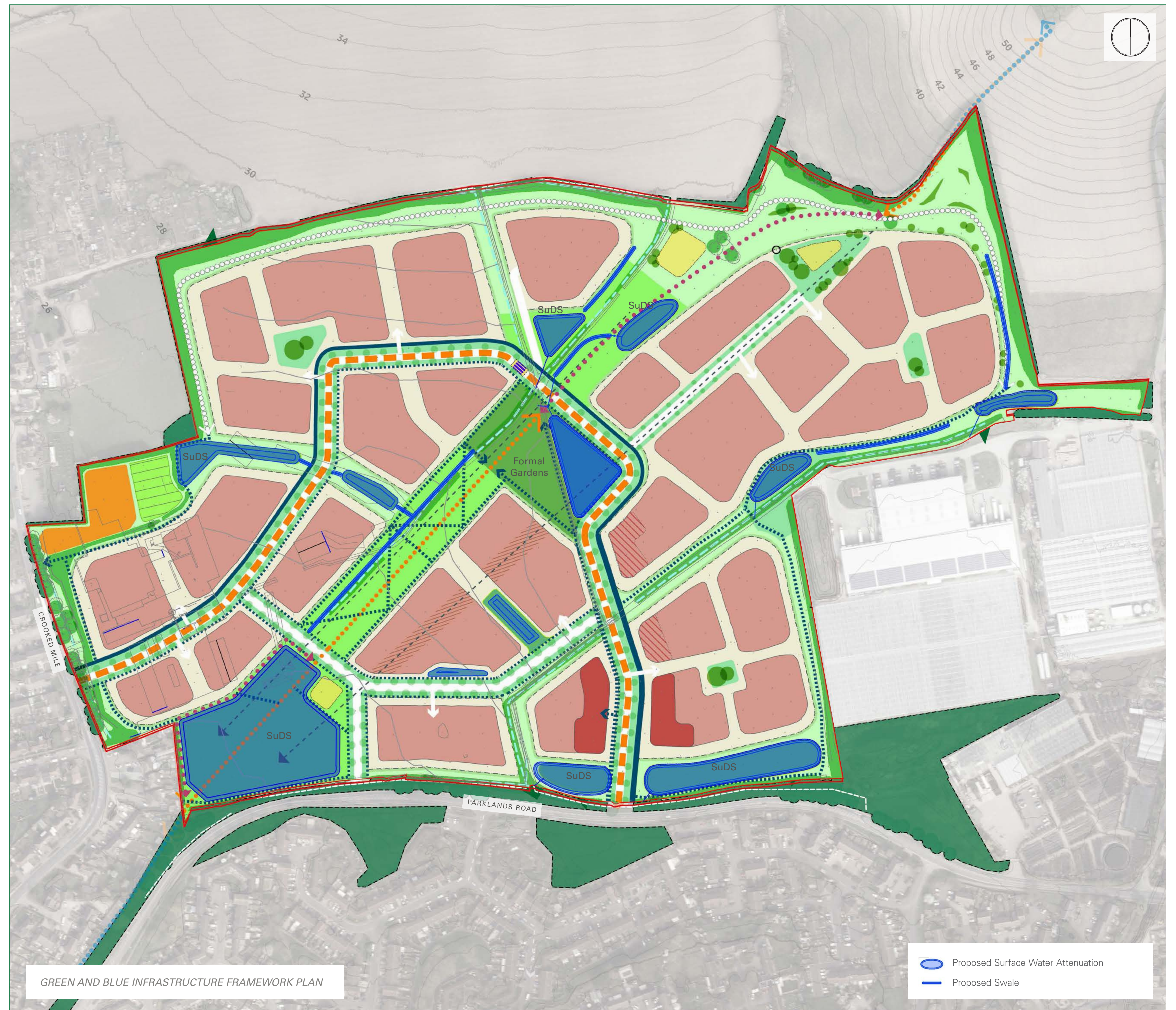
Sustainable Drainage Strategy

The development utilises a sustainable drainage strategy in line with the latest Essex guidance and will include:

- Detention basins
- Swales
- Permeable paving
- Rain gardens.

The drainage strategy will discharge surface water at greenfield equivalent runoff rates and the detention basins have been designed to accommodate 1 in 100 year storms plus a 40% allowance for climate change.

The detention basins and swales will also provide amenity value and provide opportunities for biodiversity enhancements.



Access & Movement

Creating an Inclusive, Well-Connected Place

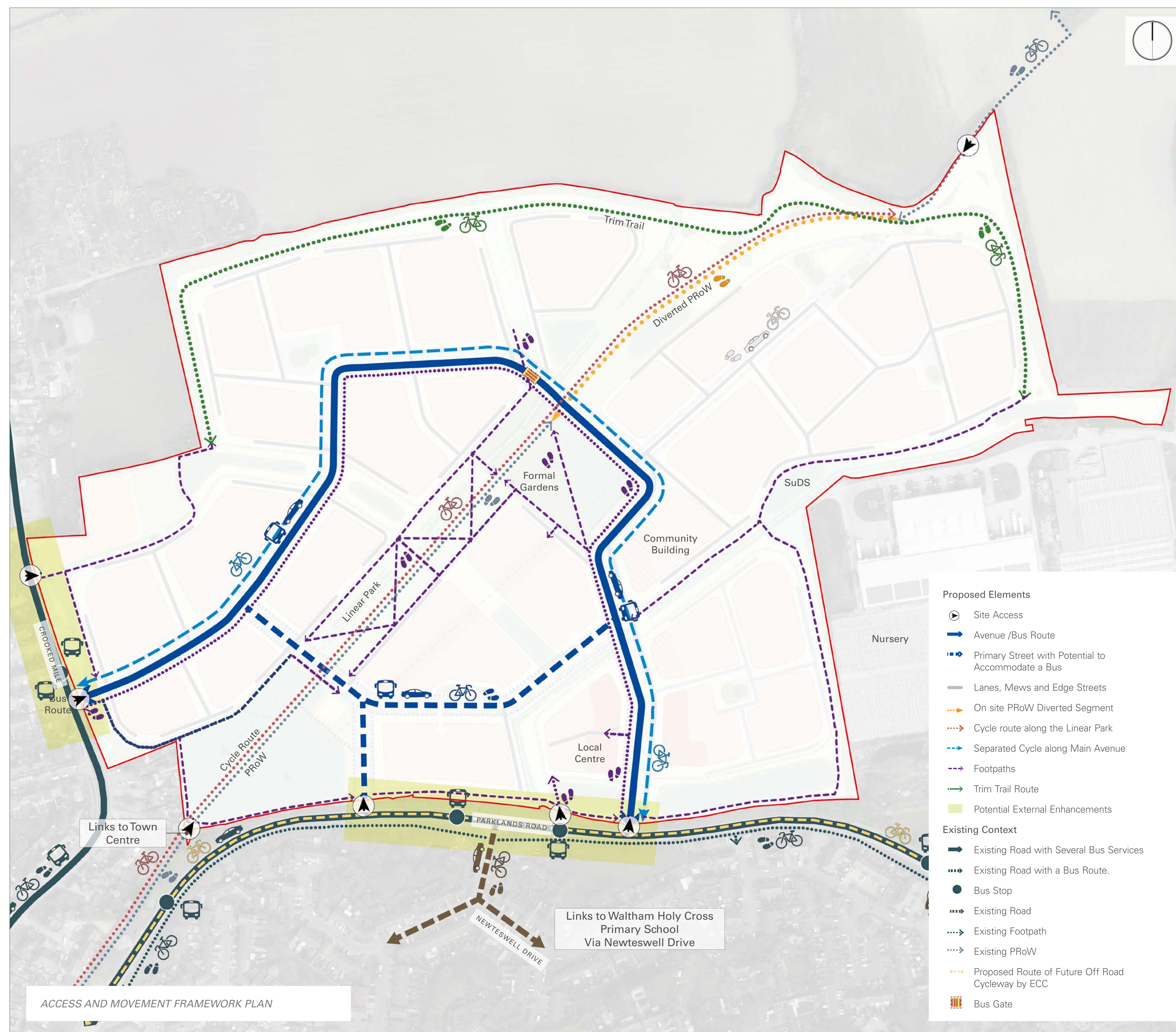
The development promotes a well-connected, accessible environment through a network of streets and routes that support walking, cycling, and public transport.

Key elements include:

- A clear street hierarchy and multiple access points for vehicles and pedestrians
- A central spine road with capacity for bus and cycle links, supporting an extended bus service
- Integration of existing Public Rights of Way and new pedestrian/cycle routes to connect the site with nearby neighbourhoods, schools, and the town centre
- Alternatives to private car use, such as a mobility hub with electric bikes, car clubs, and sharing options.

Inclusive Streets Design

Streets within the development will be inclusive streets designed to be accessible for all users including people with disabilities, older adults, and families through features like tactile paving, wheelchair-friendly paths, and consideration of sensory or cognitive needs.



Building Heights

Supporting Character & Responding to Context

A Mix of Heights Across the Site

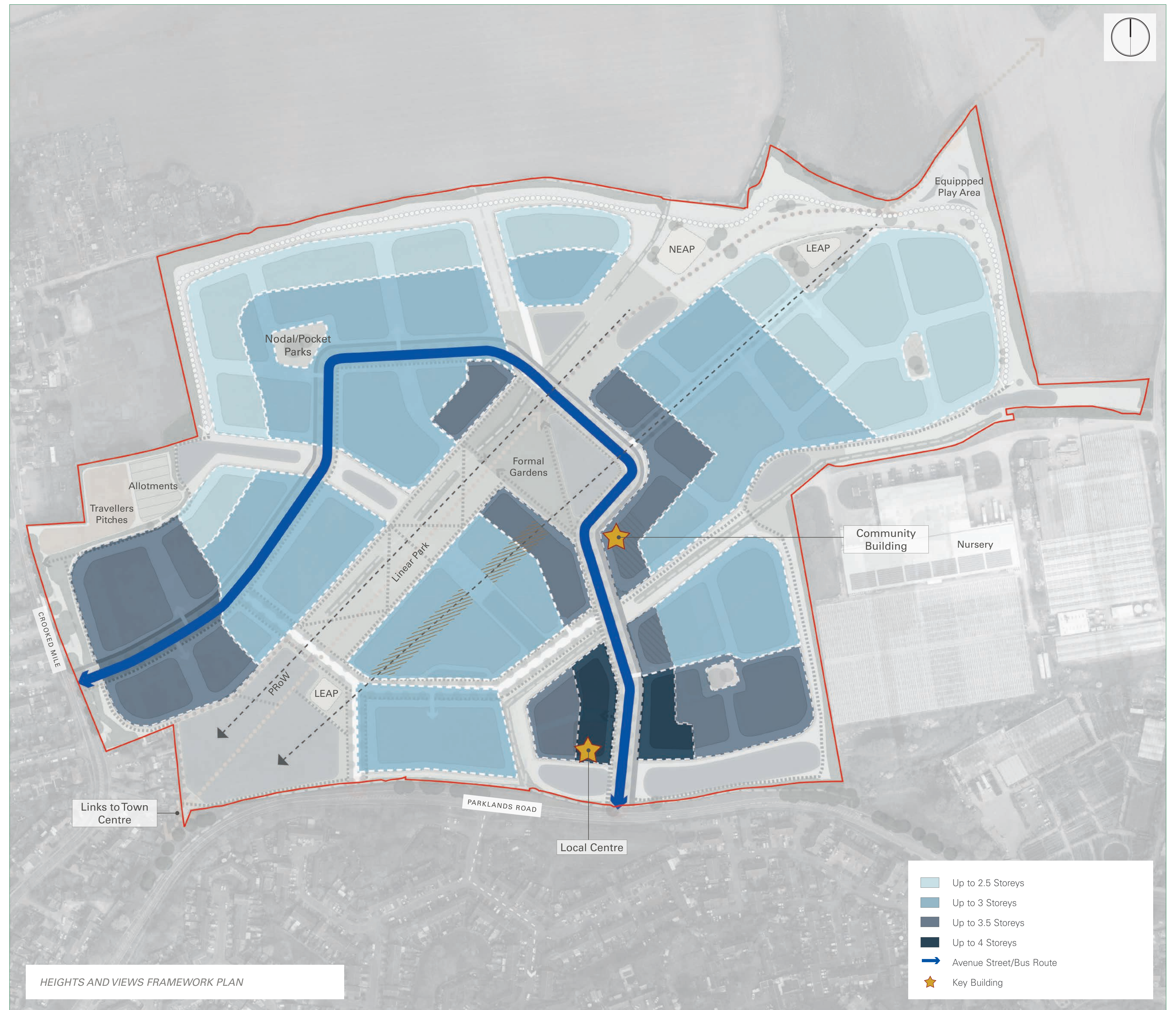
Buildings across the development will range from 2 to 4 storeys in height.

- Higher buildings will be located within and around the Local Centre fronting key spaces and the avenue / bus route
- Lower buildings will be located along the northern edge of the site.

Why Use Different Building Heights?

Varying the height of buildings across the site helps to:

- Define character areas and create a strong sense of identity
- Highlight important routes and spaces, such as the avenue / bus route and the central square (Formal Gardens)
- Blend sensitively with neighbouring areas
- Support a diverse mix of houses, from small dwellings to family homes
- Help people find their way around more easily.



Illustrative Masterplan

Illustrative Masterplan

The proposals aim to deliver a carefully considered mix of uses that complement and enhance the surrounding residential neighbourhoods. The Masterplan is capable of delivering:

- A minimum of 740 dwellings
- Five travellers pitches
- Allotment gardens located to the west of the site
- Multifunctional public open space surrounding the proposed residential development and enhancing biodiversity on site
- A green linear corridor following the alignment of the existing PRoW
- A Formal Gardens located at the centre of the development
- Buffer planting along the north-eastern edges
- A local centre located at the main entrance with Parklands and following the alignment of the avenue. Potential uses to include a local store (at the corner with Parklands), other compatible service and retail uses and a mobility hub and community facility adjacent to the Formal Gardens
- A minimum requirement for public open space of 10ha.



Illustrative sketch of Local Centre



Illustrative sketch of Community Building



Illustrative sketch of Linear Park

Creating a Local Hub

The development will include a new local centre, designed to provide easy access to everyday essentials. Potential uses include a local store at the corner with Parklands, other complementary service and retail spaces. A mobility hub and community facility are also planned, located next to a new Formal Gardens, creating a welcoming and inclusive space for residents to meet and socialise.

While important services like schools, healthcare, and Waltham Abbey town centre lie just south of the site, the development will ensure safe, accessible and well-designed links to all these key destinations.



Next Steps

Thank you for taking the time to attend this exhibition.

Do let us know what you think by providing your comments by the **16th September 2025**.

There are several ways in which this can be done:



Website

View these proposals on line via the link below, where you can also submit your feedback.

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



Email

Alternatively, you can email you comments.

Denise.barnes@ceresproperty.co.uk

Write to:

Ceres Property, 1 Whitbreads Business Centre, Whitbreads Farm Lane, Little Waltham, Chelmsford, CM3 3FE



QR Code to website:

What happens next?

Following this exhibition, we will:

- Co-ordinate all comments received and review these with the Project Team
- Revise the proposals, as appropriate, following consideration of feedback.

The masterplanning process of Waltham Abbey North SMF

