



### Circular economy (CE.1, 2, 3)

The SMF encourages the reuse, recycling and reduction both on and off-site of as many materials during construction, operation and disassembly as possible, to increase the sustainability of the proposal.

This includes the following targets:

- Ethical sourcing of materials
- Consideration of the toxicity of materials
- Use of materials that can easily be extracted, recycled and manufactured.



### Waste management

The SMF encourages high recycling rates for construction, demolition, excavation and municipal waste.

Each developer/land owner will need to produce a Construction, Demolition and Excavation Waste Strategy.



### Air quality

Each developer/land owner will need to produce an Air Quality Assessment as part of their planning application.

It is recommended that each developer/land owner appoints an air quality consultant to determine in consultation EFDC's Environmental Health Officer the impact of the proposed development on the surrounding air quality to ensure both current and future residents are not exposed to unacceptable pollution levels.

### Path to Net Zero Carbon homes

Figure 6.31 illustrates a potential path to Net Zero Carbon Homes by 2030, utilising solar panels, air source heat pumps (ASHP), ventilation and battery storage etc.

The range of sustainability measures should be set out as part of future Reserved Matters applications.

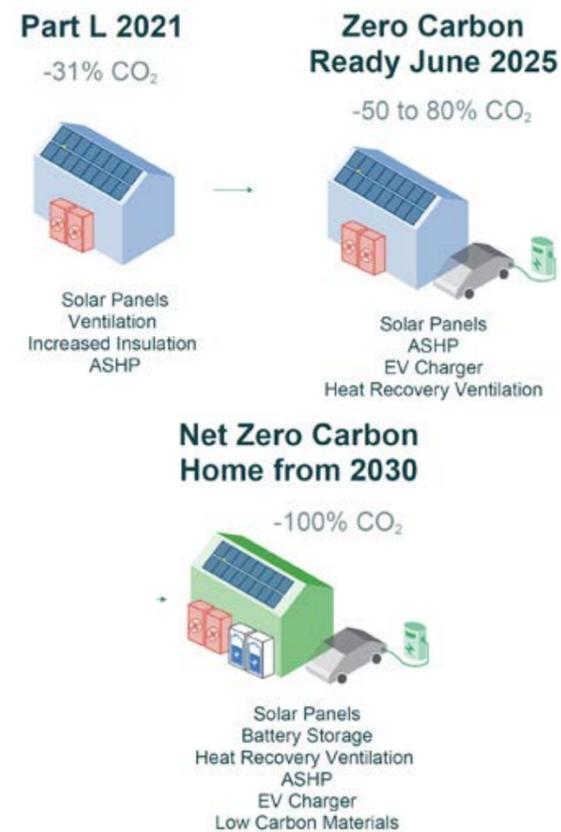


Figure 6.31 - Potential sustainability path to Net Zero Carbon homes 2030. The range of measures used will be addressed at the Reserved Matters stage

### Broadband

All new houses and businesses within the development will provided with broadband prior to the first occupation of each dwelling/business.

### Layout principles and form factor

Sustainable masterplanning is at the heart of the SMF for urban design layout and sustainability principles are essential aspects of creating attractive, functional and sustainable places, shaping the physical layout of a masterplan to encourage energy efficiency, social interaction and harmony with nature.

Form factor refers to the overall shape, proportional dimensions, and layout of buildings or blocks in relation to one another and to the surrounding environment. It can be used to help strengthen sustainable design principles.

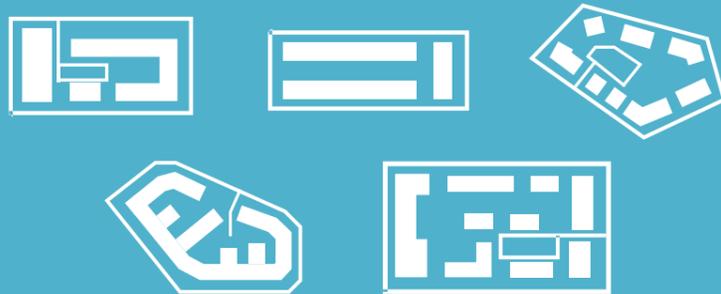
The summary opposite illustrates various urban design and sustainability principles and how they should be applied to the masterplan and further detailed design work at North Weald Bassett.



Figure 6.32 - Illustrative masterplan (indicative layout)

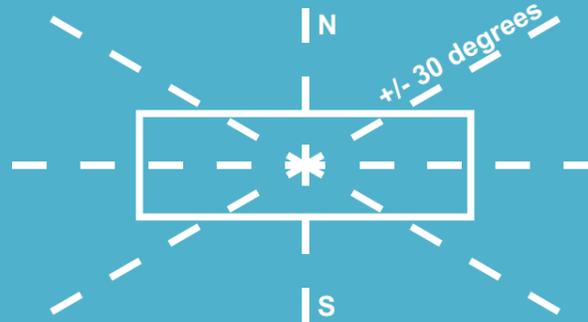
### 01 Variety of block types

Multiple block types to facilitate various densities and typologies and to promote townscape and responsive design



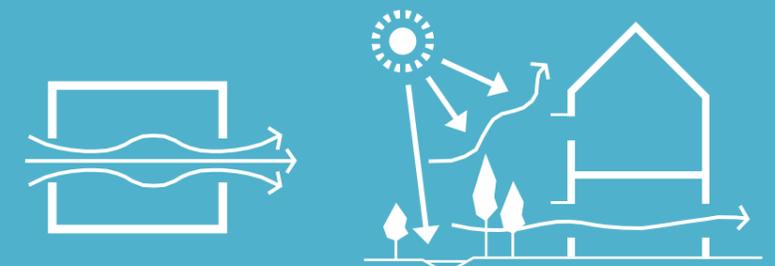
### 04 Orientation for solar gain

Where possible orienting largest building elevations to +/- 30° of south. Taking orientation into account of design and location of apartments



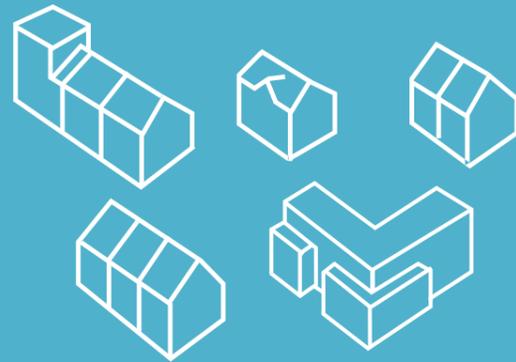
### 07 Natural light and ventilation

Maximising natural light and cross ventilation, and dual aspect where possible



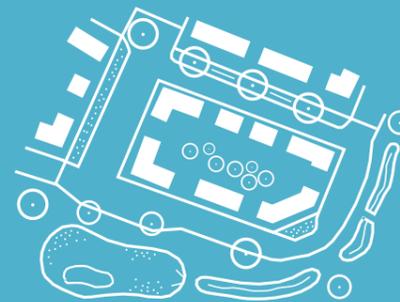
### 02 Mix of typologies

To create attractive and distinctive streets and meet the needs of the local community



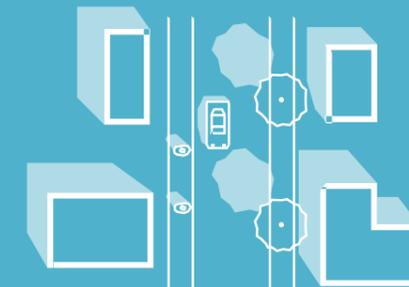
### 05 Sustainable drainage

To mimic natural drainage. Can include multi-functional SuDS, permeable surfaces, rain capture, street trees/ verges/swales and rain gardens along with basins and ponds



### 08 Sun and shade

Utilising built form and trees to provide shade within public realm, mitigating heat island effect. To provide south-facing dwellings with shading devices to manage building heat gain



### 03 Sustainable layout

Attractive, connected, coherent, safe and walkable with direct walking/cycling routes and nodal points. Including sustainable energy systems



### 06 Building line and street enclosure

Building line that responds to street hierarchy, with stronger continuity along key routes. More variation and setbacks on lower order routes and spaces



### 09 Protection from wind

Utilising both built form and new planting to protect residents and visitors from the wind



## 6.11 Framework Plan

The development framework is illustrated in figure 6.33 opposite, overlaid with the five development site boundaries for NWB.R1-R5.

This framework combines the individual framework layers to deliver the overarching vision and spatial principles for the SMF.

As set out in Policy P6 of the Local Plan, the SMF is identified to provide a minimum of 1,050 homes across five development sites, alongside new strategic infrastructure.

Proposals will be required to demonstrate how they accord with the framework and vision to create a high quality mixed use community.

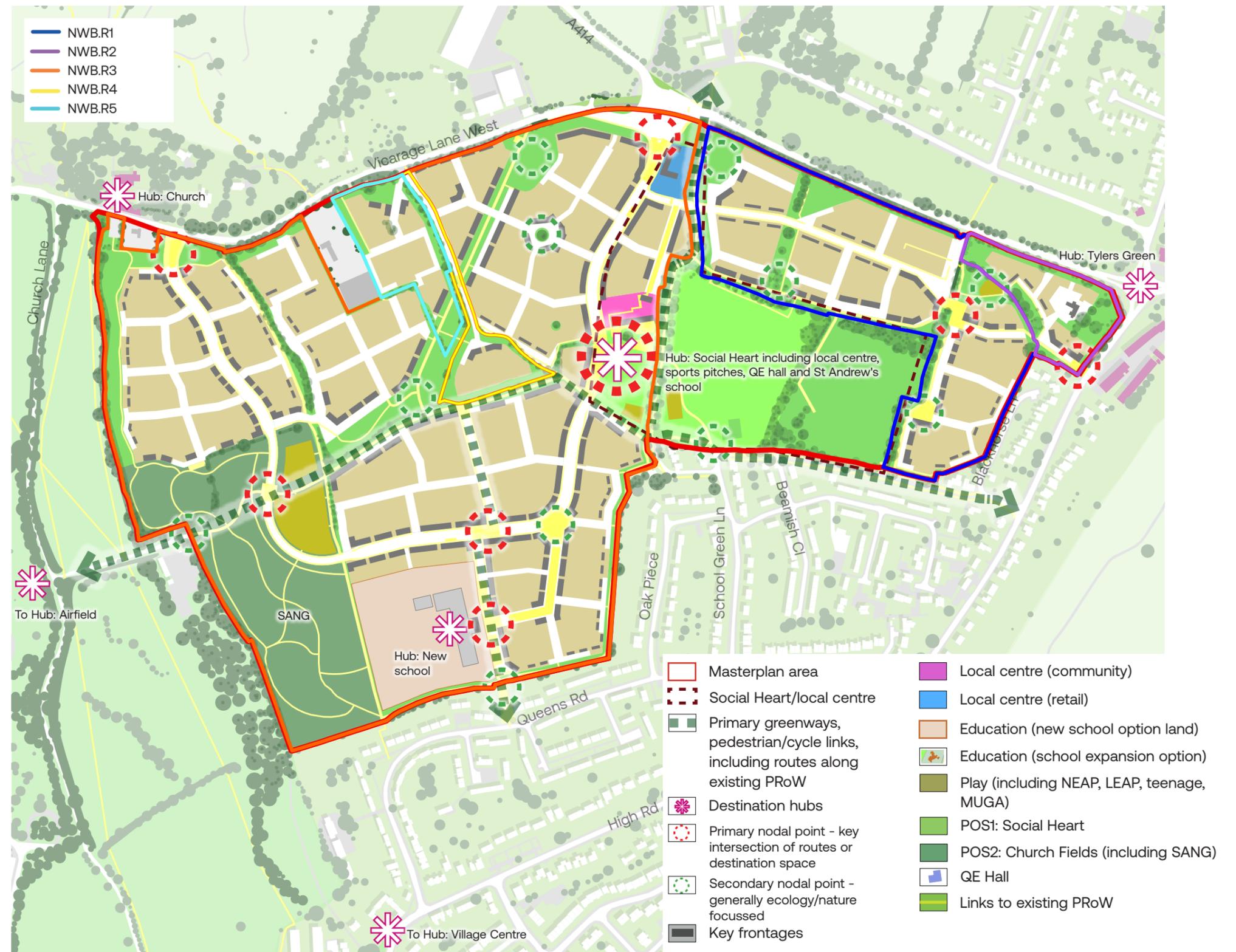


Figure 6.33 - Framework plan (illustrative and indicative)

# 7. Character area guidance

## 7.1 Character introduction

The following chapter sets out the aspirations and broad guidance related to character within the SMF area.

This SMF sets out the broad character areas across the SMF area. These will be further developed through future design codes which will guide the preparation of Reserved Matters or full applications, and should also consider the Design Guidelines for North Weald Bassett document (AECOM, 2019).



AECOM Design Guidelines for North Weald Bassett

### What do we mean by character

The character of the proposal is what will make it distinctive. It should reflect the identity of the existing village, protect and manage its green setting and heritage, and create locally appropriate buildings and spaces.

For the SMF, the proposed character and appearance, are fundamentally linked to the vision for the SMF area, that of a landscape-led masterplan, in order to help create a sense of place.

The SMF has also included a contextual review of the existing village, and what

makes North Weald Bassett special.

The character guidance in this SMF is split into 2 elements, landscape and built form, but these are not mutually exclusive. The landscape and built form character should overlap, helping to form the overall character of the proposal.

### Character of the proposal

The character of the proposal will be defined by:

- A landscape led proposal - retaining the existing landscape structure and creating a variety of multi-functional and substantial new public open spaces. The landscape should flow through the built form, with use of greenways, tree lined streets, soft boundary treatments and verges
- A village setting - responding to the discrete character of North Weald Bassett, with a density and scale that maximises the land available but does not dominate over the wider village
- A focal Social Heart - creating a new mixed use focus point for the village, offering a range of facilities including sports, health, education and leisure
- A pedestrian focussed public realm - with direct, safe pedestrian and cycle routes and a meandering primary street that runs through the heart of the proposal
- Excellent connectivity for pedestrians and cyclists - connecting key destinations around the village, including links to the Airfield Masterplan Area and High Road, and encouraging active travel over short car journeys

- Traditional architectural form - generally traditional in silhouette, with the opportunity for more contemporary openings (windows, doors, porches) and features including PV and ASHP to maximise energy efficiency

### Landscape character areas

Landscape should frame, book-end and permeate the proposal. The SMF area benefits from a strong existing landscape structure, formed of a variety of field sizes framed by mature trees and hedgerows.

This variety of field sizes should be reflected in the character, ranging from more open wide fields, to smaller scale, more enclosed spaces.

The green character should flow through the proposal, with an integrated approach to SuDS, street trees and verges.

Landscape design should be more natural on the western side of the site, in keeping with the adjacent local nature reserve and wider SANG area. Towards the centre and east of the site, the landscape design should feature more formal spaces, including the Social Heart.

The landscape character areas proposed are as follows:

- Primary open space 1 - Social Heart
- Primary open space 2 - Church Fields
- Greenways
- Principle gateways.

These landscape character areas are further explored on the following pages.

### Built form character areas

Built form character areas have been defined in order to explain how the layout can be expressed spatially, responding to key features in and around the SMF area. The character areas will help define distinct areas and aid legibility for residents and visitors.

It is important to note that character areas may vary in scale, form and density but that they are all connected by threads of consistency in terms of design approach. These consistent elements will include the overall vision, of a landscape-led scheme, as well as street design, for example the primary street passes through four separate character areas, helping to integrate and connect them.

At outline application stage the character areas will be further detailed to define, construct and regulate the sense of place and identity. This will include architectural treatment, hard and soft landscaping and built form materials.

At this SMF stage, the character areas help shape the fundamental form of the development in its local context.

The character areas proposed are as follows:

- Social Heart
- Vicarage Park
- Tylers Farm
- Bassett Meadows
- Church View.

These character areas are further explored on the following pages.



The character of the proposal will be landscape-led, with multi-functional and varied landscape character informing the built form, with green links that permeate through the SMF. Architectural form will be developed at through detailed design but will predominantly be traditional in style, with potential for contemporary elements. The green connections to the wider countryside are matched internally with every new home being no more than 150m from a major green space or greenway

## 7.2 Landscape character area guidance

This chapter will explain the character of the proposed open space and landscape within the SMF area. Each open space will be explained in detail according to the EFDC guidance providing sketch plans and visualisations. The open spaces within the SMF (refer to figure 6.4 p77) are:

- Primary open space Social Heart (POS1)
- Primary open space Church Fields (POS2)
- Greenways (GC1-10)
- St Andrews Gateway (G-SA)
- Southern Pedestrian Gateway (G-SP).

### Primary open space 1: Social Heart

The Memorial Playing Fields are situated to the north of the village and provide approximately 4 hectares (9 acres) of open space in a central location within the SMF. It currently provides a formal playing pitch, hard court, community centre and children's play space but is currently underutilised and does not benefit from passive surveillance.

It has a potential to offer:

- An opportunity to create a large focal green space for the residents of the village
- An opportunity to vastly enhance an existing green space that for a variety of reasons has not become a focal point

- It will become a social heart of the entire village with new community and sporting facilities, including new health provision, new multi-use building, potentially retail elements, improved sport and play facilities
- Located at key intersection of pedestrian/cycle routes through the site - east/west and north/south movement
- Overlooked by surrounding new development to improve natural surveillance - frontages around edge with lower order streets
- Selective thinning of scrubby vegetation around the memorial playing fields
- Variety of character areas in the surrounding built form, potential for slight increases in storey heights to aid surveillance
- Proximity to the spine road - currently the community facilities are on the western side of the spine road
- A village green - open to all.

It is not proposed to change the use of the Memorial Playing Fields but with new development there is an opportunity to enhance existing facilities and create a social focal point/heart to the SMF and village, in combination with new local centre use and additional sports pitch provision to the west of the byway.

By facing new development to the north and west onto the Memorial Playing Fields, it would enable it to function like a traditional village green for the benefit of both the existing and proposed community.

The western boundary of the Memorial Playing Fields is a byway lined by largely scrappy vegetation made up of self-sown trees and scrub with a few Category A mature hedgerow trees. The northern boundary is defined by a hedge and well developed tree line containing a mix of category B to U trees. Some of these are veteran trees or have tree preservation orders. It is proposed that the scrub vegetation and smaller trees are removed to create a more open character, giving greater prominence to the Memorial Playing Fields and providing more passive surveillance of this space and the byway.

The existing cricket and football pitches together with the children's playground could be upgraded through developer contributions.



View location



Figure 7.1 - Social Heart sketch view



Key plan



Figure 7.2 - Social Heart primary open space POS1

## Primary open space 2: Church Fields

An area of approximately 6 hectares (14 acres) in the south western corner of site R3, which is located on an existing right of way connecting the main village to St Andrew's Parish Church. More widely this land is located to the east of the Church Lane Flood Meadow Local Nature Reserve and provides wider access to the countryside beyond.

This land is suitable for a range of open space uses but is predominantly made up of natural and semi-natural green space to provide a transition into the wider countryside, including a SANG - the area west of the spine road (approximately 4.8ha) will be SANG. This multi-functional space will comprise SuDS basins and swales, footpaths and cycleways, a community orchard and areas of planting for biodiversity. Consideration should be given to the main rivers on the western and southern edges, with opportunities for enhancement and provision of natural buffer zones.

The lowest part of the Strategic Masterplan Area is the western edge, where surface water naturally flows. It is proposed that this land incorporates SuDS features as part of a site-wide, connected up SuDS strategy to control water run-off. SuDS features throughout the SMF create the opportunity to inform character through both areas of open space and street form.

Equipped play, in the form of a combined NEAP / LEAP, are proposed within the north east corner of the Church Fields (POS2), east of the spine road. This central location within the NWB.R3 site maximises accessibility. In addition, facilities for youth are also proposed in the same area providing a space that caters for all ages, genders and interests.



Key plan



View from southern edge of Church Fields looking north



Figure 7.3 - Church Fields primary open space POS2

## Green Corridors

It is proposed that a series of ten key green corridors, highlighted in figure 7.4, are created across the SMF area utilising existing hedgerows and public rights of ways, informal walking routes created by the local community, and the easement associated with the gas main corridor.

Collectively these green corridors facilitate pedestrian movement and where appropriate cycle access around the SMF area, through a direct, safe and attractive active travel network. They provide a mature landscape setting for the built form, landscape buffers which help screen the new development, integrate the land into the wider village, connect the two primary open spaces and provide wildlife habitat. They also ensure that every new resident lives within 150 metres from either a major open space or a green corridor, and have the potential to include SuDS elements where appropriate. The greenways will help provide BNG gain and protect existing ecology.

Figure 8.2 in chapter 8 sets out the overarching design guidance for the delivery of these green corridors, including elements relating to lighting. Where species surveys indicate these green corridors are used by bats for foraging and commuting, lighting design relating to these green corridors and / or in proximity to these corridors should take account of identified bat species informed by bat surveys.

A brief description of each greenway is listed below, to be further refined through detailed design:

- GC1. Western corridor - A recreational pedestrian route from the southern edge

of NWB.R3 through to the north west corner of NWB.R3

- GC2. St Andrew's church link - pedestrian/cycle link along the route of existing footpath, connecting from Queens Road to St Andrew's church
- GC3. Bee line - a wildflower rich linear park with pedestrian/cycle connections along its length
- GC4. North-south byway - an existing byway connection from The Pavilions to the A414
- GC5. North-south footpath to school - a re-routed PRoW offering enhanced

pedestrian connections through the SMF area to St Andrews school

- GC6. School byway link - an existing byway connecting from Blackhorse Lane to The Pavilions
- GC7. East-west artery - a new principle east-west pedestrian and cycle link across the SMF, connecting from GC6 through to North Weald Airfield
- GC8. South-eastern perimeter - a re-routed PRoW with shared pedestrian/cycle access connecting from the southern pedestrian gateway through to the Social Heart

· GC9. Queens Road pedestrian walkway - North-south route along providing a green pedestrian/cycle focused edge/front to the primary school and beyond through to GC7.

· GC10. East-west link - an additional east-west pedestrian and cycle link that runs along the southern edge of NWB.R1 connecting from GC4 to GC5.



Figure 7.4 - Green corridors

In addition to this brief description, further detail is provided on corridors 3, 4, 7, 8 and 9:

**GC3. Bee line** – Buglife, a conservation charity, have started an initiative called b-line. This encourages the creation of a series of ‘insect pathways’ running through the countryside and towns, along which they plan to restore and create a series of wildflower-rich habitat “stepping stones” to weave across the British landscape. These are intended to be suitable for bees, butterflies and other pollinators. The SMF area borders one of Buglife’s insect pathways and it is proposed that the gas easement be designed to include a mix of naturalistic, bee friendly planting adding biodiversity, colour and interest to this corridor. This corridor would extend into the Church Fields natural green space proposed in site R3 and the Church Lane Flood Meadow local nature reserve.

**GC4. North-south byway** – As an existing green corridor the proposals retain the general character of the route. Some clearance of lower scrub is proposed to open up the byway providing higher visibility and visual connection across the site.

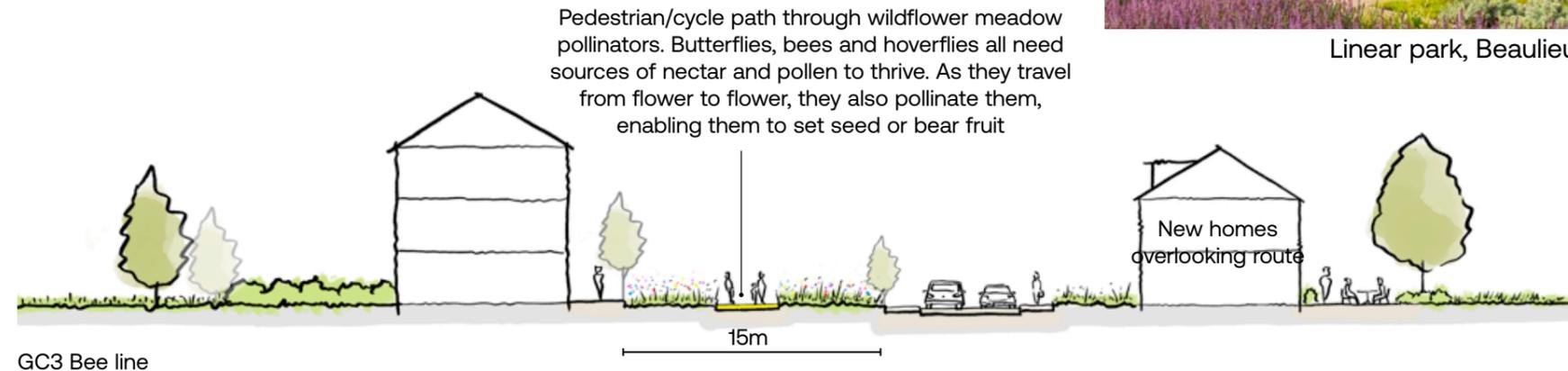
**GC7. East-west artery** – A core component of this masterplan is the creation of a new east-west route running through the centre of the SMF area, with the aim of connecting Tylers Farm, St Andrew’s Primary School, future employment development at the Airfield, the two primary open spaces and access to the wider countryside. An informal east-west walking route has already been created by the local community through sites R1 and R3. It is proposed that this route is formalised as a main pedestrian and cycle corridor through the development incorporating the existing tree line and

hedgerows.

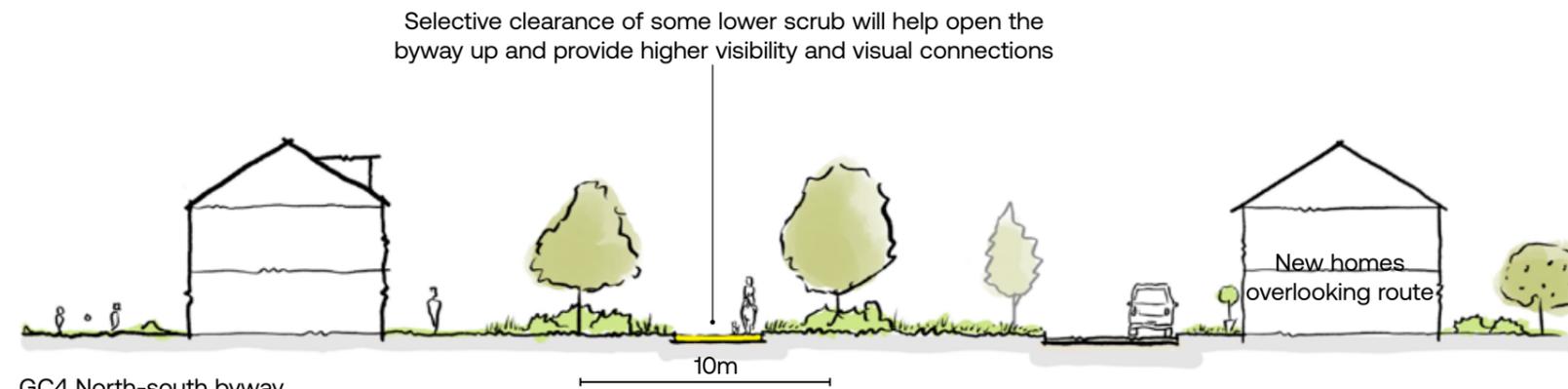
This route would be tarmacked and lit so that it is suitable for use all year round.



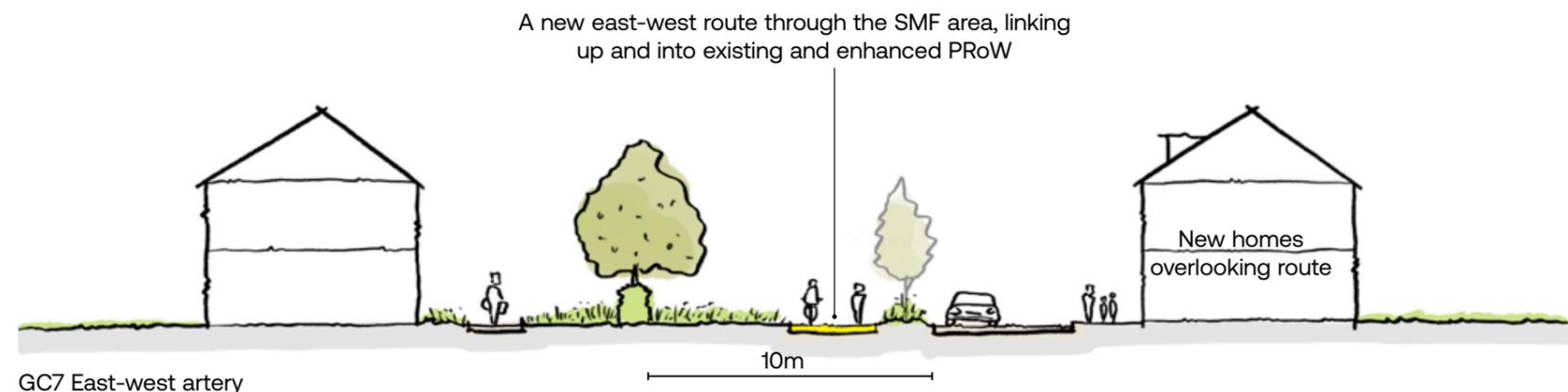
Linear park, Beaulieu Chelmsford



GC3 Bee line



GC4 North-south byway

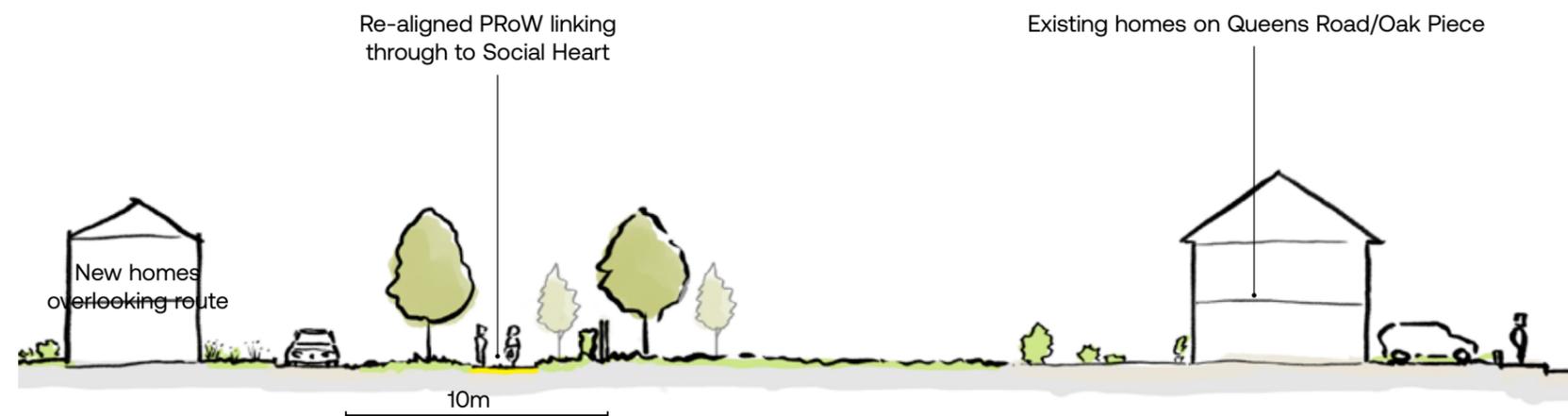


GC7 East-west artery

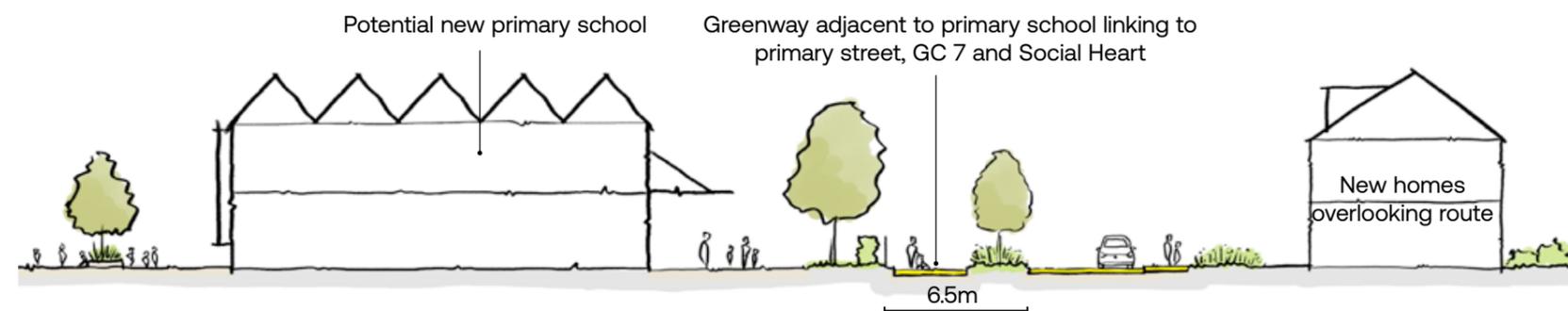
Figure 7.5 - Green corridors cross sections

**GC8. South-eastern perimeter** – It is proposed that the existing PRow and informal routes around the southern edge of site R3 form part of a green corridor to provide a buffer to avoid overlooking and loss of privacy. This corridor would include a hard surfaced route for use all year round with low naturalistic planting and careful placement of trees to maintain an open feeling for people walking and natural surveillance, whilst simultaneously providing some screening of new homes for existing residents.

**GC9. Queens Road pedestrian walkway** – There is an existing public footpath into the R3 site from Queens Road. It is proposed that this is utilised to create a pedestrian walkway leading to the new east-west artery. This will be a formal surfaced route suitable for use all year round and be a key pedestrian and cycle link between the village centre and new facilities.



GC8 South-eastern perimeter



GC9 Queens Road greenway link

Figure 7.6 - Green corridors cross sections

## Landscape gateways

The two principle landscape gateways are the St Andrews Gateway (G-SA) and the Southern Pedestrian Gateway (G-SP) as illustrated below and described opposite. The remaining gateways are illustrated in the placemaking and wayfinding framework plan figure 6.23, p.96.

The final design and delivery of these green corridor and gateway spaces will be the responsibility of individual landowners/ developers and brought forward as part of future planning applications.

To ensure consistency of approach across landownerships and individual developments, planning applications are expected to demonstrate conformity with the proposed Landscape Structure and delivery matrix at the end of chapter 8.



Figure 7.7 - Landscape gateways

### St Andrew's gateway (G-SA)

Located off Vicarage Lane West, this new vehicular access to the SMF area is intended to be low-key and incorporate a green edge to St Andrews Church. Built development reduces in height and density towards this edge. The streetscape design has been aligned to afford a vista to the church along the primary street.

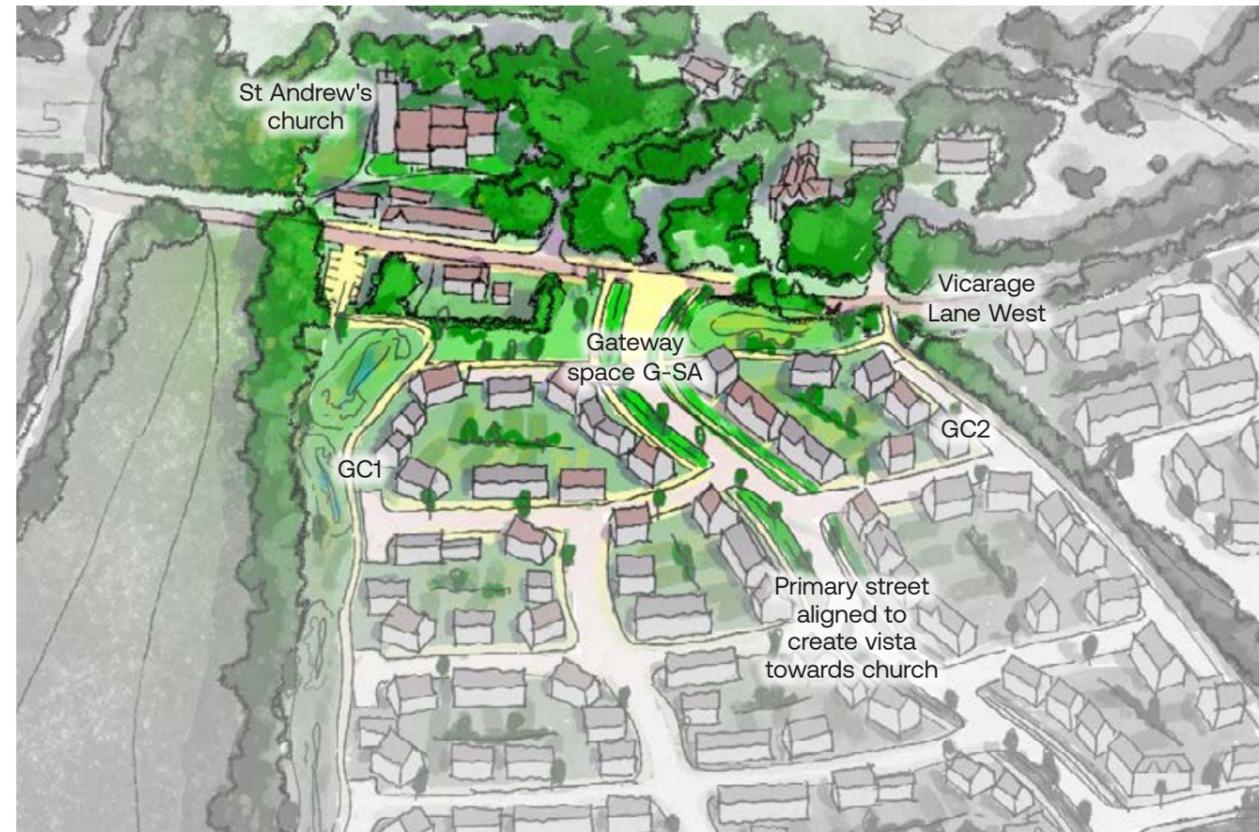


Figure 7.8 - St Andrew's gateway G-SA

### Southern pedestrian gateway (G-SP)

Located on the southern edge of the SMF area, and immediately north of Queens Road this pedestrian and cycle focused gateway connects the SMF to the existing village centre to the south.

It forms an arrival space at the intersection of 2 pedestrian/cycle routes - GC8 and GC9 and includes frontages for the land reserved for a new primary school.

The public realm will be pedestrian and cycle focused, uncluttered and attractive, with potential for a public square around the potential school entrance. The gateway should offer places to meet, stop and sit.



Figure 7.9 - Southern pedestrian gateway G-SP

## 7.3 Built character area guidance

### Overview

The character areas are principally involved in shaping the fundamental form of the development and its immediate context. These principles should be further expressed at the Design and Access Statement and Design Coding stages through the use of architectural form, details and a material palettes.

The proposed character areas are intrinsically linked to the site attributes, and the site vision and framework. Unifying features across the character areas include the east-west pedestrian link across the SMF area, and the primary spine road corridor.

The proposed layout must be based on sound design principles, and derived from analysis of the context. It is suggested that the prevalent built form is traditional/simple in silhouette, but that there is the opportunity for a more contemporary approach in regards to fenestration and openings. Harmonising colour and tones can also bring a sense of unity, especially where building proportions or architectural approach differ. Where density does vary across the site, this should be achieved through a gradual increase or decrease, rather than a sudden change in scale or building typology.

The built form design should follow sustainability guidance principles, for example utilising passive design layout principles including orientation and form where possible, as well as material efficiencies, solar gain and continuous

insulation where possible.

The 5 built character areas are illustrated in figure 7.10 (p.124) and listed below:

1. Social Heart
2. Vicarage Park
3. Tylers Farm
4. Bassett Meadows
5. Church View.

### Social Heart

The Social Heart character area surrounds the Social Heart, helping to frame and provide activity around this new community social space.

The Social Heart is also located along the primary street and at the intersection of key pedestrian/cycle routes through the proposal. It serves a mix of residential, retail and community/health uses. The residential element includes higher-density dwellings.

### Vicarage Park

Vicarage Park character area defines the northern and central parts of the site. It borders the Social Heart character area, therefore is well connected the variety of uses located there.

Vicarage Park forms the primary vehicular access and gateway to the site. The residential neighbourhood will be of higher density dwellings.

### Tylers Farm

Tylers Farm character area defines the north eastern parts of the site. It includes the retained listed building of Tylers Farmhouse and edges alongside the A414 and Blackhorse Lane. It is generally very enclosed by mature trees and hedgerows.

### Bassett Meadows

Bassett Meadows character area will define the central part of the site, and facilitates the majority of the sustainable transport links across the site including the east-west link across the village, the southern pedestrian gateway, linking the site to the existing village centre, and the spine road (including shared cycleway) that runs through the SMF. It includes the option land for a new primary school.

### Church View

Church View will be a neighbourhood defined by the rural setting and framing of St Andrew's Church. It will be a lower density neighbourhood, that is set back from the SMF edge to create an appropriate green setting to the church, its associated buildings, homes on Vicarage Lane West and the transition to wider open countryside to the north.

For each of the five character areas, a character matrix (pages 125-126) indicates key qualities and elements that will help deliver high quality placemaking.



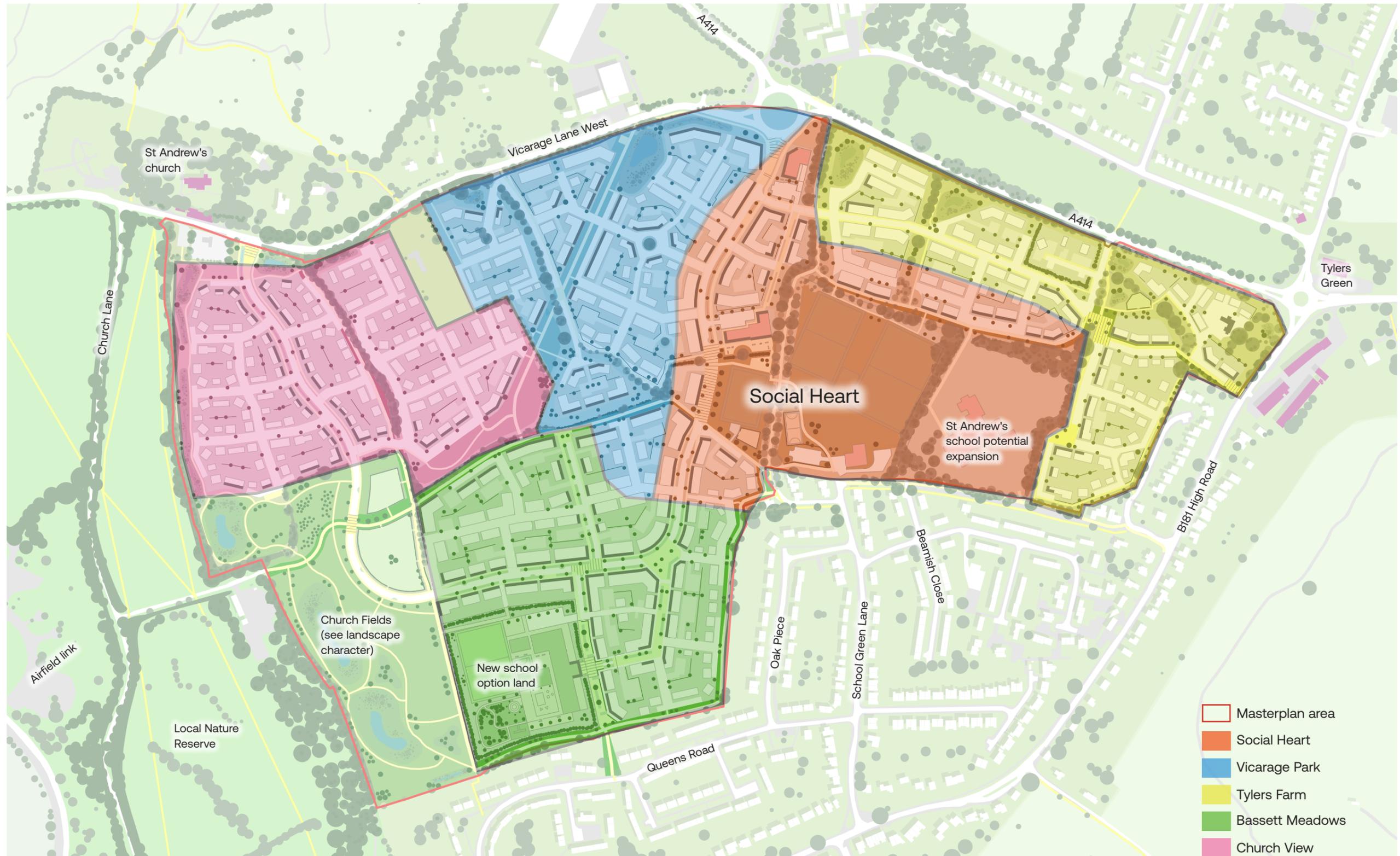


Figure 7.10 - Sketch layout with built form character areas

## Character matrix

Character Area	Character description	Scale & density	Building typologies	Key placemaking elements	Landscape
<b>Social Heart</b>	<ul style="list-style-type: none"> <li>· A vibrant new social hub for the village</li> <li>· Offering a mixture of health, community, sports, retail and educational uses</li> </ul>	<ul style="list-style-type: none"> <li>· Higher density, 40-55dph with occasional 3 storey dwellings</li> <li>· Medium density to the north east, 30-45dph with occasional 3 storey dwellings to overlook the Social Heart</li> </ul>	<ul style="list-style-type: none"> <li>· More formal arrangement of terraces, occasional semi-detached homes and apartment blocks</li> <li>· Greater levels of enclosure and narrow frontages along primary street</li> </ul>	<ul style="list-style-type: none"> <li>· The Social Heart will create a new social hub for the village</li> <li>· It will be framed and overlooked by the surrounding built form</li> </ul>	<ul style="list-style-type: none"> <li>· Large green spaces sit at the core of the Social Heart, for sports and recreational use</li> <li>· New outdoor space, including LEAP play area and hardstanding that could host outdoor events</li> </ul>
<b>Vicarage Park</b>	<ul style="list-style-type: none"> <li>· Higher density residential neighbourhood forming northern and central parts of the site</li> <li>· Includes new A414 junction gateway</li> </ul>	<ul style="list-style-type: none"> <li>· Higher density, 40-55dph, with occasional 3 storey dwellings</li> <li>· Apartment blocks help form the A414 gateway</li> </ul>	<ul style="list-style-type: none"> <li>· More formal arrangement of terraces, occasional semi-detached homes and apartment blocks</li> <li>· Greater levels of enclosure and narrow frontages along primary street</li> </ul>	<ul style="list-style-type: none"> <li>· Gateway to the site from the north</li> <li>· New homes positioned to frame large mature trees</li> <li>· Linear park/buzz corridor</li> </ul>	<ul style="list-style-type: none"> <li>· Tree and shrub planting around gateway continuing through the site as a tree lined primary street</li> <li>· Linear park to include pollinating species to encourage bees and insects</li> </ul>
<b>Tylers Farm</b>	<ul style="list-style-type: none"> <li>· A more compact and contained medium density residential neighbourhood</li> <li>· References the listed building at Tylers Farm</li> </ul>	<ul style="list-style-type: none"> <li>· Higher density 40-55dph around the western edge with occasional 3 storey dwellings</li> <li>· 25-45dph across the rest of the area with 2-2.5 storey buildings</li> </ul>	<ul style="list-style-type: none"> <li>· A mixture of semi-detached, detached and terraced dwellings with occasional apartment blocks</li> <li>· Medium levels of enclosure along connecting east-west street</li> </ul>	<ul style="list-style-type: none"> <li>· Retained listed building of Tylers Farmhouse</li> <li>· Nearby listed building, White Cottage, requires appropriate design response</li> </ul>	<ul style="list-style-type: none"> <li>· Area is enclosed by a strong mature tree and hedgerow structure</li> <li>· New LEAP play space</li> </ul>
<b>Bassett Meadows</b>	<ul style="list-style-type: none"> <li>· Defines the central part of the site</li> <li>· Facilitates majority of the sustainable transport links across the site and includes the option land for a new primary school</li> </ul>	<ul style="list-style-type: none"> <li>· Generally low to medium density 25-45dph, with higher density fronting the east-west link</li> <li>· 2 storey dwellings along the southern and eastern edge, with up to 2.5 storeys towards the centre of the character area</li> </ul>	<ul style="list-style-type: none"> <li>· Formal arrangement along the primary street of terraces and semi-detached homes</li> <li>· Fracturing into a more informal treatment on the eastern, southern and western edges of semi detached and detached</li> </ul>	<ul style="list-style-type: none"> <li>· New primary school will become a key community destination and asset</li> <li>· Southern pedestrian/cycle gateway to the site adjacent to the primary school option land</li> <li>· West edge overlooks Church Fields open space</li> </ul>	<ul style="list-style-type: none"> <li>· Church Fields to the west is a proposed SANG consisting of natural and semi-natural green space.</li> <li>· Play areas including NEAP/LEAP and teenage play</li> <li>· Greenways criss-cross through the character area</li> </ul>
<b>Church View</b>	<ul style="list-style-type: none"> <li>· Lower density neighbourhood defined by the more rural setting, with street and views aligned to St Andrew's church</li> </ul>	<ul style="list-style-type: none"> <li>· Lower density 25-35dph</li> <li>· 2 storey dwellings around the gateway, up to 2.5 storeys high elsewhere</li> </ul>	<ul style="list-style-type: none"> <li>· More deformed and fractured form</li> <li>· Greater proportion of wide frontage detached and semi-detached homes</li> </ul>	<ul style="list-style-type: none"> <li>· St Andrews Church gateway</li> <li>· Southern edge overlooks Church fields open space</li> </ul>	<ul style="list-style-type: none"> <li>· Soft, green gateway space</li> <li>· Greenways and SuDS run north to south through this area</li> <li>· Linear park to include pollinating species to encourage bees and insects</li> </ul>

Figure 7.11 - Character area matrix

Character Area	Key movement routes	Primary Street	Other streets	Land uses	Sketch view - see pages 110-111
<b>Social Heart</b>	<ul style="list-style-type: none"> <li>Strong walking and cycling routes bisect the Social Heart including the intersection of key east-west and north-south routes</li> </ul>	<ul style="list-style-type: none"> <li>Tree and verge lined primary street runs through the area</li> <li>Wider verge connects the local centre elements</li> <li>Includes shared cycle path to retail element of local centre and bus stop</li> </ul>	<ul style="list-style-type: none"> <li>Includes a secondary street connection (including bus/coach use) to NWB.R1 area</li> <li>Lower order pedestrian focussed streets with use of shared surfaces</li> </ul>	<ul style="list-style-type: none"> <li>Residential</li> <li>Mixed uses including community, health and education (nursery), retail</li> </ul>	
<b>Vicarage Park</b>	<ul style="list-style-type: none"> <li>Includes part of the east-west pedestrian and cycle link</li> <li>Main vehicular entrance and gateway</li> </ul>	<ul style="list-style-type: none"> <li>Tree and verge lined primary street runs through the area</li> <li>Wider verge connects the local centre elements</li> <li>Includes shared cycle path to retail element of local centre and bus stop</li> </ul>	<ul style="list-style-type: none"> <li>Lower order pedestrian focussed streets with use of shared surfaces</li> </ul>	<ul style="list-style-type: none"> <li>Residential</li> </ul>	
<b>Tylers Farm</b>	<ul style="list-style-type: none"> <li>An east-west shared cycle/pedestrian link connects from the Social Heart to The High Road and surrounding uses</li> <li>New pedestrian access and coach drop off for St Andrew's school</li> </ul>	<ul style="list-style-type: none"> <li>Primary street does not run through area, but a secondary street with potential for bus/coach access does run through the middle of this area</li> </ul>	<ul style="list-style-type: none"> <li>Lower order pedestrian focussed streets with use of shared surfaces</li> </ul>	<ul style="list-style-type: none"> <li>Residential</li> </ul>	
<b>Bassett Meadows</b>	<ul style="list-style-type: none"> <li>An east-west shared cycle/pedestrian link connects from the Social Heart to the west</li> <li>Southern pedestrian gateway links the area to the existing village centre via Queens Road</li> </ul>	<ul style="list-style-type: none"> <li>Tree and verge lined primary street runs through the area</li> </ul>	<ul style="list-style-type: none"> <li>Lower order pedestrian focussed streets with use of shared surfaces</li> </ul>	<ul style="list-style-type: none"> <li>Residential</li> <li>Education (primary school)</li> </ul>	
<b>Church View</b>	<ul style="list-style-type: none"> <li>Close to the east-west shared cycle/pedestrian link connects from the Social Heart to the west</li> </ul>	<ul style="list-style-type: none"> <li>Tree and verge lined primary street runs through the area</li> <li>Primary street aligned to frame views to St Andrew's church</li> </ul>	<ul style="list-style-type: none"> <li>Greater proportion of lower order pedestrian focussed streets with use of shared surfaces</li> </ul>	<ul style="list-style-type: none"> <li>Residential</li> </ul>	

Figure 7.11 - Character area matrix (cont.)

### Landscape character overview



Figure 7.12 - Landscape character overview

## Built form character overview



Figure 7.13 - Built form character overview

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# C Implementation





# 8. Phasing and delivery

## 8.1 Introduction

The proposals contained in this SMF will be delivered in partnership between the developers who will construct the development together with local service providers. These service providers include amongst others:

- ECC who are responsible for highways and education provision
- EFDC who are responsible for planning, refuse and leisure services
- Utility companies who will provide telecommunications, electricity, gas, water and sewage services
- Public and private sector service providers such as schools, bus operators, health care professionals and retailers.

Alongside the preparation of its Local Plan, EFDC has produced a draft Infrastructure Delivery Plan (IDP). This IDP sets out details of the infrastructure required to support growth in the District.

This SMF sets out a framework to guide how new homes and infrastructure allocated at North Weald Bassett are to be delivered in a comprehensive manner. This includes the identification of new and improved infrastructure at a more local level to respond to stakeholder consultation than is set out in EFDC's draft IDP and sets out how this will be secured.

The required infrastructure encompasses social, green and physical infrastructure and facilities as follows:

- Social infrastructure – Affordable housing, traveller site, education provision, health facilities, local centre, leisure and community services.
- Green and blue infrastructure – Open spaces, children's play areas, sports provision and ecological habitat.
- Physical infrastructure – Highways, footpaths and cycle routes, drainage and utility services.

All individual planning applications for development within the SMF will be required to comply with the comprehensive approach set out in this document and the infrastructure delivery schedule set out below to:

- Ensure that development proposals are acceptable in planning terms to mitigate their site-specific impact in accordance with this SMF;
- Secure the necessary land required for infrastructure identified by the SMF and relevant to the applicant's proposed development, and provide for future public access where appropriate;
- Deliver contributions to shared infrastructure.

Necessary infrastructure will be secured and delivered through planning applications with planning obligations and planning conditions as follows:

- Planning applications – The applications will identify the relevant necessary specific infrastructure to be provided on site and how these will be laid out.

- Planning conditions – Conditions will be applied to each individual planning applications where relevant to ensure that specific elements of infrastructure are delivered within a certain timeframe.
- Planning obligations – Obligations will be applied under Section 106 of the Town and Country Planning Act 1990 (S106) and/or Section 278 of the Highways Act 1980 (S278) as legal agreements to secure key elements of infrastructure. The S106 can include both the funding for off-site infrastructure as well as specific on-site provision.

## 8.2 Draft infrastructure delivery schedule

The schedule in figure 8.1 identifies the infrastructure required for development within the SMF, the parties responsible for delivery and mechanisms for how that infrastructure will be secured.

Infrastructure requirement	Site apportionment	Mechanism for securing infrastructure	Responsibility for delivery
<b>Social infrastructure</b>			
<b>Affordable housing provision</b>	Residential sites NWB.R1 to NWB.R5 on a per development / parcel basis	S106 per residential site	Parcel developers and Registered Social Providers
<b>Early years places</b>	NWB.R3 to reserve land for school site  Residential sites NWB.R1 to NWB.R5 to contribute to pupil places and school site on a per development / parcel basis	S106 to secure funding and option period on reserve education site. Level of contribution to be derived from pupil yield of each development (and where necessary on per parcel basis) using ECC's standard formula for calculating cost per place created. This will include an on-site and off-site mechanism to enable additional pupil places to be funded depending on whether St Andrew's is expanded or a new school is built	Essex County Council
<b>Primary education places</b>	NWB.R3 to reserve land for school site (with EYFS alongside the primary school)  Residential sites NWB.R1 to NWB.R5 to contribute to pupil places and school site on a per development / parcel basis	S106 to secure funding and an option period on the reserve education site. Level of contribution to be derived from pupil yield of each development (and where necessary on a per parcel basis) using ECC's standard formula for calculating cost per place created. This will include an on-site and off-site mechanism to enable additional pupil places to be funded depending on whether St Andrew's is expanded or a new school is built	Essex County Council
<b>Secondary education places</b>	Residential sites NWB.R1 to NWB.R5 to contribute to pupil places on a per development / parcel basis	S106 to secure funding. Level of contribution to be derived from pupil yield of each development (and where necessary on a per parcel basis) using ECC's standard formula for calculating cost per place created	Essex County Council
<b>GP floorspace/dentist provision</b>	NWB.R3 to reserve land. Sites NWB.R1 to NWB.R5 to provide financial contribution towards healthcare facility using standard NHS calculation	Land to be reserved as part of planning application for NHS uses. Future Section106 to establish length of option to NHS. Healthcare contribution for the cost of a new facility to be paid proportionally by all residential sites.	NHS/HWE-ICB
<b>Community hub / facilities</b>	NWB.R3 to reserve land area of 0.3 hectares for community hub. Sites NWB.R1 to NWB.R5 to provide a financial contribution to cover the cost of the land, construction of the facility and its running based on a per development / parcel basis	Land to be reserved as part of planning application. S106 to grant an option on site R3 for North Weald Parish Council to have a period from a trigger point to decide whether they wish to receive freehold interest in community site. S106 on sites NWB.R1 to NWB.R5 to provide a mechanism for the collection of proportional financial contributions to cover the cost of construction of the facility. If upon expiry of marketing period, no purchaser/provider found, obligation will be deemed discharged.	Developer of site R3 and other parcel developers
<b>Retail space</b>	NWB.R3 to reserve 0.3 hectares of land for up to 675 m <sup>2</sup> of retail space	Land to be reserved as part of planning application. Marketing strategy to be agreed with EFDC as part of Section106 agreement.	Developer of site R3/Retail Operators
<b>Traveller site provision</b>	Residential site NWB.T1	Land to be reserved as part of planning application. The mechanism for the future acquisition and delivery of this site to be subject of further consideration as part of planning application for site NWB.R1/T1 and associated Section106 agreement.	Developer of site R1 / ECC / EFDC
<b>Employment and Skills Strategy</b>	Residential sites NWB.R1- R5 as appropriate	Section106/planning condition to set out requirements for employment and skills strategy to be delivered at construction stage	Parcel developers/ECC/ EFDC

If funds are not used within defined agreed time period, these amounts are to be returned to original developer(s)

Figure 8.1 - Infrastructure delivery table (part 1 of 2) continued on next page

Infrastructure requirement	Site apportionment	Mechanism for securing infrastructure	Responsibility for delivery
<b>Green and blue infrastructure</b>			
<b>Sustainable urban Drainage Systems</b>	Sites NWB.R1 to NWB.R5	Planning applications for each site to provide details of drainage strategy to restrict surface water run-off to a level no greater than its existing 1:1 year greenfield runoff rate for all storm events up to and including the 1:100 year plus 40% allowance for climate change.  Planning condition requiring details of detailed design and specification and implementation of drainage features.	Parcel developers / EFDC / ECC
<b>Open space provision</b>	Sites NWB.R1 to NWB.R5	Planning applications for each site to provide details of the open space provision relating to their land / development parcel in accordance with this SMF and the Green Infrastructure Delivery Table in figure 8.2. Planning condition to requiring details of and/or implementation of landscape specification	Parcel developers
<b>Open space contribution</b>	Residential sites NWB.R1 to R5 as necessary	S106 to secure contributions and any associated management fees for the provision and upkeep of any off-site open space if necessary	Parcel developers
<b>Upgrading of Memorial Playing Field</b>	Residential sites NWB.R1 to NWB.R5 to provide financial contribution on a per development / parcel basis	S106 to secure contributions for improvement scheme of Memorial Playing Fields to include improved sports provision, upgrading of children's play equipment, new pedestrian accesses and management of vegetation.	Developer of site R3 or other body as agreed (through determination of planning applications)
<b>Contributions to 1) recreational pressure and 2) atmospheric pollution, in accordance with the Council's mitigation strategies for Epping Forest SAC</b>	Residential sites NWB.R1 to NWB.R5 to provide financial contribution using SAC formula	S106 to secure contributions for access management and monitoring of visitors to the Epping Forest Special Area of Conservation	EFDC / Conservators of Epping Forest / Natural England
<b>Suitable Alternative Natural Greenspace (SANG)</b>	Site R3	SANG to be provided on site as part of Site R3. The planning application for Site R3 is to provide full details of the proposals. SANG to be provided prior to 1st residential occupation	Parcel developer, EFDC
<b>Physical infrastructure (subject to Transport Assessment review)</b>			
<b>Wastewater treatment works upgrades</b>	N/A	Statutory legislation requires Thames Water to upgrade at their cost wastewater treatment works to meet the demand arising from new development	Thames Water
<b>M11 Junction 7</b>	Residential sites NWB.R1 to NWB.R5	Potential requirement to contribute as part of Section106 agreement towards M11 J7 upgrade works (alongside other developments within the district and neighbouring authorities). It is recommended that applicants should engage with National Highways and ECC in relation to any requirements for upgrading J7 of the M11. All transport infrastructure requirements will be subject to a Transport Assessment Review and will be discussed in detail when a planning application(s) are submitted for any part of the masterplan area.	National Highways/ECC
<b>A414/Vicarage Lane West access junction – Proposed Roundabout</b>	Residential sites NWB.R1 and NWB.R3	The construction of the proposed access junction would be undertaken under S278. Planning condition to require completion of the roundabout prior to occupation of a specified number of homes across R1 and R3 sites	Developers of R1 and R3 / ECC
<b>Improvements to Talbot PH roundabout</b>	Residential sites NWB.R1 to NWB.R5 to provide financial contribution on a per development / parcel basis	S106 proportional funding for improvements scheme to roundabout. Works could be undertaken by developer under S.278 or ECC	Parcel developers / ECC
<b>Public transport</b>	Residential sites NWB.R1 and NWB.R3	S106 requiring owners to seek to enter into a bus service agreement to extend/facilitate new bus services into the site. If required, a capped financial contribution to help subsidise bus route for initial 5 years of service	Parcel developers of R1 and R3 / bus service providers / ECC
<b>Spine road through R1 and R3 sites (inclusive of bus stops)</b>	NWB.R1 and NWB.R3	Planning application for each site to provide details of alignment of spine roads. Site developer to be responsible for the construction and future transfer for adoption of the spine road through their site	Site developers / ECC
<b>Estate roads</b>	Residential sites NWB.R1 to NWB.R5	Planning application for each site to provide details of estate roads. Site developer will be responsible for construction and future transfer for adoption or other long-term maintenance arrangement	Site developers / ECC / Management agent
<b>Footpaths and cycle routes</b>	Residential sites NWB.R1 to NWB.R5	Planning application for each site to provide details of footpaths and cycle routes through their land. Planning condition if necessary to finalise details of street furniture, surfacing, etc. Site developer will be responsible for construction and transfer to ECC for adoption or other long-term maintenance arrangement such as a management company	Site developers / ECC / Management agent
<b>Surfacing of footpath to St Andrew's Primary School</b>	Residential sites R3, R4 and R5	Planning obligation for the cost for the surfacing of the existing footpath to St Andrew's Primary School calculated pro-rata for sites R3, R4 and R5 who are likely to use the link as access route to school	EFDC / ECC

Figure 8.1 (continued) - Infrastructure delivery table (part 2 of 2)

## Delivery of Green Infrastructure

The final siting, design and delivery of green infrastructure elements will be the responsibility of individual developers and bought forward as part of future planning applications for the five sites. To ensure consistency of approach across landownerships and between individual developments, planning applications will be expected to demonstrate conformity with the proposed Landscape Structure provided in chapters 5, 6 and 7. A green infrastructure delivery matrix is provided below (figure 8.2) to set out the parties who will be responsible for the delivery and/or funding of the various elements of the open space strategy. This matrix also sets out the broad design requirements for each of the open space components.

Green Infrastructure delivery matrix								
Area of open space	Open space typology	Footpath surfacing	Lighting	Approach to planting	Ecology and biodiversity enhancement	Other design notes	Delivery responsibility	Implementation / Funding mechanism
<b>Social Heart (POS1)</b>	Amenity greenspace	Paved and gravel or unsurfaced paths	Low level bollard lighting if required	Ornamental / informal	Contributes habitat to net gain		NWB Parish Council. Owners of sites R1 and R3 to include detailed landscape scheme for their sites.	Proportional developer contributions from sites R1, R2, R3, R4 and R5.
<b>Church Fields (POS2)</b>	Natural and semi-natural greenspace	Paved and gravel or unsurfaced paths	No	Naturalistic	Significant contribution to net gain and wildlife foraging resource		Developer of site R3	Additional funding from developer contributions of R1, R2, R4 and R5 dependent on reliance on space.
<b>Western corridor (GC1)</b>	Natural and semi-natural greenspace	Gravel or unsurfaced paths	No	Naturalistic	Significant contribution to net gain and wildlife corridor, buffer to local wildlife site BAP and other retained habitats including a watercourse, important local bat commuting and foraging corridor also used by other birds and mammals		Developer of site R3	To be funded by developer R3
<b>St Andrew's Church link (GC2)</b>	Natural and semi-natural greenspace	Gravel or unsurfaced path (with exception of pedestrian footbridge)	No	Naturalistic	Significant contribution to net gain and wildlife foraging resource linking with known bat roosts	Replacement pedestrian bridge to south of R3 to be constructed.  Straighten out access into site after bridge.  Potential access into allotments.	Developer of site R3. Allotment access to be reviewed with NWB Parish Council.	To be funded by developer of site R3 and secured by condition.
<b>East-west artery (GC7)</b>	Various	Paved	Yes	Various, to suit location and character	Contributes to net gain and provides and enhances a wildlife corridor and existing bat commuting habitat		Developers of sites R1, R2, R3 and EFDC	Part of planning applications for sites R1, R2 and R3. Off-site scheme to be agreed by EFDC.
<b>Queens Road pedestrian entrance (GC9)</b>	Amenity greenspace	Paved	Yes (with low level lighting adjacent existing residential properties)	Ornamental / informal	Contributes habitat to net gain		Developer of site R3 and EFDC	Developer contribution via s106 or planning condition.
<b>School link (GC6)</b>	Landsaped footpath	Paved	Yes	Ornamental / informal	N/A		Developers of sites R3, R4 and R5 (pro-rata).	Developer contribution via s106 or planning condition.
<b>North-south footpath to school (GC5)</b>	Natural and semi-natural greenspace	Paved	Yes	Naturalistic	Contributes to net gain and provides a wildlife corridor		Developer of site R1	Planning application and condition, R1

Figure 8.2 - Green infrastructure delivery table (part 1 of 2) continued on next page

Area of open space	Open space typology	Footpath surfacing	Lighting	Approach to planting	Ecology and biodiversity enhancement	Other design notes	Delivery responsibility	Implementation / Funding mechanism
<b>South-eastern perimeter (GC8)</b>	Amenity greenspace	Paved	No	Ornamental / informal	Contributes habitat to net gain	To be designed as a green buffer with ornamental planting.	Developer of site R3	Planning application and condition, R3
<b>Bee line (GC3)</b>	Natural and semi-natural greenspace / Parks and Gardens	Gravel or unsurfaced	No	Naturalistic	Contributes habitat to net gain, wildlife corridor with planting targeted to benefit pollinator species	Planting scheme to include species suitable for pollinators and compatible with B-Line.	Developers of sites R3 and R5	Planning application and condition, R3 & R5
<b>New NEAP</b>	Parks and Gardens	Paved accesses with child safety surfaces within play area.	No	Ornamental / informal	Contributes habitat to net gain		Developer of site R3	Developer of site R3. Additional funding from developer contributions of R1, R2, R4 and R5 dependent on reliance on space.
<b>New LEAP</b>	Parks and Gardens	Paved accesses with child safety surfaces within play area.	No	Ornamental / informal	Contributes habitat to net gain		Developer of site R3	Developer of site R3. Additional funding from developer contributions of R1, R2, R4 and R5 dependent on reliance on space.
<b>LAPs</b>	Various	Unsurfaced or gravel	No	Various, to suit location and character	N/A		All sites responsible for the design and provision of LAPs within their sites.	Planning applications and conditions for applications at R1, R2, R3, R4 and R5
<b>Junior / Mini pitches</b>	Sports pitches	Paved accesses	No	N/A	Contributes habitat to net gain (where grassed)		Developer of site R3	Developer of site R3. Additional funding from developer contributions of R1, R2, R4 and R5 dependent on reliance on space.
<b>Drainage infrastructure</b>	Natural and semi-natural greenspace	Unpaved but with maintenance access track able to accommodate vehicle weight.	No	Naturalistic	Open water permanent and semi-permanent contributes significant habitat to net gain, provides new habitats for aquatic species and foraging resource		All sites responsible for their own drainage infrastructure.	Planning applications and conditions for applications at R1, R2, R3, R4 and R5
<b>Other green space</b>	Various	Dependent on location and function	Dependent on location and function	Various, to suit location and character	Contributes habitat to net gain		All sites responsible for the design and provision of other green spaces within their sites.	Planning applications for R1, R2, R3, R4 and R5

Figure 8.2 (continued) - Green infrastructure delivery table (part 2 of 2)

# 9. Planning application requirements

## 9.1 Introduction

Due to the number of landowning parties across the SMF area, it is expected that there will be multiple planning applications submitted across the area as the allocated sites come forward at different times. To achieve the outcome of a well-planned, integrated place with phased infrastructure delivery, all applications will be brought forward in accordance with the requirements of this SMF. The SMF will provide a framework for future planning applications to ensure a consistent and seamless approach across the SMF area.

## 9.2 Pre-application engagement

Applicants are encouraged to engage with EFDC at an early stage of the application process and share details of their development schemes in accordance with this SMF. They should provide parameter/layout plans (level of detail dependant on whether an application is in outline or full) for their proposed development area that:

- Reflects the requirements and guidance of the SMF in planning for their part of the site;
- Set out a detailed development structure based on further site survey work and design analysis;
- Provide a clear and common design framework reflecting character area guidance and ensuring implementation of the SMF principles;
- Provides an infrastructure delivery

plan and development trajectory where required (including identifying any shared infrastructure requirements with other sub-areas in the SMF) to inform S106 requirements and to assist EFDC in co-ordinating the development;

- Ensure earlier phases do not prejudice or compromise later phases and support comprehensive development, delivery and a joined up approach; and
- Identifies any cumulative impacts that require assessment as part of the EIA process.

Pre-application material should (as appropriate) communicate the following;

- Land use strategy;
- Access and movement strategy (including application of street hierarchy and related design principles);
- Urban design framework (including built form, densities, heights, frontages, focal points, vistas, etc.);
- Architectural detailing (materials, colour palettes, boundary treatments);
- Car parking strategy;
- Infrastructure delivery strategy including drainage strategy and related plans; and
- Delivery sequence and trajectory where necessary.

## 9.3 Planning applications

Individual applicants are encouraged to scope the detail of their respective planning applications with EFDC officers through the pre-application process. The detailed scoping of applications will be undertaken against national and the local application validation checklists and the specific requirements of the respective sites.

### Planning performance agreements

The use of Planning Performance Agreements for all applications is encouraged by EFDC to ensure a collaborative and consistent approach and to co-ordinate the application process, project management and support quality outcomes.

### Environmental Impact Assessment

The need for and scope of EIA will be determined via EIA Screening and Scoping. This should also consider possible cumulative effects from other nearby schemes.

### Supporting documents

A preliminary list of information to be submitted as part of the planning application process is provided below. This list is not exhaustive and further requirements may be identified as a result of pre-application discussions. Some elements may be more appropriately submitted at reserved matters stage and some could be secured by planning condition to be discharged at a specified time of the planning process i.e. prior to the submission of reserved matters applications. Outline planning applications will generally require less information to be submitted than a full planning application. It may not be necessary to submit all of the below information with each application, but this should be agreed with Officers at EFDC during the pre-application stage.

This SMF is a guide to future development within the SMF area, and while existing evidence used to prepare the SMF may be referenced, applicants should fully review and update technical studies to support individual development proposals.

EFDC's application checklist requires outline or full planning applications to be supported by the following information and reports:

- Planning application forms, landownership certificates and agricultural holding certificate;
- Planning application drawings including site masterplan to demonstrate accordance with the SMF (extent of drawings to be determined by nature of each application);
- Design and Access Statement (DAS);
- Design code, either approved as part of first planning applications on individual

sites or subject to a discharge of conditions prior to reserved matters applications being approved;

- Landscape Strategy and Green Infrastructure Plan;
- Biodiversity strategy with Landscape and Habitats Management Plan, Biodiversity Net Gain Metrics;
- Environmental Statement or, for subsequent applications, a statement identifying where impacts have been previously assessed;
- Transport Assessment (and Framework Travel Plan);
- Energy Statement;
- Sustainability Statement;
- Flood risk assessment and drainage strategy;
- Utilities assessment;
- Planning Statement;
- Draft Heads of Terms for planning obligations;
- Statement of Community Involvement;
- Affordable housing statement;
- Air quality assessment;
- Noise Assessment;
- Heritage Statement;
- Archaeological Assessment;
- Health impact Assessment;

- Contaminated land Assessment;
- External Lighting plans;
- Tree survey and arboricultural impact assessment;
- Information to assess site specific matters;
- Education Site Land Compliance Study;
- Socio-economic effects; and
- Sustainability Guidance Checklist. The checklist also requires various other assessments/strategies e.g. Whole life carbon assessment, Energy Assessment, Waste Strategies.

## 9.4 Reserved matters applications

Any Reserved matters applications should set out in detail the proposed development in the context of the SMF and the outline planning permission, in order to ensure a comprehensive development and compatibility with neighbouring land. Reserved matters may include details of:

- Layout
- Scale
- Appearance
- Access
- Landscaping.

It should be noted that the arrangement of sites NWB.R1-R5 should not be interpreted to represent a prescribed phasing sequence. This is for identification only, and understanding the potential compatibility between parcels in terms of infrastructure functionality. Where applicants propose an alternative approach to the provision of strategic infrastructure and/or parcellation to that shown in the drawing, evidence must be provided to EFDC to demonstrate that the alternative(s) represent technical solutions that will meet the requirements of this SMF and the utilities providers, will not prejudice the comprehensive development of the SMF area, and will not sterilise future development parcels.

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