

Supplementary Committee Agenda



**Epping Forest
District Council**

Cabinet Monday 13th November 2023

Place: Council Chamber, Civic Offices, High Street, Epping

Time: 7.00 pm

Democratic Services: V Messenger (Democratic Services)
Tel: (01992) 564243

11. NORTH WEALD BASSETT MASTER PLAN ALLOCATION SITE (Pages 2 - 29)

(Place – Cllr N Bedford) To approve the draft North Weald Bassett Strategic Masterplan Framework and commencement of the public consultation (C-028-2023-24). Please see Appendix 1 published separately in four parts.

Please see attached **North Weald Bassett SMF – Appendix 1: Part 4.**



Key plan



Figure 6.2 - 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 4.82ha) 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.

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 6.3 - Church Fields primary open space POS2

Green Corridors

It is proposed that a series of ten key green corridors, highlighted in figure 6.4, 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.

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 edge 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.

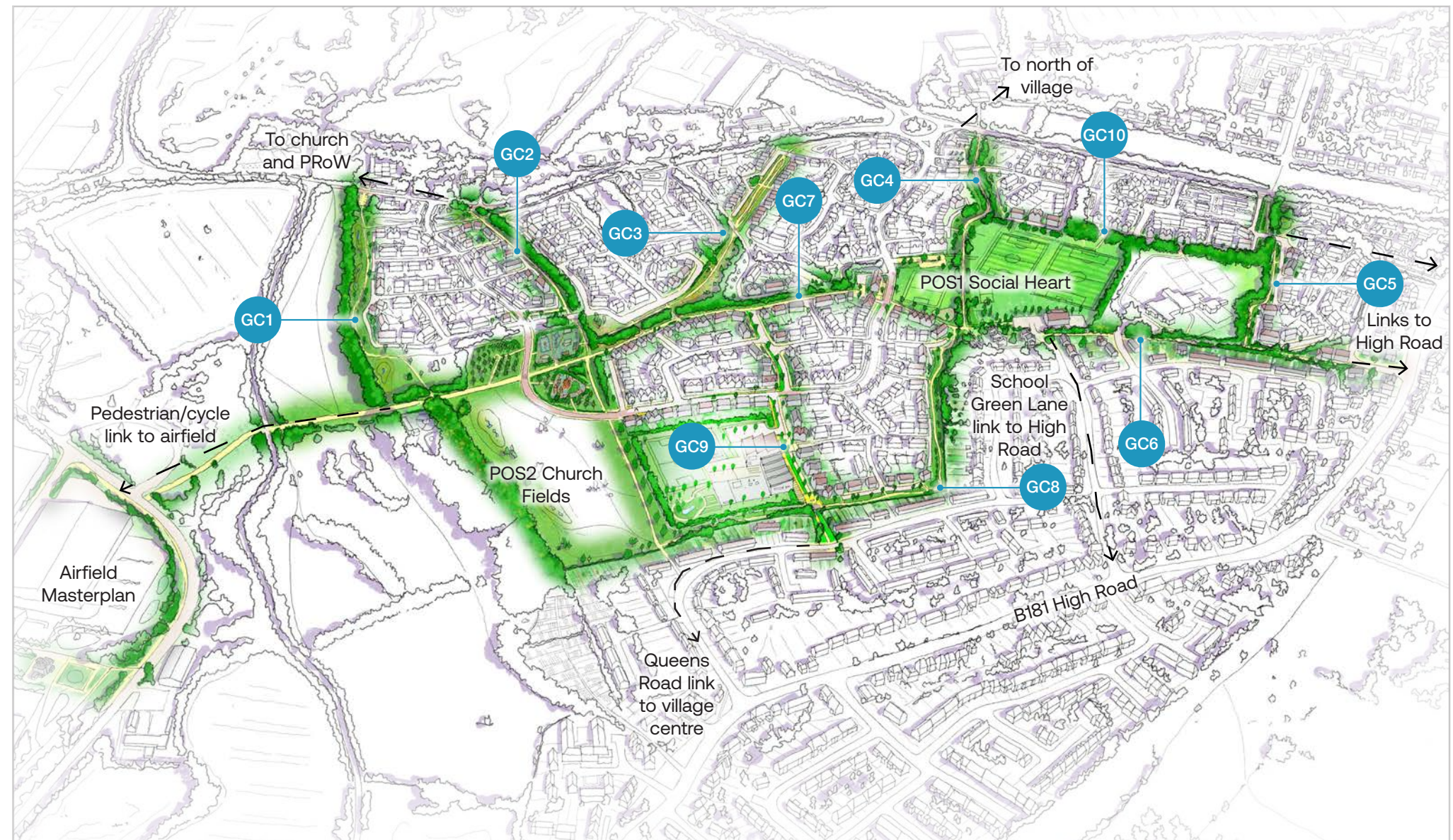


Figure 6.4 - Green corridors

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.

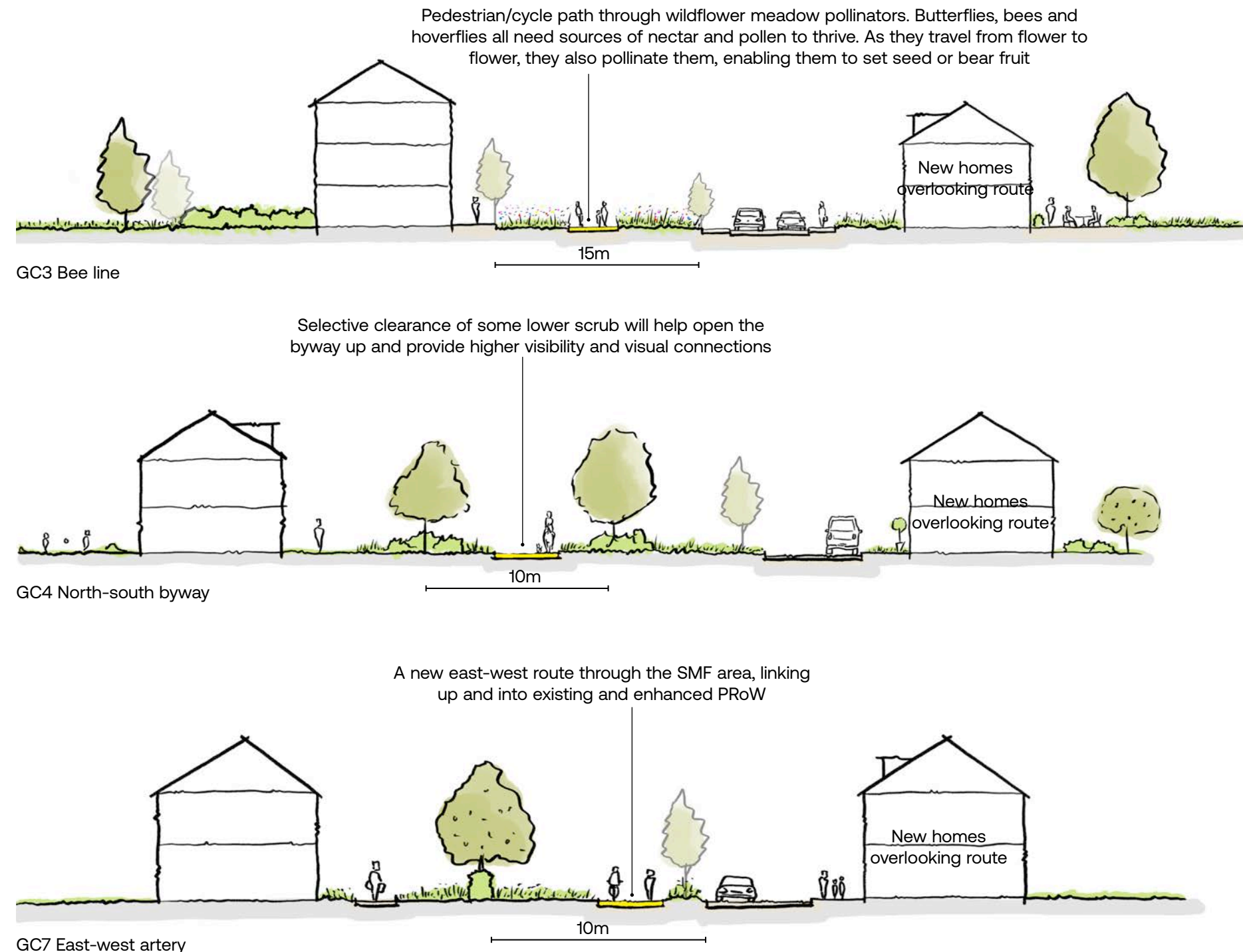


Figure 6.5 - Green corridors cross sections

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.

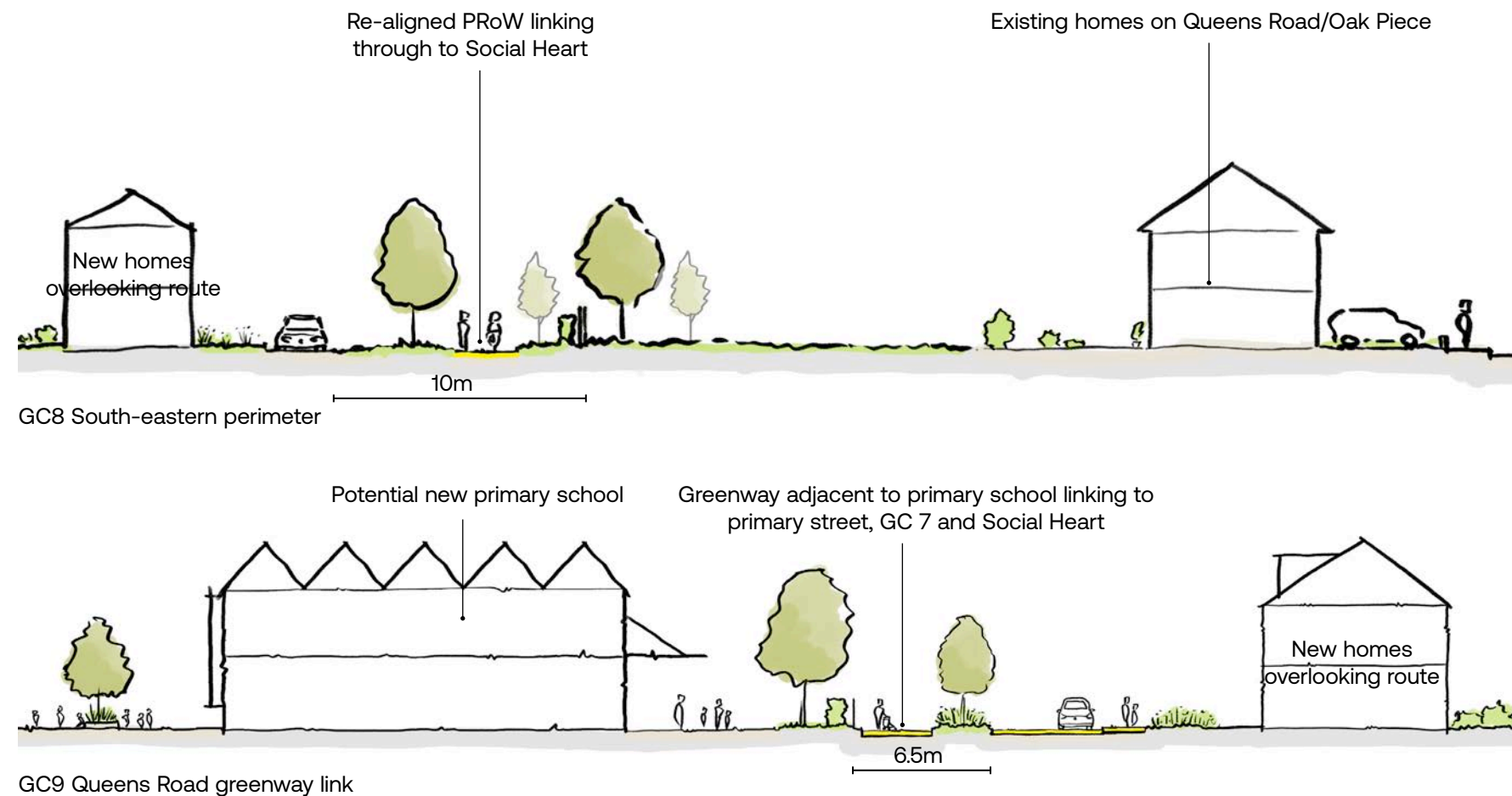


Figure 6.6 - Green corridors cross sections

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 illustrated in the placemaking and wayfinding framework plan and described on page 77.

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 section 7.



Figure 6.7 - Landscape gateways

St Andrew's gateway (G-SA)

Located off Vicarage Lane, 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.



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 6.8 - St Andrew's gateway G-SA



Figure 6.9 - Southern pedestrian gateway G-SP

6.3 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 6.10 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 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 (including retail local centre). It is home to a mix of residential and retail uses. 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 and the transition to wider open countryside to the north.

For each of the five character areas, a character matrix (pages 99-100) indicates key qualities and elements that will help deliver high quality placemaking.



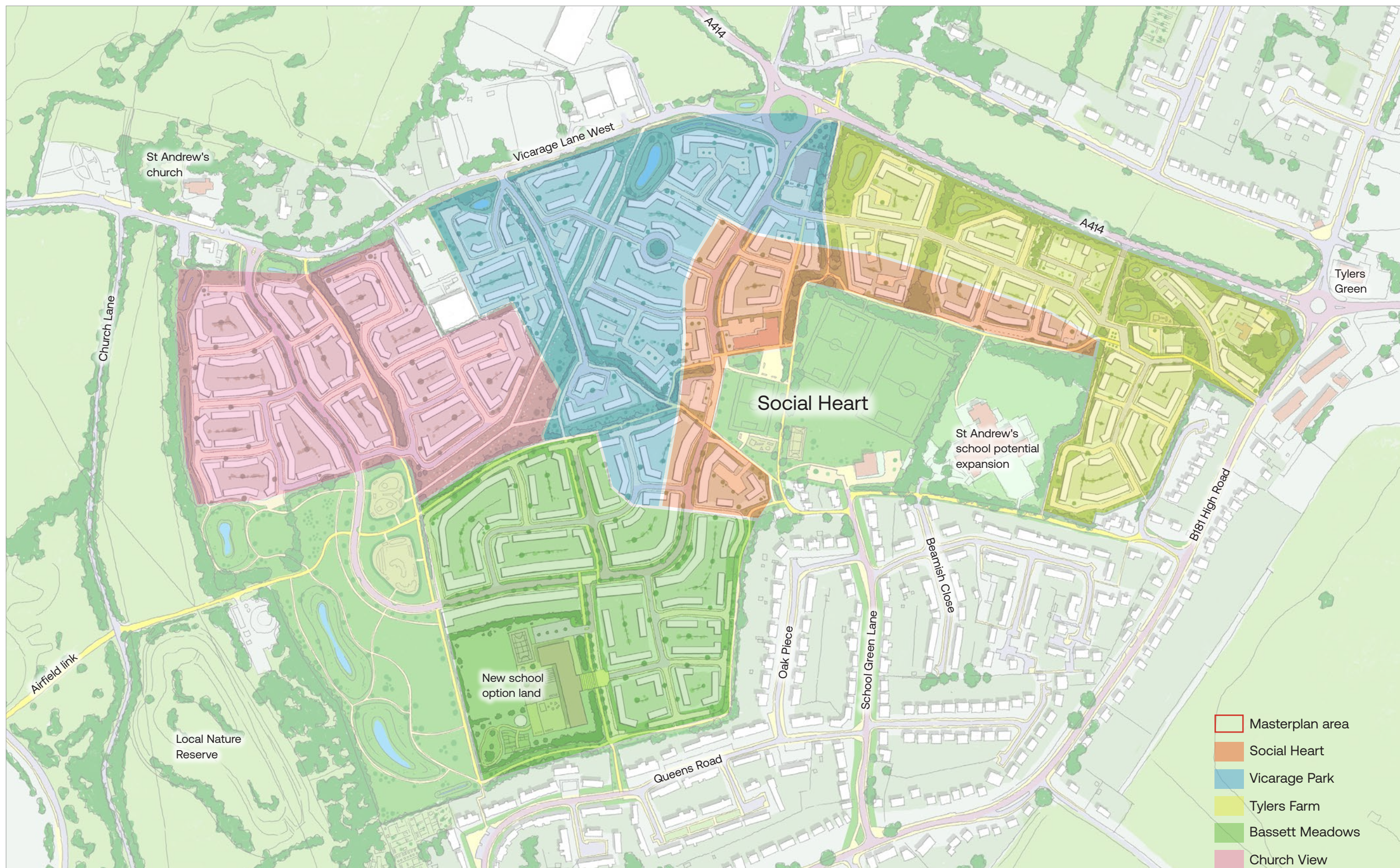







Figure 6.10 - Sketch layout with built form character areas

Character matrix

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

Figure 6.11 - Character area matrix

Character Area	Key movement routes	Primary Street	Other streets	Land uses	Sketch view - see pages 110-111
Social Heart	<ul style="list-style-type: none"> Strong walking and cycling routes bisect the Social Heart including the intersection of key east-west and north-south routes 	<ul style="list-style-type: none"> Tree and verge lined primary street runs through the area Wider verge connects the local centre elements Includes shared cycle path to retail element of local centre and bus stop 	<ul style="list-style-type: none"> Includes a secondary street connection (including bus/coach use) to NWB.R1 area Lower order pedestrian focussed streets with use of shared surfaces 	<ul style="list-style-type: none"> Residential Mixed uses including community, health and education (nursery) 	
Vicarage Park	<ul style="list-style-type: none"> Includes part of the east-west pedestrian and cycle link Main vehicular entrance and gateway 	<ul style="list-style-type: none"> Tree and verge lined primary street runs through the area Wider verge connects the local centre elements Includes shared cycle path to retail element of local centre and bus stop 	<ul style="list-style-type: none"> Lower order pedestrian focussed streets with use of shared surfaces 	<ul style="list-style-type: none"> Residential Retail 	
Tylers Farm	<ul style="list-style-type: none"> An east-west shared cycle/pedestrian link connects from the Social Heart to The High Road and surrounding uses New pedestrian access and coach drop off for St Andrew's school 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Lower order pedestrian focussed streets with use of shared surfaces 	<ul style="list-style-type: none"> Residential 	
Bassett Meadows	<ul style="list-style-type: none"> An east-west shared cycle/pedestrian link connects from the Social Heart to the west Southern pedestrian gateway links the area to the existing village centre via Queens Road 	<ul style="list-style-type: none"> Tree and verge lined primary street runs through the area 	<ul style="list-style-type: none"> Lower order pedestrian focussed streets with use of shared surfaces 	<ul style="list-style-type: none"> Residential Education (primary school) 	
Church View	<ul style="list-style-type: none"> Close to the east-west shared cycle/pedestrian link connects from the Social Heart to the west 	<ul style="list-style-type: none"> Tree and verge lined primary street runs through the area Primary street aligned to frame views to St Andrew's church 	<ul style="list-style-type: none"> Greater proportion of lower order pedestrian focussed streets with use of shared surfaces 	<ul style="list-style-type: none"> Residential 	

Landscape character overview



Figure 6.12 - Landscape character overview

Built form character overview



Figure 6.13 - Built form character overview

C Implementation





7. Phasing and delivery

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 SMP;
- Secure the necessary land required for infrastructure identified by the SMP 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.

Draft infrastructure delivery schedule

The schedule in figure 7.1 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
Social infrastructure			
Affordable housing provision (40% affordable housing)	Residential sites NWB.R1 to NWB.R5 on a per development / parcel basis	S106 per residential site	Parcel developers and Registered Social Providers
Early years places	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
Primary education places	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 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
Secondary education places	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
GP floorspace/dentist provision	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. S106 to require marketing of reserved land to healthcare providers for a period of two years. In the event that marketing is successful, a healthcare contribution for the cost of new facility (taking account land cost) to be paid by all residential sites. If upon expiry of marketing period, no occupier found obligation will be deemed discharged	NHS and Clinical Commissioning Group
Community hub / facilities	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 of one year 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	North Weald Parish Council
Retail space	NWB.R3 to reserve 0.3 hectares of land for up to 675 m ² of retail space	Land to be reserved as part of planning application. S106 to require marketing of reserved land to retail (and other agreed non-retail) operators for a period of two years. If upon expiry of marketing period, no occupier found obligation will be deemed discharged	Retail operators
Traveller site provision	Residential site NWB.T1	Land to be reserved as part of planning application. S106 to grant an option to acquire on commercial terms the traveller site. Land transfer agreement can include covenants relating to the standards of management/operation of the site. Traveller site to be marketed to traveller community prior to 33% of site R1 occupation	Developer of site R1 / ECC / EFDC

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

Figure 7.1 - Infrastructure delivery table (part 1 of 2) continued on next page

Infrastructure requirement	Site apportionment	Mechanism for securing infrastructure	Responsibility for delivery
Green and blue infrastructure			
Sustainable urban Drainage Systems	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
Open space provision	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 Open Space Delivery Matrix in Section 4. Planning condition to requiring details of and/or implementation of landscape specification	Parcel developers
Open space contribution	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
Upgrading of Memorial Playing Field	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.	North Weald Parish Council / EFDC
Contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation	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
Suitable Alternative Natural Greenspace (SANG)	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
Physical infrastructure (subject to Transport Assessment review)			
Wastewater treatment works upgrades	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
A414/Vicarage Lane access junction – Proposed Roundabout	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
Improvements to Talbot PH roundabout	Residential sites NWB.R1 to NWB.R5 to provide financial contribution on a per development / parcel basis	S106 proportional funding for improvement scheme to roundabout. Works could be undertaken by a developer under S 278. Mechanism for any unspent monies to be returned pro-rata. Planning obligation to require completion of roundabout upgrades prior to an agreed number of residential occupations	Parcel developers / ECC
Public transport	Residential sites NWB.R1 and NWB.R3	S106 requiring owners to seek to enter into a bus service agreement to extend bus services into the site. If required, a capped financial contribution to help subsidise bus route for initial 3 years of service	Parcel developers of R1 and R3 / bus service providers / ECC
Spine road through R1 and R3 sites (inclusive of bus stops)	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
Estate roads	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
Footpaths and cycle routes	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
Surfacing of footpath to St Andrew's Primary School	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 7.1 (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 chapter 5. A green infrastructure delivery matrix is provided below (figure 7.3) 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
Social Heart (POS1)	Amenity greenspace	Paved and gravel or unsurfaced paths	Low level bollard lighting if required	Ornamental / informal	To be updated following consultation and specialist consultant input	To be updated following consultation and specialist consultant input	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.
Church Fields (POS2)	Natural and semi-natural greenspace	Paved and gravel or unsurfaced paths	No	Naturalistic			Developer of site R3	Additional funding from developer contributions of R1, R2, R4 and R5 dependent on reliance on space.
Western corridor (GC1)	Natural and semi-natural greenspace	Gravel or unsurfaced paths	No	Naturalistic			Developer of site R3	To be funded by developer R3
St Andrew's Church link (GC2)	Natural and semi-natural greenspace	Gravel or unsurfaced path (with exception of pedestrian footbridge)	No	Naturalistic		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.
East-west artery (GC7)	Various	Paved	Yes	Various, to suit location and character			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.
Queens Road pedestrian entrance (GC9)	Amenity greenspace	Paved	Yes (with low level lighting adjacent existing residential properties)	Ornamental / informal			Developer of site R3 and EFDC	Developer contribution via s106 or planning condition.
School link (GC6)	Landsaped footpath	Paved	Yes	Ornamental / informal			Developers of sites R3, R4 and R5 (pro-rata).	Developer contribution via s106 or planning condition.
North-south footpath to school (GC5)	Natural and semi-natural greenspace	Paved	Yes	Naturalistic			Developer of site R1	Planning application and condition, R1

Figure 7.2 - 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
South-eastern perimeter (GC8)	Amenity greenspace	Paved	No	Ornamental / informal		To be designed as a green buffer with ornamental planting.	Developer of site R3	Planning application and condition, R3
Bee line (GC3)	Natural and semi-natural greenspace / Parks and Gardens	Gravel or unsurfaced	No	Naturalistic		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
New NEAP	Parks and Gardens	Paved accesses with child safety surfaces within play area.	No	Ornamental / informal			Developer of site R3	Developer of site R3. Additional funding from developer contributions of R1, R2, R4 and R5 dependent on reliance on space.
New LEAP	Parks and Gardens	Paved accesses with child safety surfaces within play area.	No	Ornamental / informal			Developer of site R3	Developer of site R3. Additional funding from developer contributions of R1, R2, R4 and R5 dependent on reliance on space.
LAPs	Various	Unsurfaced or gravel	No	Various, to suit location and character			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
Junior / Mini pitches	Sports pitches	Paved accesses	No	N/A			Developer of site R3	Developer of site R3. Additional funding from developer contributions of R1, R2, R4 and R5 dependent on reliance on space.
Drainage infrastructure	Natural and semi-natural greenspace	Unpaved but with maintenance access track able to accommodate vehicle weight.	No	Naturalistic			All sites responsible for their own drainage infrastructure.	Planning applications and conditions for applications at R1, R2, R3, R4 and R5
Other green space	Various	Dependent on location and function	Dependent on location and function	Various, to suit location and character			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 7.2 (continued) - Green infrastructure delivery table (part 2 of 2)

8. Planning application requirements

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.

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.

Planning Application

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; and
- Information to assess site specific matters.
- ECC School Site Assessment
- Sustainability Guidance Checklist. The checklist also requires various other assessments/strategies e.g. Whole life carbon assessment, Energy Assessment, Waste Strategies.

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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Page 24

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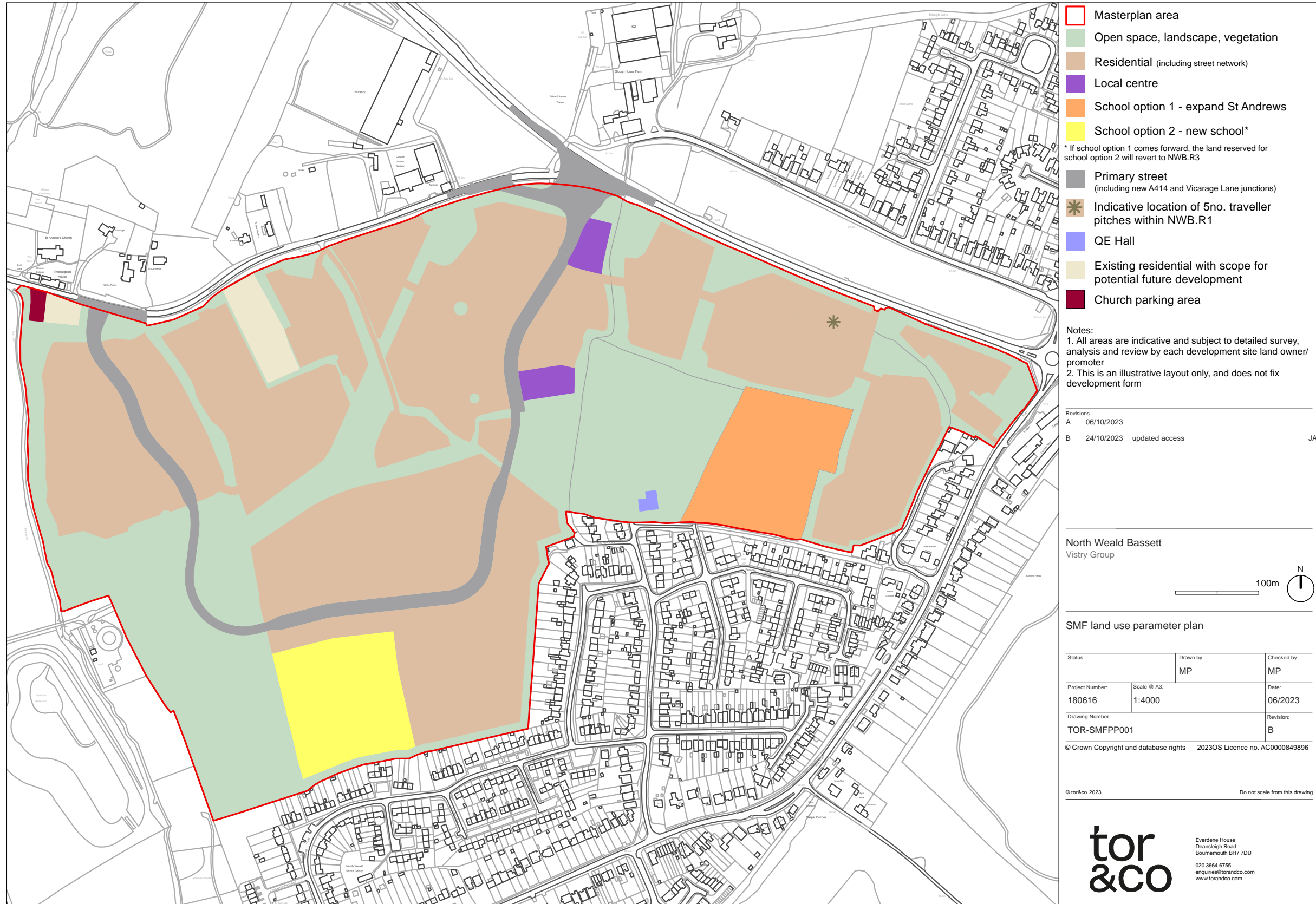
Vistry Group



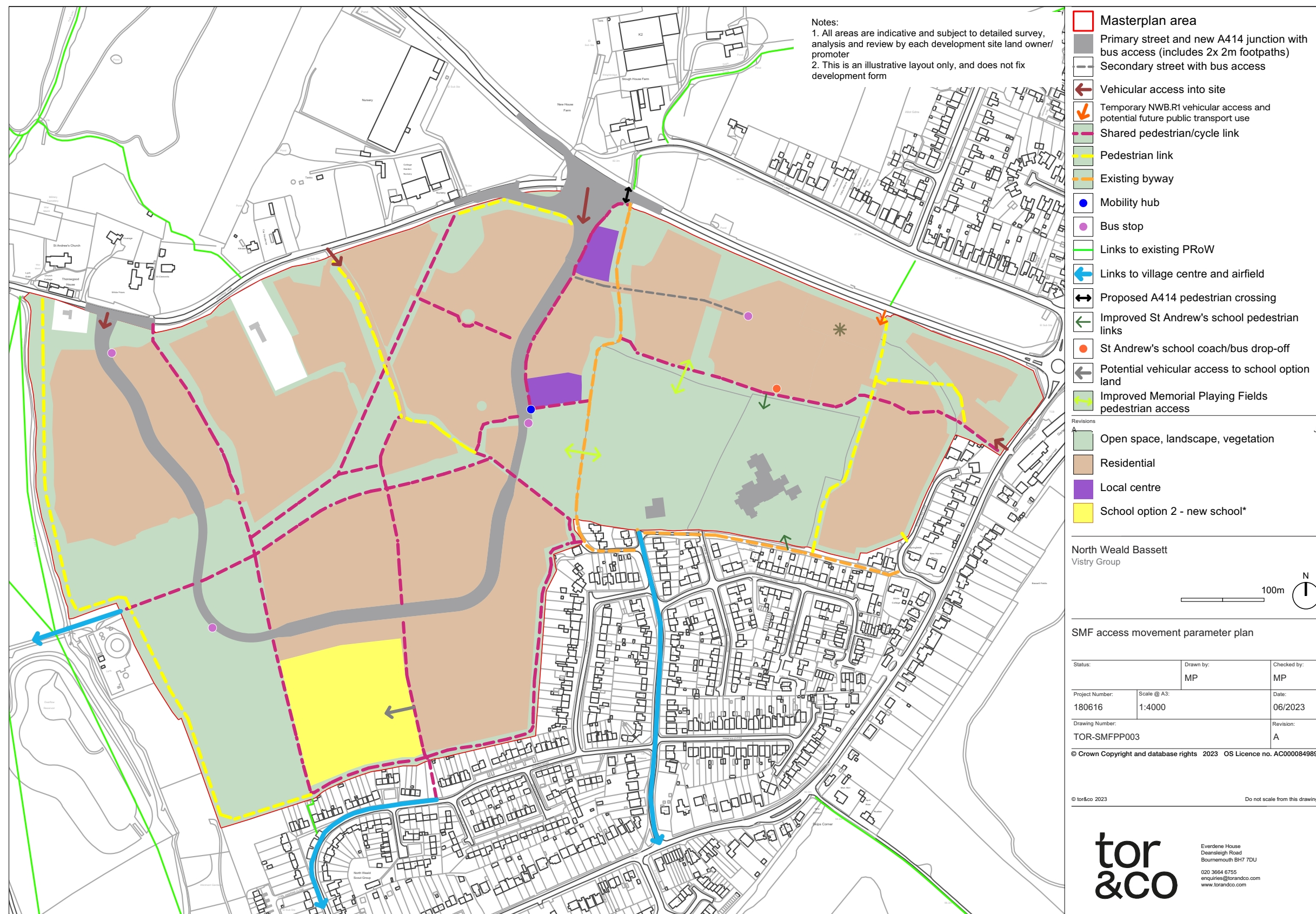
Appendix



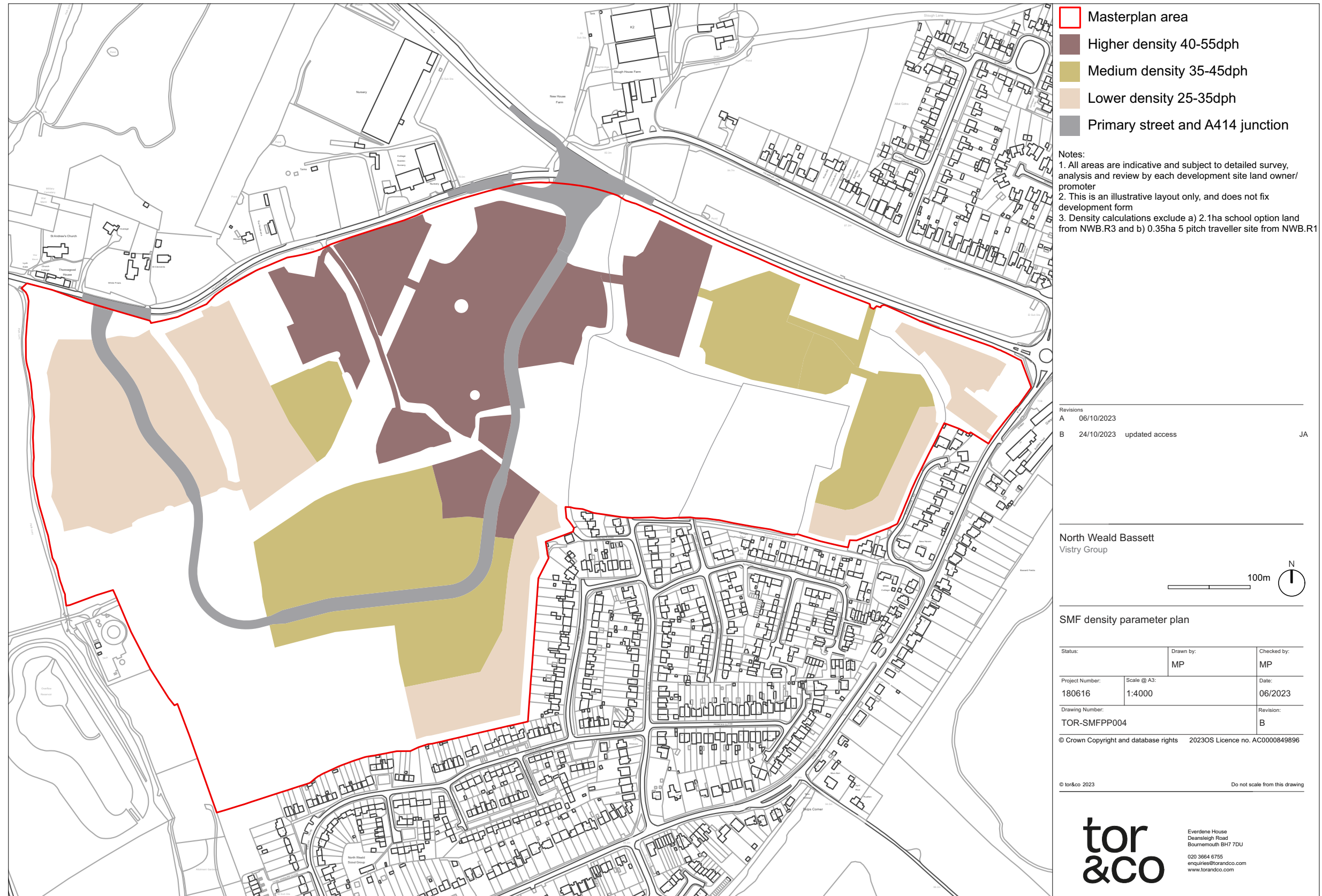
Figure A1 - Green and blue infrastructure parameter plan
(note this an illustrative layout and does not fix development form)



A2 - Land use parameter plan
(note this an illustrative layout and does not fix development form)



A3 - Access and movement parameter plan
(note this an illustrative layout and does not fix development form)



- Masterplan area
- Higher density 40-55dph
- Medium density 35-45dph
- Lower density 25-35dph
- Primary street and A414 junction

Notes:
 1. All areas are indicative and subject to detailed survey, analysis and review by each development site land owner/promoter
 2. This is an illustrative layout only, and does not fix development form
 3. Density calculations exclude a) 2.1ha school option land from NWB.R3 and b) 0.35ha 5 pitch traveller site from NWB.R1

Revisions		
A	06/10/2023	
B	24/10/2023	updated access JA

North Weald Bassett
Vistry Group

100m

SMF density parameter plan

Status:	Drawn by: MP	Checked by: MP
Project Number: 180616	Scale @ A3: 1:4000	Date: 06/2023
Drawing Number: TOR-SMFPP004		Revision: B

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A4 - Density parameter plan
(note this an illustrative layout and does not fix development form)

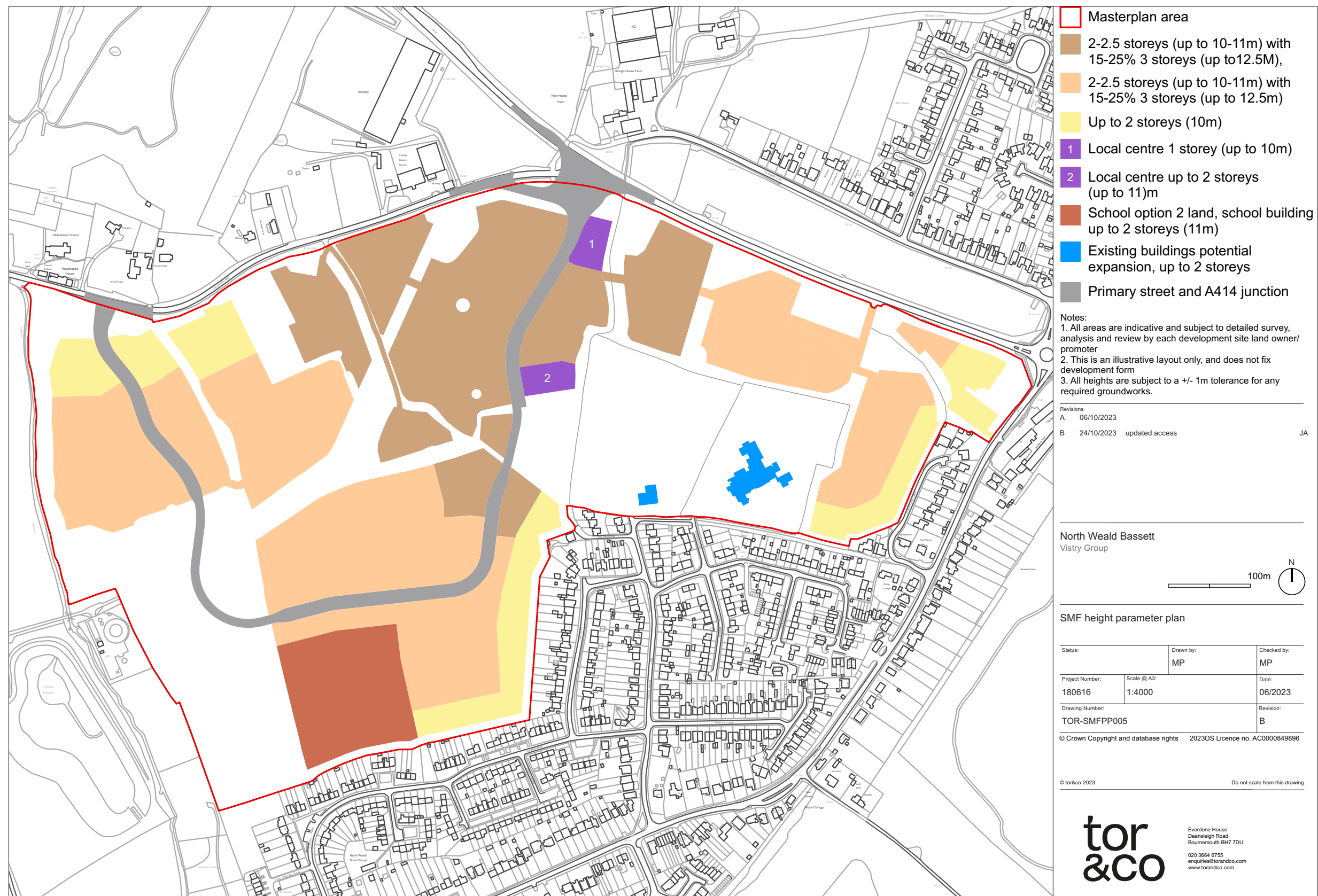


Figure A5 - Building height parameter plan
(note this an illustrative layout and does not fix development form)