

North Weald Airfield

North Weald Airfield Employment Site Strategic Masterplan

Consultation Report

January 2023

Accessibility Statement

This document is produced in the context of the Council's Public Consultation and Engagement Policy and Strategy 2012 which provides additional detail regarding the Council's approach to public engagement. It includes the commitment that the Council aims to make the most effective use of consultation by:

- Setting out the Council's commitment to consulting residents and others on issues that affect service provision;
- Adopting a co-ordinated, strategic approach to consultation that avoids duplication and ensures that results are acted upon wherever possible;
- Ensuring that engagement is both inclusive and representative;
- Consulting with our partners where appropriate and taking account of their consultation exercises; and
- Regularly reviewing our approach to consultation activities so that we learn from and improve them.

If you would like a copy of this document in large print or another language please contact Epping Forest District Council on 01992 564517 between 10am – 4pm Monday to Friday, or leave a voicemail message outside these hours) or email implementationteam@eppingforestdc.gov.uk.

APPENDICES

A - NWA Nov - Dec 2020 Consultation Report

B - Zoom Presentation (11 January 2022)

C - 2021/2022 Consultation Feedback Form

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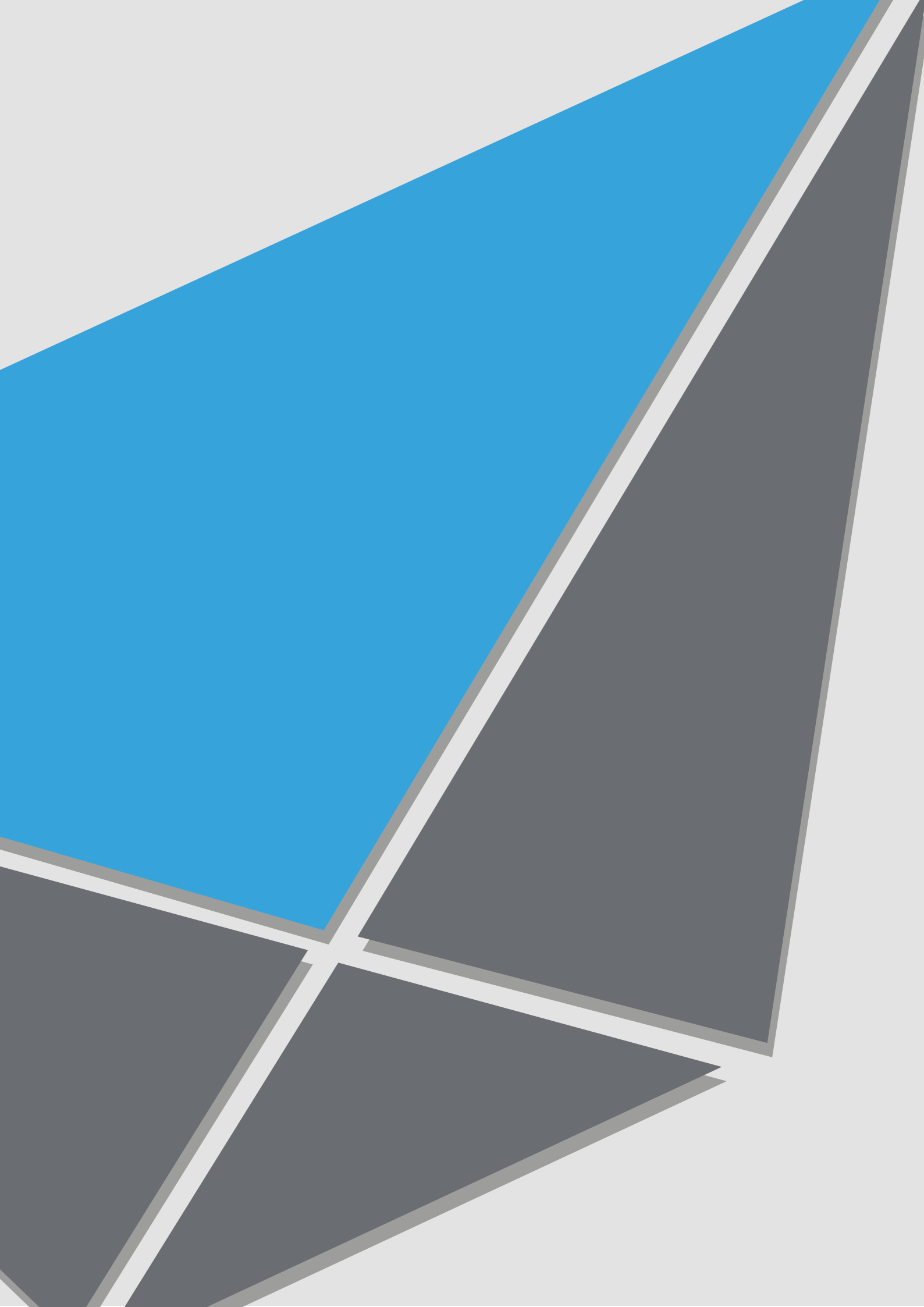
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1.0 EXECUTIVE SUMMARY



1.0 EXECUTIVE SUMMARY

1.1 Introduction

In accordance with the land use allocations of the emerging Epping Forest Local Plan (2011-2033), Epping Forest District Council (EFDC) has produced a strategic masterplan for part of the North Weald Airfield. This project is the North Weald Airfield Employment Site Strategic Masterplan, and will be referred to as 'the Strategic Masterplan' in this report.

The Strategic Masterplan will guide future development of the site. It is not itself a planning application to build, but establishes a Development Framework that sets out the spatial vision for the area and guides what types of development should come forward on the site via future planning applications. It must also meet the overarching vision of the Local Plan.

The Masterplan also shapes site conditions such as means of access, design typology, and landscaping. These respect the known site constraints and restrictions of the adjacent airfield operations.

Epping Forest District Council appointed Soundings as Engagement Consultants to carry out two stages of public and stakeholder consultation that would inform the Strategic Masterplan.

The aims of the engagement process were to:

- » Raise awareness and inform local communities of the North Weald Airfield Strategic Masterplan
- » Build relationships with key stakeholders
- » Understand the history and local identity of North Weald Airfield
- » Gather aspirations and understand the views of the local community
- » Be inclusive and accessible when engaging during the COVID-19 pandemic
- » Collect feedback from consultation and share with the project team
- » Provide a continuous feedback loop with the community
- » Collect and assess feedback from the consultations to inform the development of the Masterplan



1.2 Purpose of this Report

This consultation report has been prepared for Epping Forest District Council by Soundings.

Soundings have engaged with the local community, interested stakeholders and statutory consultees to understand the aspirations and considerations for the site, and to gather feedback on the Strategic Masterplan.

This report provides a record of, and findings from, all public consultation and outreach for the site:

- Stage 1 (Early Engagement) in November to December 2020, and
- Stage 2 (Formal consultation) in December 2021 to February 2022.

It explains the engagement process and shares the findings from the feedback for the Strategic Masterplan, and how the plan has developed between these stages of engagement and afterwards up until its submission to EFDC Cabinet in February 2023 for approval.

1.3 Thank You

More than 250 local people and organisations have participated in the consultation process to date and given their valuable input, ideas and time. This insight has been highly valuable in shaping the Strategic Masterplan.

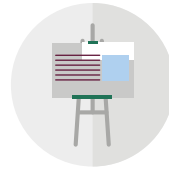


1.4 Summary of Events

The following pages provide an overview of the events held across both 2020 and 2021/2022 consultations.



10 Stakeholder meetings
80+ attendees



1 drop-in exhibition
75 attendees



Online 'drop-in' meetings
6 attendees



274 feedback forms



2 Public Zoom meetings
52 attendees
50+ comments



One dedicated website
launched in November 2020
6,900+ visits to the website



4 Parish Council meetings

1.5 Summary of Findings

This section provides an overview of the most discussed topics across both stages of consultation. This information was gathered through discussion and feedback received.



Traffic, Transport & Movement

2020

- » Respondents wanted a holistic overview of infrastructure improvements in the area, to manage traffic volumes from all proposed development areas.
- » Concerns regarding general traffic impacts and volumes for local residents.
- » Concerns the north/south route would cause traffic increases on Epping Road.
- » Support for walking, cycling and public transport, but concerns existing infrastructure cannot support this.

2021/2022

- » Concerns regarding general traffic impacts and increases in volumes of HGVs.
- » Support for the removal of the north/south route for cars and HGVs.
- » Concern the southern access point will be used by HGVs.
- » Support for walking, cycling and public transport, but concerns existing infrastructure cannot support this.



Airfield Operations

2020

- » Strong support for continuation of the operations of the Airfield.

2021/2022

- » Support for development if it does not impede airfield operations.
- » More information requested on the airfield-side masterplan.



Environmental & Sustainability

2020

- » Concerns around noise and air pollution from commercial/industrial activities on the site.
- » Clarifications requested on the sustainability of the development.
- » Calls for enhancement and protection of wildlife and vegetation on the site.

2021/2022

- » Environmental protection and management remained important. Support for the further detail provided on the sustainability objectives and a "greener" illustrative layout.
- » Support for the idea of the energy centre if it means the development is sustainably run. More details requested.
- » Still some concerns regarding potential noise and air pollution from the development.



Site Uses, Layout & Design

2020

- » Preference for smaller units to provide opportunities to local businesses and start-ups.
- » Concerns regarding large units near residential properties in the south of the site.
- » Concerns design of units would have an impact on airfield operations.

2021/2022

- » Support for new layout, where smaller units are located at the south of the site.
- » Many comments relating to the proposed uses, with support for community uses to be located at the site.
- » Importance of views to and from the Control Tower.



Planning Policy

2020

- » Concerns that emerging Local Plan will alter the “village-feel” of North Weald Village.

2021/2022

- » Hopes for a holistic approach to development across the wider North Weald area, to show that local living conditions are safeguarded.
- » Many comments related to further assessments, which were not a requirement of the masterplanning stage. These will be included in the planning application stage.



Heritage Assets

2020

- » Respondents established there was a strong connection to the heritage character and identity of the project.
- » Protection of heritage assets on the site – such as the Control Tower, Museum and War Memorial – was important.

2021/2022

- » Support for the Control Tower to be retained and used for a community/public use.
- » Importance of incorporating the heritage and airfield character and identity into the design of the new development.



Economic Infrastructure & Skills

2020

- » Concern that the development objectives of the emerging masterplan would impede airfield operations.
- » Concerns regarding the potential impact of industrial uses on local residents (e.g. noise pollution).

2021/2022

- » Strong support for local employment, businesses and start-ups, on condition the airfield can continue operating.
- » Suggestion of affordable workspace for start-ups.



Phasing & Next Steps

2020

- » The local community requested more information on further assessments for the next stages of the masterplan.

2021/2022

- » More information was asked for regarding further assessments (e.g. transport assessments). These will be produced at the planning application stage.
- » Hopes for a holistic approach for future stages of the development, in coordination with other developments nearby.
- » Community benefits to be included earlier in the Phasing Plan.



Consultation & Engagement

2020

- » Many questions asking for clarifications on next steps of the consultation.

2021/2022

- » While some people asked for more detail to be provided, others felt there was a need for less but clearer information.
- » Demand for face-to-face engagement; a drop-in exhibition was added to the programme once UK guidance allowed.



Markets

2020

- » Questions relating to the future of the North Weald Markets.

2021/2022

- » Concern of future for current community uses at the site.
- » Strong support for the retention of the North Weald Markets at the site.



2.0 BACKGROUND



2.0 BACKGROUND

2.1 About the Site

The North Weald Airfield Employment Site is located to the west of North Weald Bassett, and forms the eastern part of the North Weald Airfield.

The airfield is bounded by the M11 to the west, which can be accessed from the site at Junction 7 via the A414. The B181 (Epping Road) runs along the southern edge of the site and connects North Weald Bassett to Epping and the south-west.

The site is currently occupied by industrial/warehouse units and the North Weald Airfield Museum and War Memorial in the south, the Airfield Control Tower near the existing main entrance to the site, and a number of maintenance buildings (see Figure 1).

Current uses include the North Weald Markets, supercar driving experiences, parking, storage and manufacturing.

2.2 Purpose of the Strategic Masterplan

The Strategic Masterplan sets out the vision, objectives and framework to guide development of the North Weald Airfield Masterplan Area. Its purpose is to shape proposals that will come forward through future planning applications, which are expected to consider and respond to the place-shaping principles and design parameters identified within this document.

The development of the Masterplan has been supported by a number of environmental and technical assessments and responds to comments made through the consultation and engagement activities undertaken and reported on in this document.

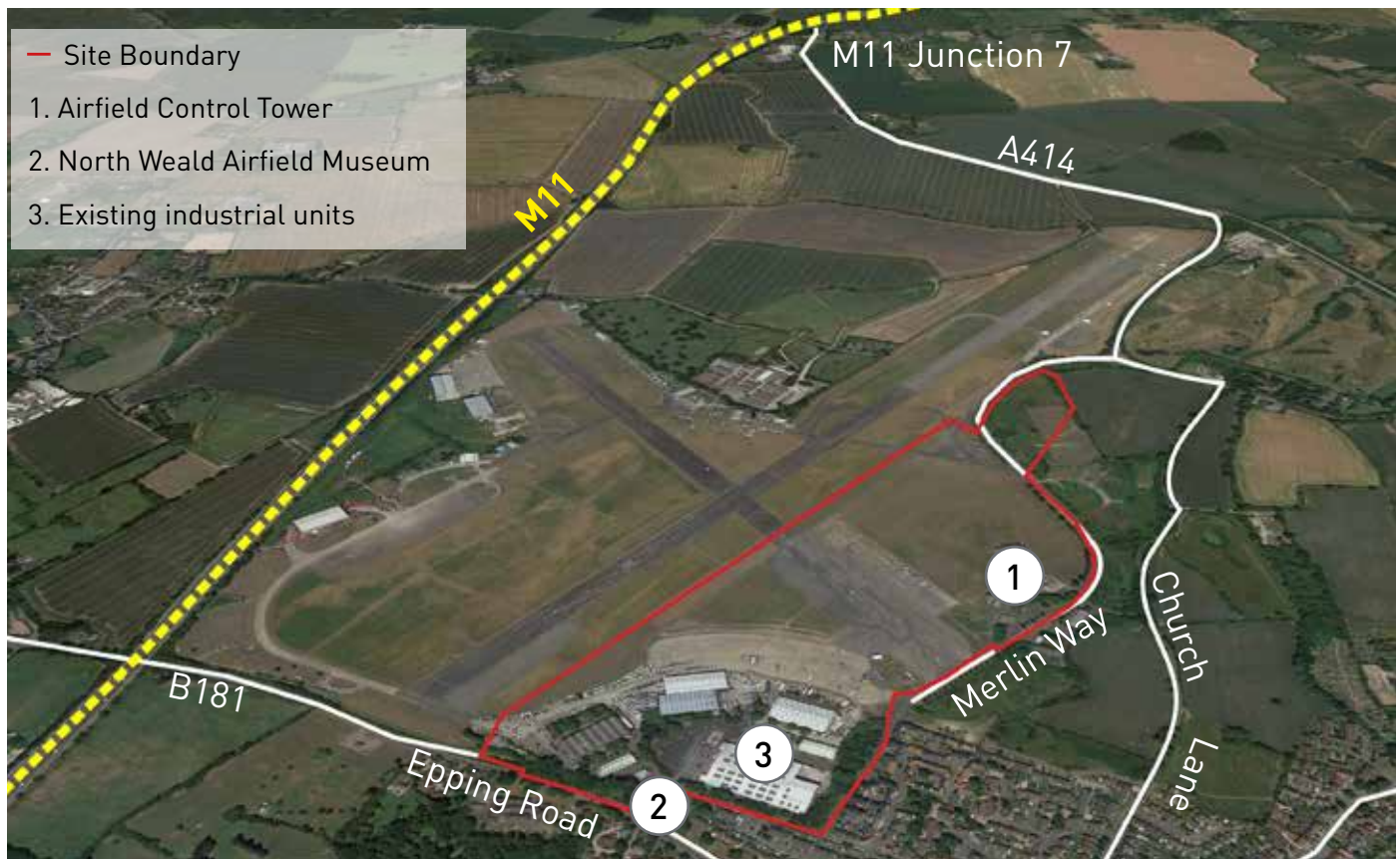


Figure 1. Strategic Masterplan Site Boundary

2.3 Policy Background

Figure 2 below shows the site allocations identified in the emerging North Weald Bassett Local Plan. NWB.E4 being the site of the strategic masterplan.

The National Planning Policy Framework (NPPF) provides guidance on the use of masterplans to set clear expectations for the quality of the places to be created, land used efficiently whilst creating beautiful and sustainable places, and how this can be maintained. The masterplan accords with the [emerging] Local Plan which the NPPF requires to provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social

and environmental priorities; and a platform for local people to shape their surroundings, with a key objective of contributing to the achievement of sustainable development via effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees.

For more information on the National and Local Plan Policy context refer to the Strategic Masterplan document (pages 8-11).

2.4 Local Planning Authority Endorsement

The development of the Masterplan has been informed by a range of consultation activities, including the public and stakeholder engagement described in this document; and has been endorsed by the Council as local planning authority. This endorsed Strategic Masterplan will be taken into account as an important material consideration in the determination of any planning applications within the masterplan area.

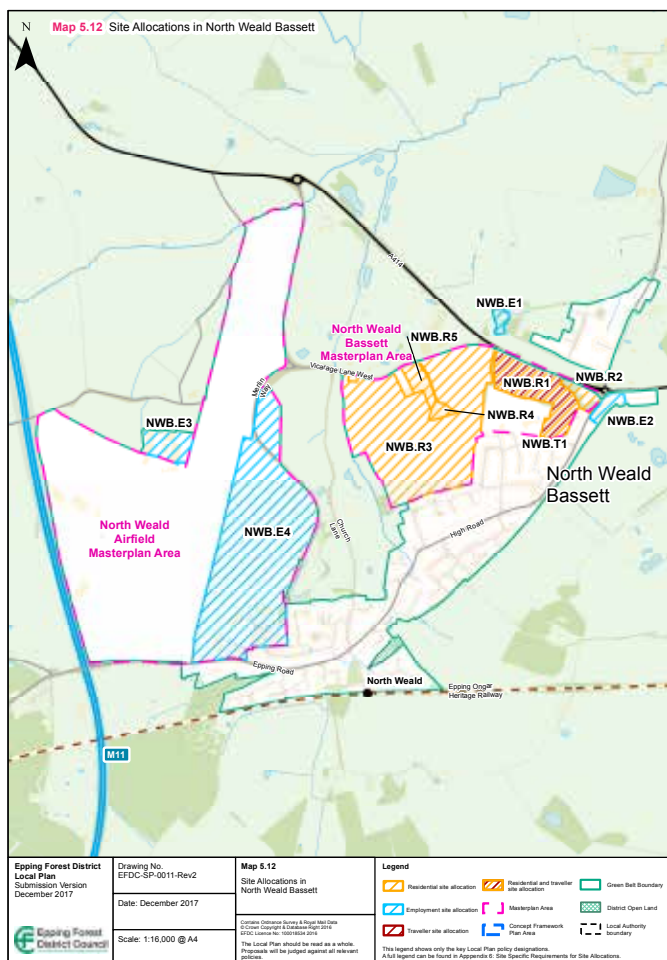
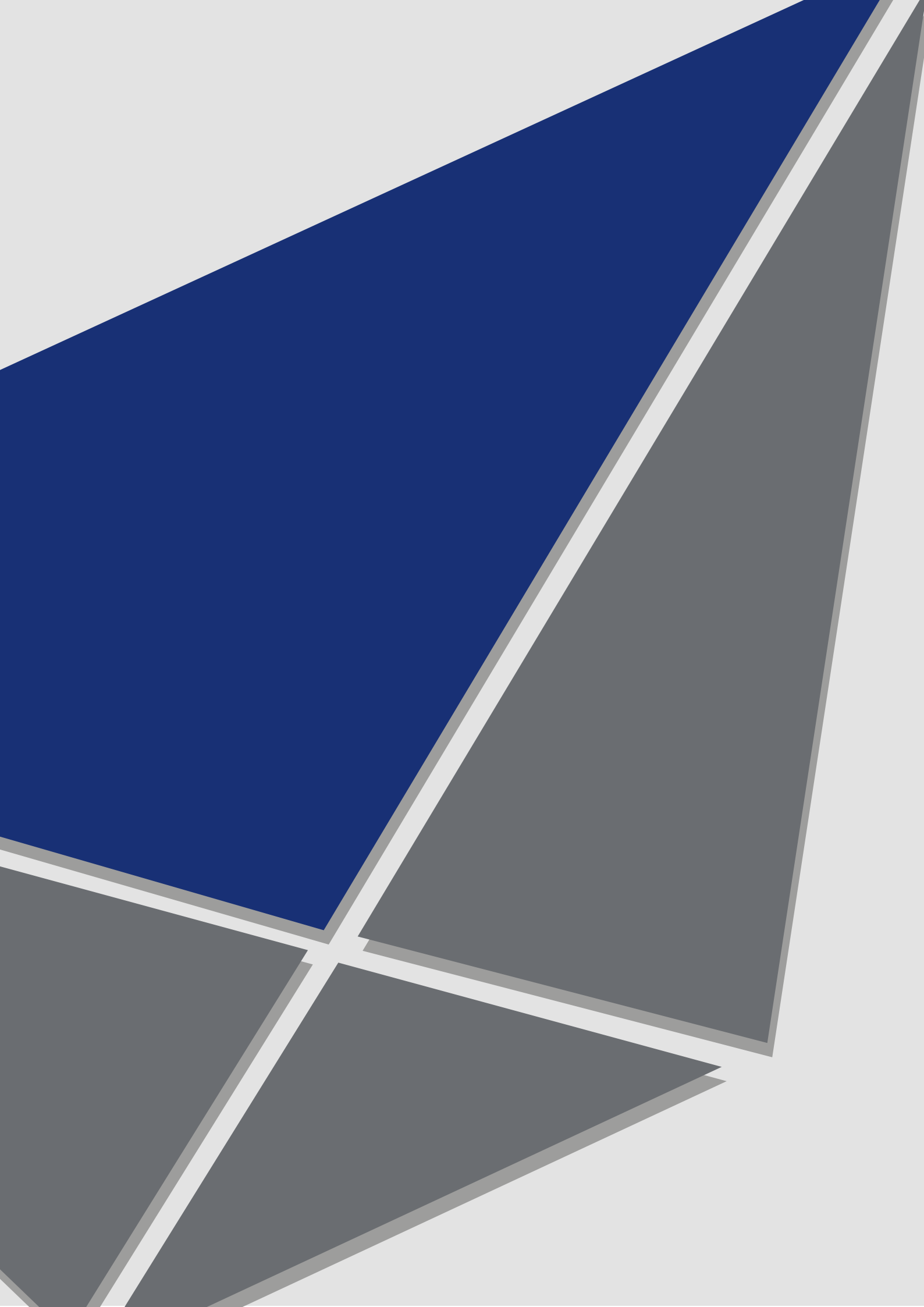


Figure 2. Emerging Local Plan North Weald Bassett site allocations



3.0 CONSULTATION PROCESS



3.0 CONSULTATION PROCESS

3.1 Consultation Overview

The approach taken is in accordance with the Council's adopted Statement of Community Involvement (November 2019) and Strategic Masterplanning Briefing Note (October 2018).

The consultation process has aimed to involve as many people as possible through a range of accessible formats. All measures have remained appropriate and in accordance with changing government guidance relating to the Covid-19 pandemic, to ensure the safety of the community.

The statistics below offer a snapshot of the engagement and outreach programme undertaken from November 2020 to February 2022.

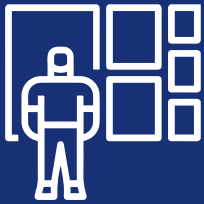
Consultation took place in two stages:

Stage 1 (November - December 2020)

Informing the local community of the emerging Strategic Masterplan, gaining local knowledge, and early feedback.

Stage 2 (December 2021 - February 2022)

Statutory and Public Consultation to consult on the draft masterplan and to show how the masterplan has evolved in response to the Stage 1 feedback.



**75 ATTENDEES
TO THE IN-PERSON
DROP-IN EXHIBITION**



**10 ONE-TO-ONE
STAKEHOLDER MEETINGS
(ONLINE AND IN-PERSON)
80+ ATTENDEES ACROSS
THESE MEETINGS**



**OVER
9,000
FLYERS
DISTRIBUTED**



**50+
POSTERS
DISPLAYED**



**60
ATTENDEES
TO PUBLIC ONLINE
MEETINGS**



**6,900
VISITS TO THE
WEBSITE SINCE
NOVEMBER 2020
LAUNCH**



**274
FEEDBACK
FORMS RECEIVED**



**278
PROJECT E-SUBSCRIBERS**

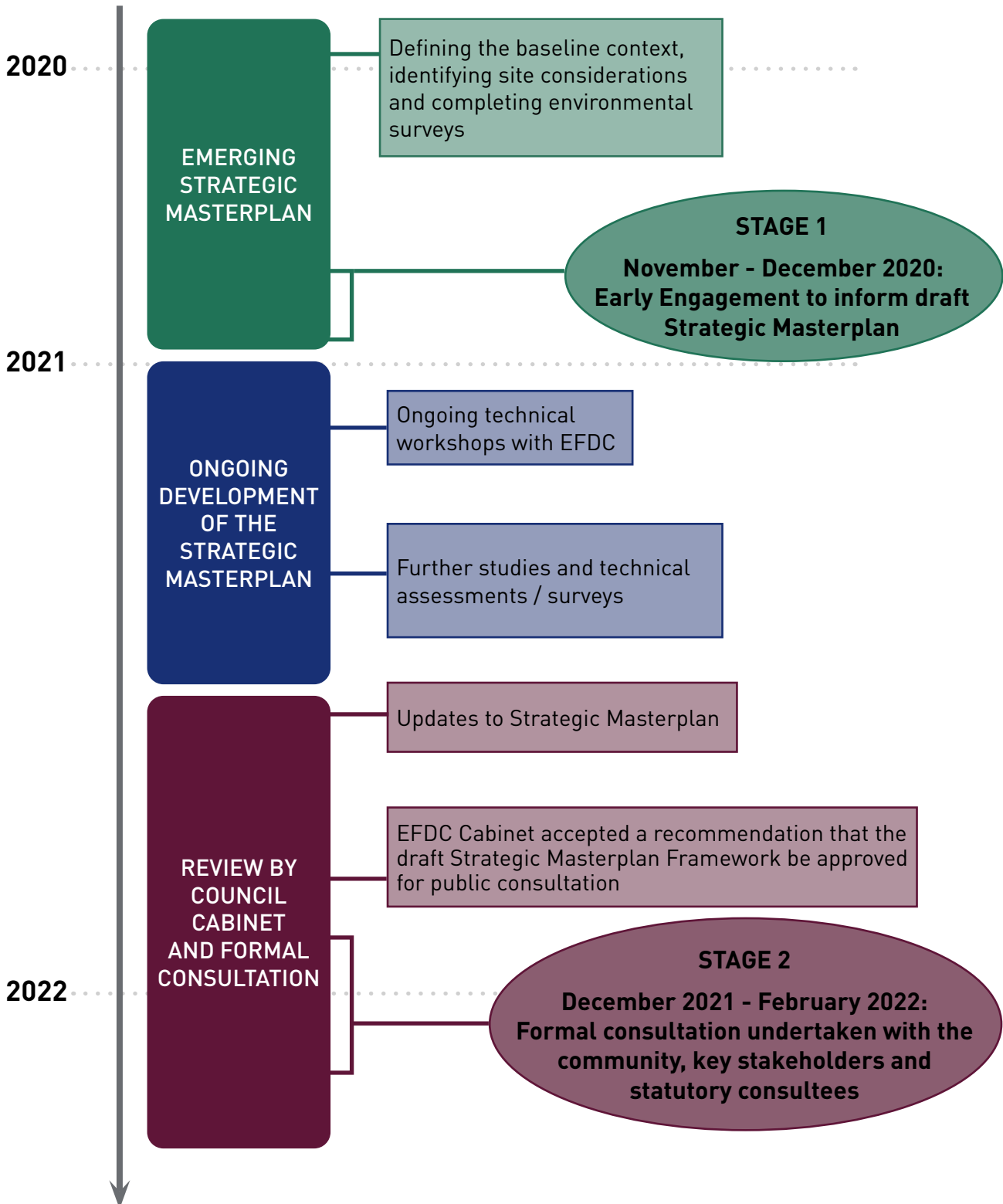


**11
E-UPDATES TO REGISTERED
SUBSCRIBERS**

Consultation Process Timeline

The consultation programme was undertaken in two separate stages.

- Project Stage
- Consultation Stage



3.2 Summary of Stage 1 (November - December 2020)

During November and December 2020, a three-week public consultation was held.

The aims were to:

- » Inform the community and key stakeholders of the emerging masterplan.
- » Engage and build relationships with key stakeholders.
- » Share the emerging Strategic Masterplan through a series of engagement events.
- » Understand key issues and opportunities from the perspective of key stakeholders and community.
- » Understand the history, local identity and local knowledge to understand community aspirations.
- » Test the early Strategic Masterplan concepts and help inform its design development.

As a result of the COVID-19 pandemic and the subsequent restrictions on public gatherings, the engagement was largely held remotely.

Methods used to engage with stakeholders included sharing information through the project website, social media and virtual meetings.

The wider community was updated through a range of communications such as flyers, posters and regular e-updates.

Stakeholder Mapping

Those who have an active interest in, or are impacted by, the project were identified through a stakeholder map and kept informed and involved throughout the engagement process.

The Stakeholder Map is attached in Appendix A: NWA Nov - Dec 2020 Consultation Report, illustrating local groups and organisations who were assessed as possible interested parties.

3.3 Summary of Stage 2 (December 2021 - February 2022)

Between December 2021 and February 2022, an eight-week formal consultation was undertaken, allowing for two weeks over the busy holiday period. The aims of the second stage of consultation were to:

- » Inform the community of changes to the Strategic Masterplan.
- » To gather feedback from statutory consultees.
- » Gather feedback on the updated plans, through a variety of engagement events and platforms.
- » To inform further changes to the Strategic Masterplan where appropriate.
- » Inform stakeholders and community of next steps (e.g. endorsement and planning application stage)

The events programme responded to fluctuating COVID-19 guidelines. This required the majority of events to be moved online, as well as extending the consultation period by one week and adding an in-person drop-in exhibition once government restrictions were relaxed.



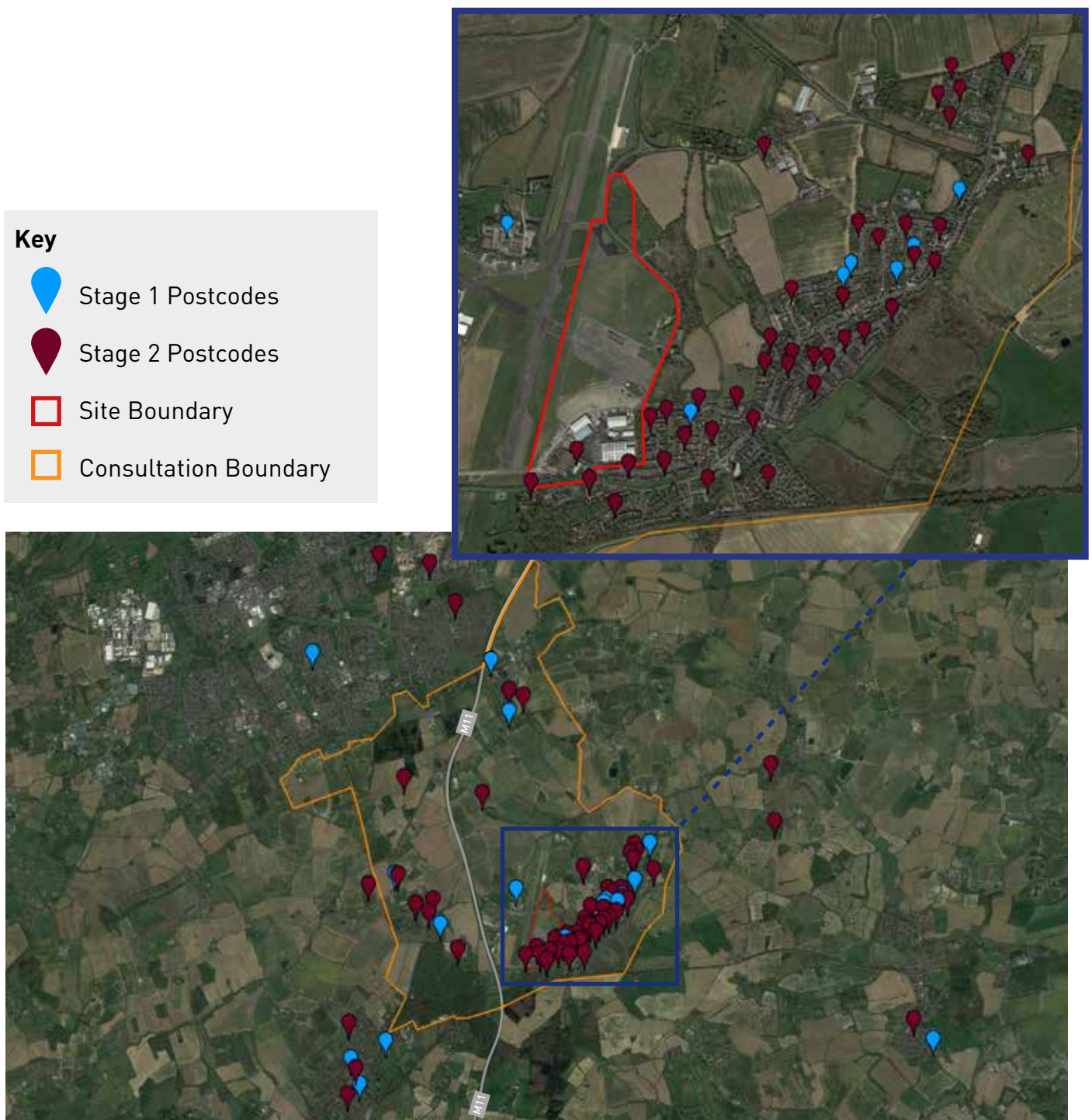
Figure 3. Printed consultation materials located at North Weald Library

3.4 Community Involvement

The map below shows a geographical mapping of all consultation respondents who provided postcode details during the Stage 1 and 2 consultations, against the consultation area mentioned in Section 3.5, who received the flyers and notification letter.

Although it does not capture every participant, it gives an indication of local involvement and outreach achieved in the area surrounding the site.

It also shows that the number of people engaged grew from stages 1 to 2.

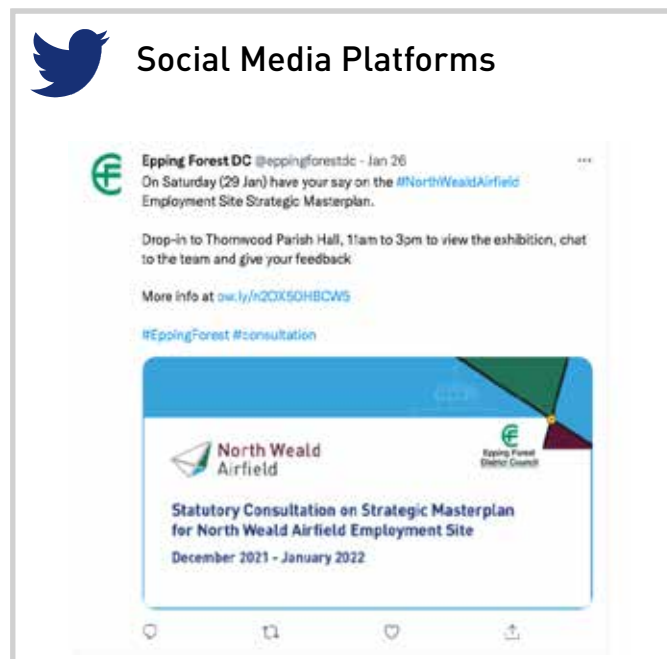


3.5 Communications

A communications strategy was developed to provide the local community with information on the project and the opportunity to share their feedback. Stage 1 consultation materials can be seen in Appendix A, and Stage 2 Consultation Materials in Appendix D.

Stage 1 Consultation: Nov - Dec 2020

Stage 2 Consultation: Dec 2021 - Feb 2022



Social Media Platforms

The public consultation was advertised through the EFDC social media platforms (Twitter, Facebook, Instagram). **10 social media posts** were shared across the platforms during the three-week consultation.

The EFDC social media platforms (Twitter, Facebook, Instagram), and the Council website were used to promote the public consultation. **18 social media posts** were shared across these platforms. North Weald Parish Council also made **4 Twitter posts** to update followers on the January events and consultation.



Flyers



3,098 paper flyers were distributed to homes and businesses of North Weald Village, Hastingwood and Thornwood. This included information on the engagement process, key dates and how to provide feedback.

3,098 flyers were distributed to homes and businesses of North Weald Village, Hastingwood and Thornwood on 9 December 2021. This included information on the engagement process, key dates and how to provide feedback.

A second flyer was sent to 3,098 businesses and homes in the same consultation area on 25 January 2022, to update the community on an a drop-in exhibition added after changes in government COVID-19 guidance, and the extension of the consultation deadline to 6 February. Statutory consultees were also informed in writing by EFDC planning officers.



Project Inbox & Phone Number

A project phone number and email address (**nwairfield@soundingsoffice.com**) to contact the engagement team were promoted on all communications. This was used for questions, feedback and to register interest in events.

The project inbox and phone number were continued.



Project Webpage



The project website was launched in November 2020 and updated regularly (nwafieldconsultation.co.uk). It shared details on the project, team, engagement process, and contact information, and gave access to relevant project materials.

The project website was updated in December 2021 ahead of the formal consultation, and regularly through the consultation period. An online feedback form, online exhibition (Appendix E), frequently asked questions (Appendix G) and reference documents allowed remote engagement.



Project Emails

Introductory emails were sent to more than 30 local stakeholders offering introductory meetings with the project team. **5 e-updates** were sent during November–December 2020, promoting consultation dates and ways to share feedback. The mailing list had **200 subscribers** by the end of Stage 1.

6 e-updates were sent during the consultation period, promoting consultation dates, ways to share feedback and updates/changes to engagement events. The mailing list gained another **78 subscribers** during this stage, and was at **278 subscribers** at the end Stage 2.

Statutory consultees were also notified formally by EFDC to provide comments.



Posters



Posters were displayed on **11 notice boards across North Weald**, managed by the Neighbourhood Plan Steering Group.

31 posters were displayed on North Weald, Epping and North Weald noticeboards on 9 December 2021 to promote the consultation, events and ways to submit feedback.

A new poster was displayed on 11 noticeboards on 25 January 2022 to advertise a drop-in exhibition on 29 January 2022 and extension of the deadline for feedback.



Project Notification Letter

A letter was sent to **3,098 businesses and homes** on 10 January 2022 notifying recipients of the cancellation of in-person events following government COVID-19 regulations, and the addition of further online events.

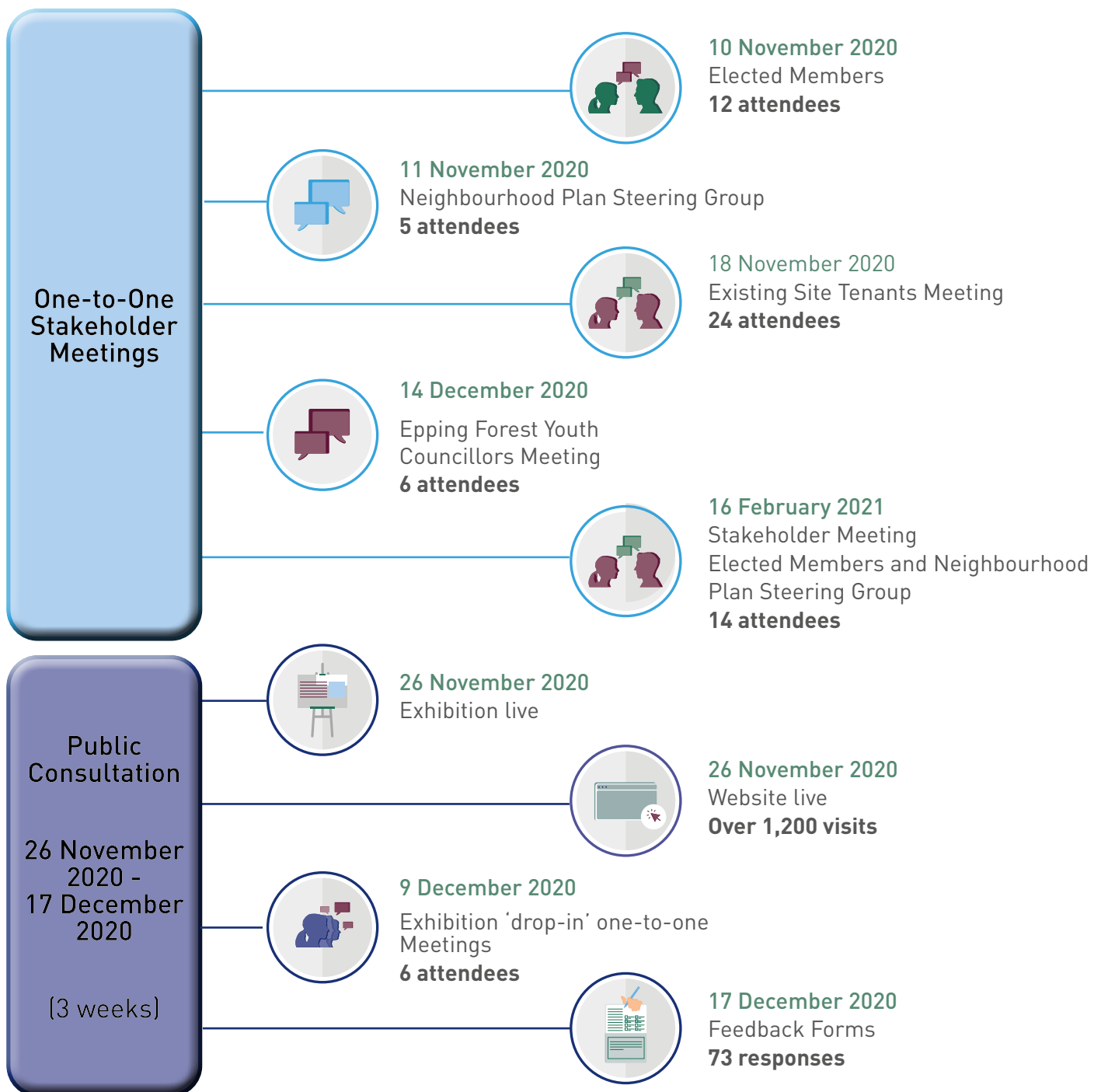


Printed Booklets

Printed copies of the online exhibition boards were available to view at **North Weald Library** from 8 December 2021 until 29 January 2022. Feedback forms could also be picked up and submitted at libraries.

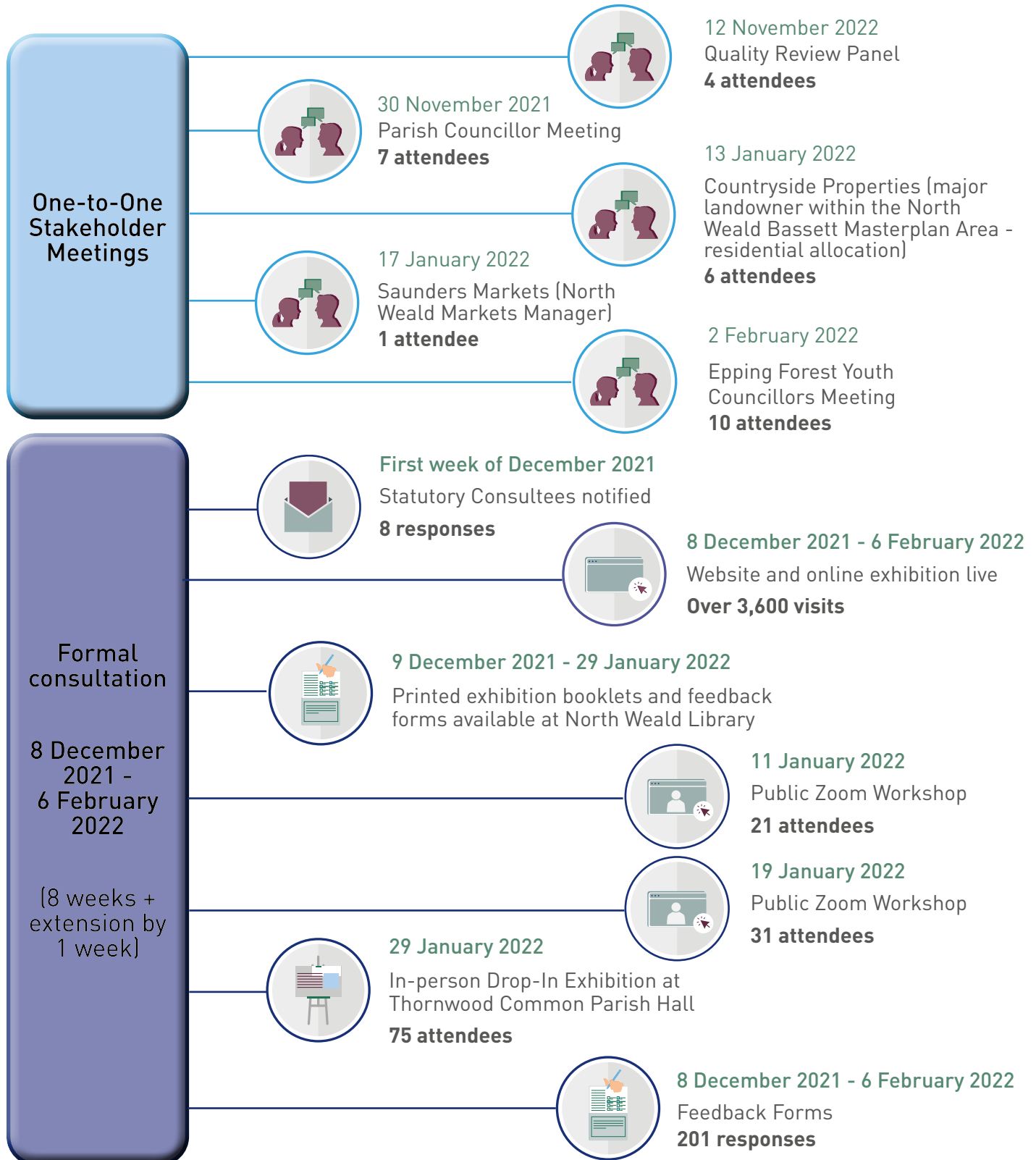
3.6 Stage 1 Summary of Events

This section summarises the Early Engagement events held in Stage 1, November - December 2020. Further details in Appendix A: NWA Nov - Dec 2020 Consultation Report.



3.7 Stage 2 Summary of Events

This section summarises the Formal consultation events held in Stage 2, December 2021 to February 2022.



3.8 Stage 2 Engagement Events & Tools

The Stage 2 consultation strategy sought to achieve a wide outreach across the community, stakeholders and statutory consultees, and to offer multiple channels for feedback. A mixture of online and in-person events were used, adapting to fluctuating COVID-19 guidance throughout the consultation period.

Consultation Period

The original public consultation period was from 8 December 2021 - 30 January 2022 – longer than the statutory six weeks to allow for the Christmas period.

This was extended to Sunday 6 February following the addition of an in-person event on 29 January.

Feedback Forms

Feedback forms were available in a number of formats:

- » Online via the project website
- » Printed copies at North Weald Library
- » “Print at home” copies available on request

Collection points were at North Weald Library or the Thornwood Common Parish Letterbox.

The printed version of the feedback form can be viewed in Appendix C.

One-to-One Meetings

Five stakeholder groups were met:

- » Elected Members
- » North Weald Parish Councillors
- » Countryside Properties (major landowner within the North Weald Bassett Masterplan Area - residential allocation)
- » Saunders Markets
- » Epping Forest Youth Councillors

Public Zoom Workshops

Two 1.5 hour Zoom events were held:

- » 11 January 2022
- » 19 January 2022

Format: presentation followed by 45-60 minutes of Q&A . Questions could be sent in advance.

Drop-in Exhibition

The original consultation plan included two drop-in events at Queens Hall for 15 and 19 January 2022. Due to COVID-19 restrictions, these were replaced with online events.

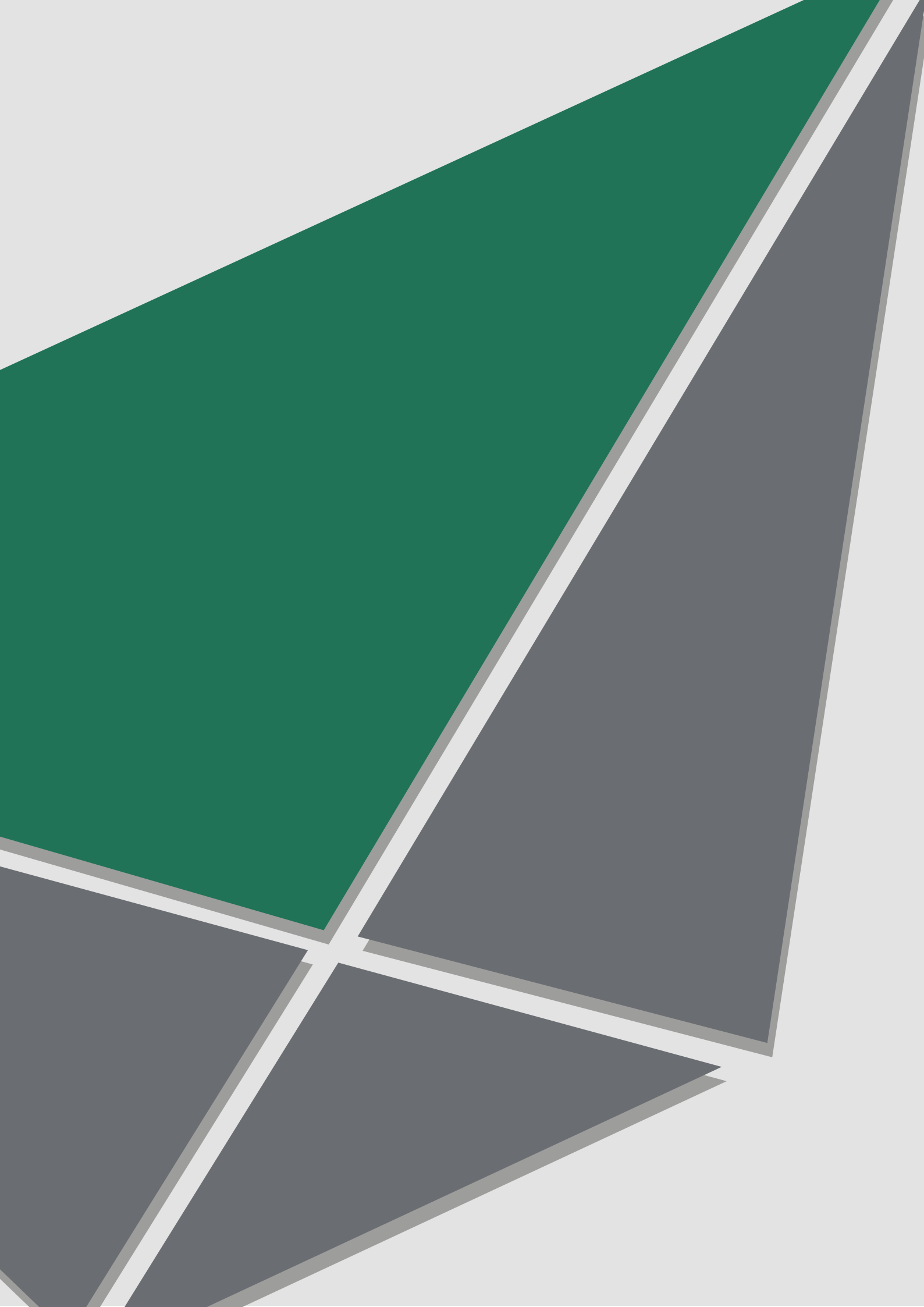
Once restrictions were eased, a drop-in exhibition was added on Saturday 29 January 2022 at Thornwood Common Parish Hall.

This was advertised via flyers, social media, e-updates and posters on noticeboards.

Statutory Consultees

EFDC managed consultation with Statutory Consultees. Letters were sent prior to the commencement of the consultation period in early December 2021.







4.0

**STAGE 1: EARLY
ENGAGEMENT
FINDINGS**

4.0 STAGE 1: EARLY ENGAGEMENT FINDINGS

4.1 Key Findings

During the Stage 1 consultation from November - December 2020, a total of 1,267 comments were collected from the 73 online and printed feedback forms submitted.

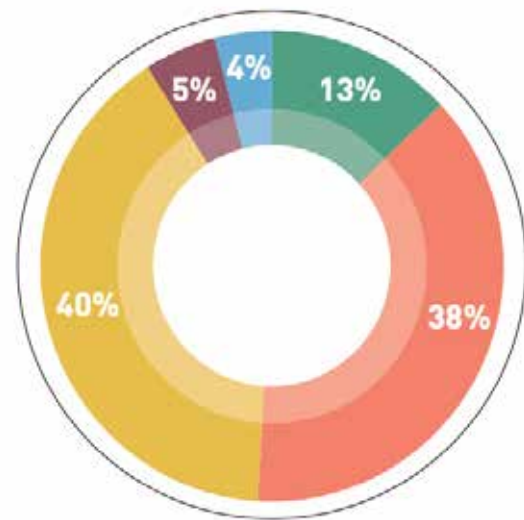
Feedback was captured through a tick-box survey as well as open comments.

At this stage, many suggestions were expressed around local aspirations for the site and the need for more detail to aid understanding and potential impacts.

There is a strong sense of local identity associated with North Weald Airfield, which translates to the community wanting to protect local heritage and character.

This section summarises the findings from this stage. The full Stage 1 report is available in Appendix A: NWA Nov - Dec 2020 Consultation Report.

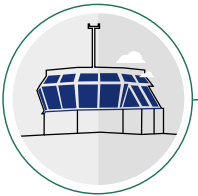
Types of Comments Received
Key Feedback by Theme





Transport & Road Network - 22% of comments

Transport received the most comments, and the highest level of concern. Further clarity and details were requested on potential impacts, road infrastructure improvements and a reconsideration of access to the site.



Heritage Assets - 14% of comments

Heritage was the second most discussed topic with a large number of aspirations expressed to protect and enhance the strong sense of identity attached to the Airfield clearly set out in the Strategic Masterplan.



Environmental Considerations - 14% of comments

The numerous comments on environment and ecology correlated with those on transport. Residents are keen to mitigate potential environmental impacts as much as possible, with concerns raised around air, noise and light pollution from industrial and commercial activities (and potential increase in airfield activities).



Mixed Uses - 10% of comments

There is support for introducing a mix of uses on site, in addition to businesses to create a sense of place. For example, respondents would like there to be facilities to support new employees and site users, as well as the local community.



Phasing & Next Steps - 9% of comments

This topic received a lot of comments, reflecting the general wish for further details to be shared on the studies being carried out to inform the Strategic Masterplan development and for continuous community engagement.

4.2 Key Changes to the Masterplan (January 2021 - November 2021)

Following detailed analysis and evaluation of the comments received in the Stage 1 consultation, and the undertaking of further technical work, a number of amendments were made to the original illustrative layout and principles for the masterplan (Figure 4 & 5).

The updated version (Figure 5) formed part of the Stage 2 formal consultation.



Figure 4. Initial Illustrative masterplan concept shown in November 2020

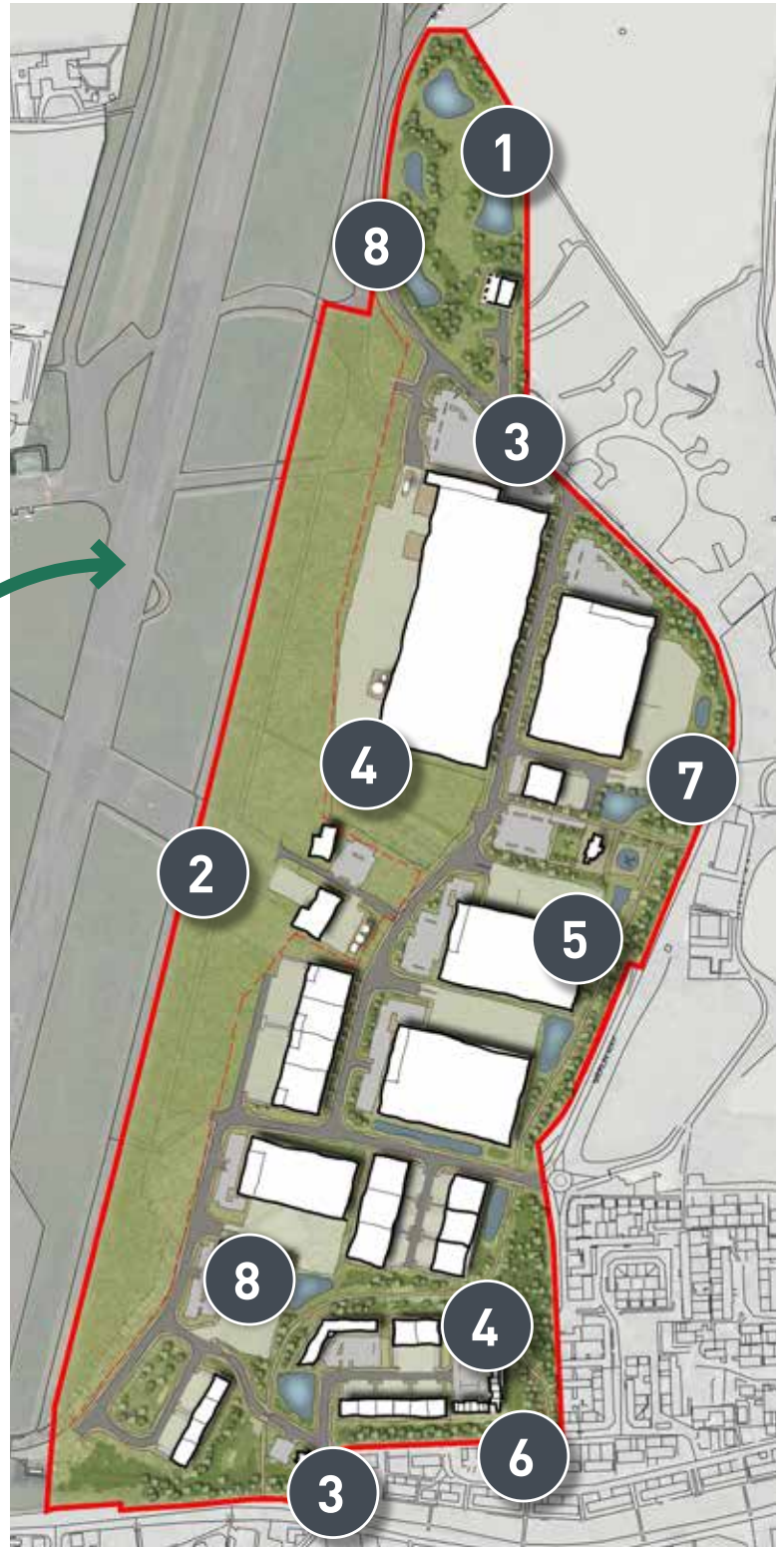
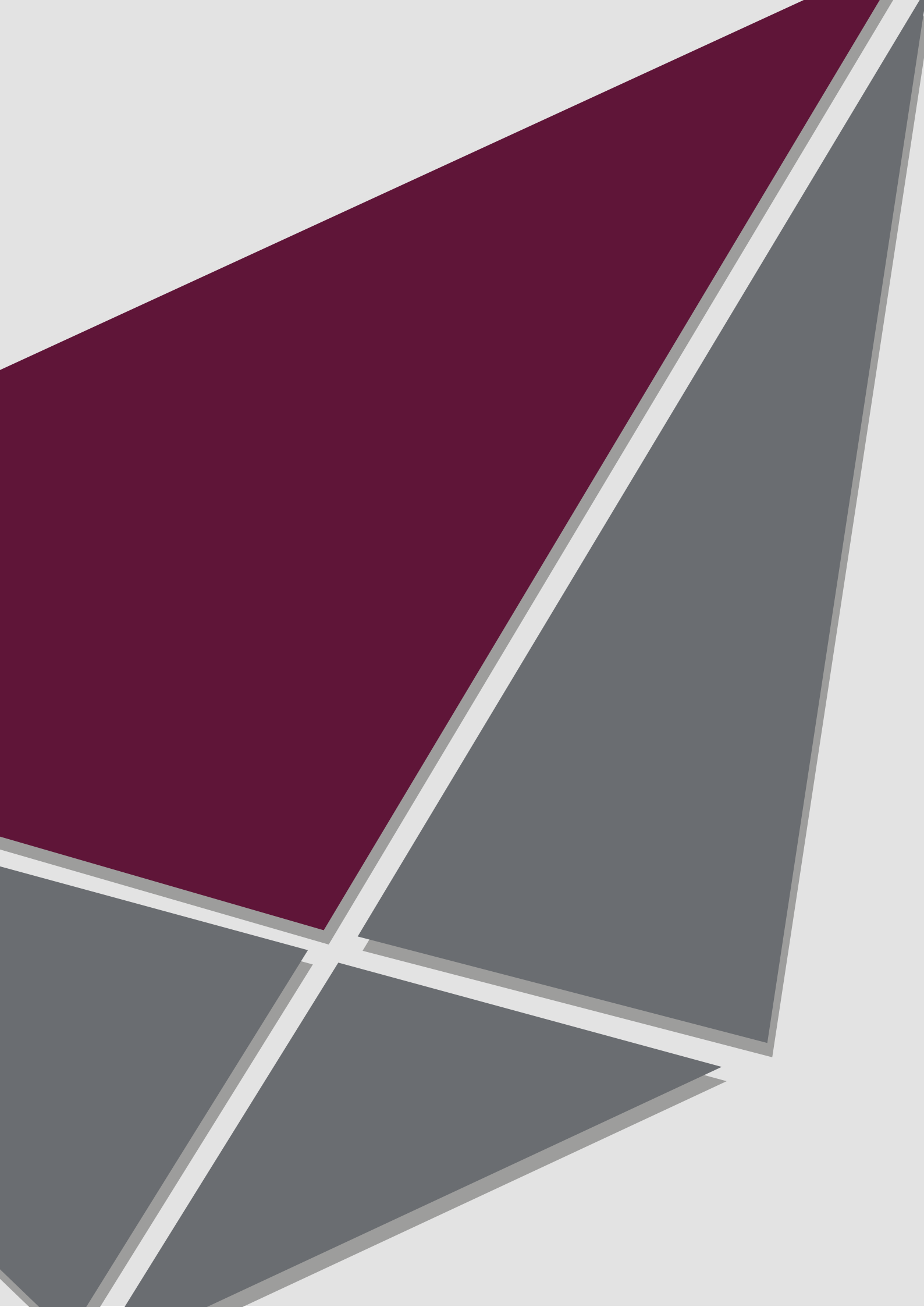


Figure 5. Illustrative masterplan layout option - November 2021

Feedback

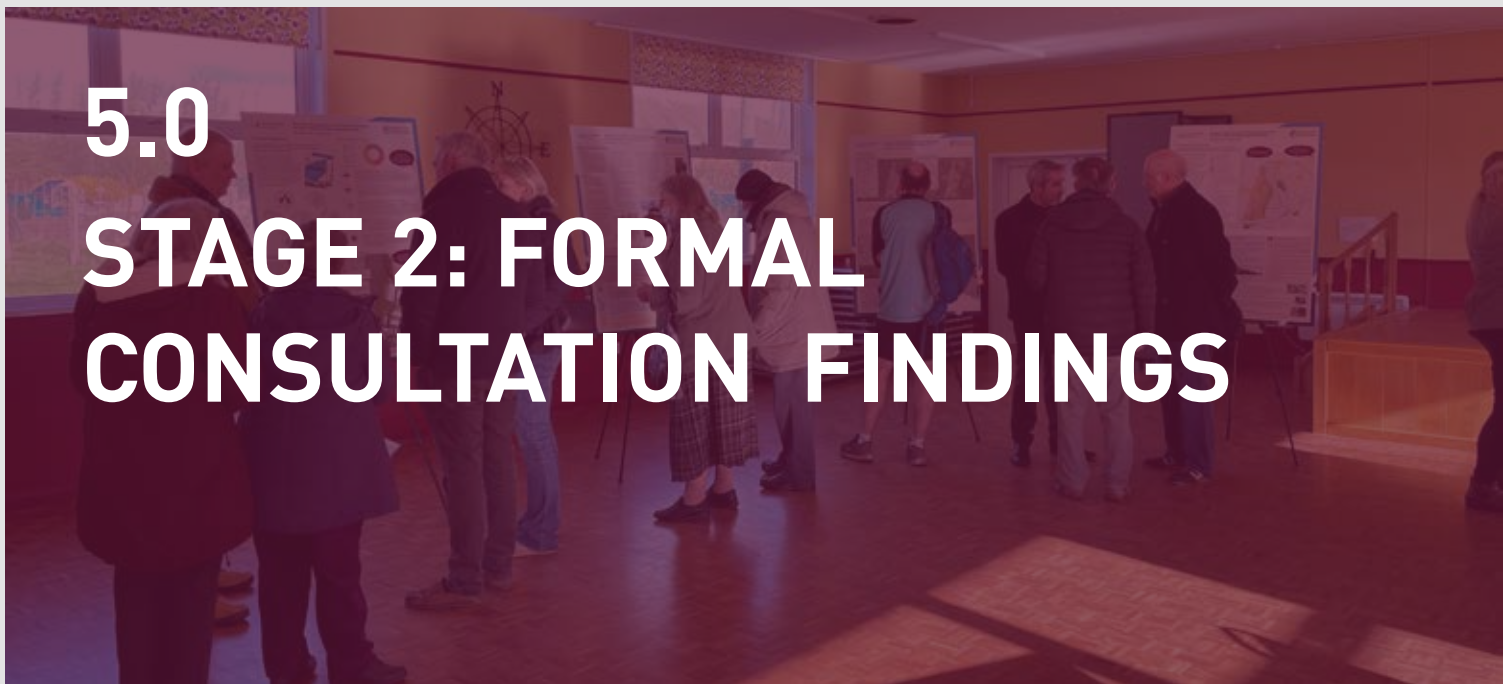
Key Design Changes

<p><i>Would like more environmental protection on the site and incorporate a sustainable design. Protecting and enhancing wildlife is important.</i></p>	<p>1 Removal of development in the northernmost part of the site, except for a new energy centre. This area to become a wildlife enhancement area.</p>
<p><i>Would like the employment site not to impede on the continuing operation of the airfield.</i></p>	<p>2 Understanding the Airfield’s requirements for the site including the need for safeguarded land, emergency access arrangements and height restrictions.</p>
<p><i>Concern over the proposed new access off the B181 on the Epping Road leading to significant traffic increase through the Village.</i></p>	<p>3 Removal of the provision of a north/south through route for vehicles with the exception of public transport.</p>
<p><i>Large units in the south of the site may increase HGV volumes via Epping Road through North Weald Village.</i></p>	<p>4 Relocation of smaller units to the south of the site, and a focus on uses which are likely to attract only limited HGV traffic.</p>
<p><i>Strong support for the retention of the Control Tower, as it is an important asset to the airfield and its history.</i></p>	<p>5 Potential for use of the Listed Control Tower for viable alternative uses.</p>
<p><i>Enhance greenery and landscaping throughout the site, particularly along buffer areas where there is residential located, which could be expanded.</i></p>	<p>6 Retain and enhance the existing site vegetation within the southern part and along the eastern boundary of the site, widening the buffer along the south-east boundary adjacent to residential properties.</p>
<p><i>Supportive of new pedestrian and cycle routes within the Strategic Masterplan as a means for local residents to commute, reduce pollution and congestion. Would like safety of these routes considered.</i></p>	<p>7 Introduction of green route providing additional cycle and pedestrian route through the site via a landscaped area.</p>
<p><i>Considerations for sustainable water management within the site</i></p>	<p>8 Inclusion of detention areas for drainage.</p>



5.0

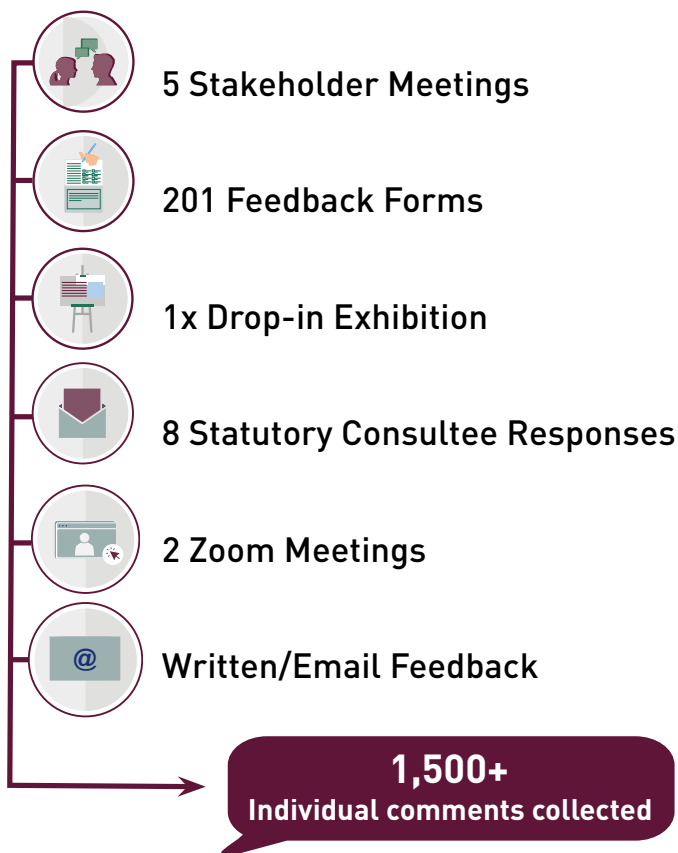
**STAGE 2: FORMAL
CONSULTATION FINDINGS**



5.0 STAGE 2: FORMAL CONSULTATION FINDINGS

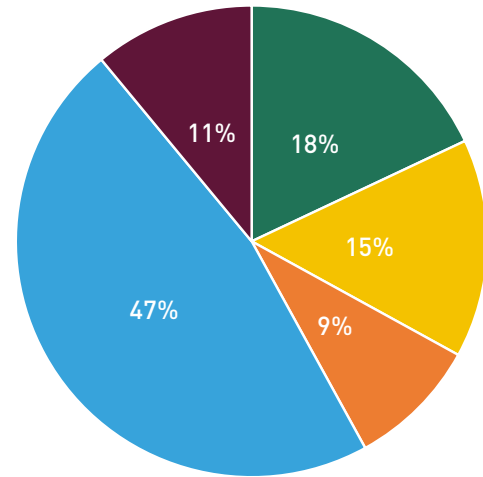
5.1 Introduction

During the Stage 2 consultation, from 8 December 2021 to 6 February 2022, more than 1,500 comments were received via the following channels:



5.2 Key Findings - Sentiments Analysis

Of the 1,500+ comments received, the following key sentiments were expressed:



- Comments express support and generally like an aspect of the Strategic Masterplan.
- Comments express aspirations or hopes for the Strategic Masterplan, generally to do with future stages of the project.
- Comments are usually a question, or details that require further clarification or consideration, and therefore neutral.
- Comments express concerns or worries about future assurances regarding the Strategic Masterplan, however seem conditional, and therefore are not categorised as "not supportive".
- Comments are not supportive, and do not agree with an aspect or the overall objectives of the Strategic Masterplan.

Supportive - 18% of comments

Feedback was supportive across a range of topics:

- » Opportunities for local jobs and businesses
- » Improvements to environmental protection and sustainability objectives
- » Retention of heritage assets, such as the Control Tower and Museum
- » Improved site layout, particularly relocation of larger units to north of the site
- » Continuation of airfield operations on adjacent land
- » Active transport (i.e. cycle and pedestrian routes)
- » Removal of the north/south route through the site for vehicles other than buses.

Aspirational - 15%

Feedback was aspirational across a range of topics:

- » A holistic approach with other neighbouring developments in future stages to coordinate transport, facilities etc.
- » Hopes of the North Weald Underground Station being re-opened, to support sustainable travel
- » Future consideration in retaining the heritage character and identity of the site

Clarifications or Considerations - 9%

Further clarity or considerations were requested regarding the following topics:

- » Reason for the Strategic Masterplan only showing half the Airfield site, and what is the future of the other half?
- » General planning policy, such as clarification on the SANG (Suitable Alternative Natural Greenspace) area, Green Belt and Local Plan
- » Language in the Strategic Masterplan to be more certain on what is included to avoid confusion

Concerns - 47%

There were concerns across the following topics:

- » The future operation of the North Weald Markets
- » Traffic impacts/HGV use via local roads
- » Southern access point via Epping Road
- » Insufficient community uses proposed at the site
- » Uncertainty for current tenants/landowners

Not supportive - 11%

Feedback was not supportive relating to:

- » The site not being used for aviation uses
- » Traffic impacts and volumes, particularly HGVs, wayfinding and impacts to local roads such as Rayley Road, Church Lane and Vicarage Lane
- » The site not being used for new community uses

5.3 Key Findings - Comments Analysis by Topic

The map below shows the most mentioned topics by percentage of comments analysed. Key themes are categorised as part of the analysis in this chapter.

It is noted that 30% of all feedback respondents identified as either Market traders (20%) or customers (10%), which resulted in a large proportion of feedback related to the North Weald Market.



Key Themes

- Heritage
- Traffic, Transport & Movement
- Economic Infrastructure & Skills
- Site Uses, Layout & Design
- Other

No.	Comment topic	% of comments
1	Markets	28.0%
2	Local Jobs/ Businesses	8.3%
3	Traffic impacts/HGVs	8.0%
4	Airfield Operations	6.0%
5	Retention of heritage assets	4.9%
6	Community Uses/ Facilities	4.6%
7	Access points	3.2%
8	Public Transport	3.2%

Figure 6. Comments Analysis by key themes and comment topics

1. Markets - 28% of comments

There is a large amount of concern regarding the future of the North Weald Markets, which currently operate within the Masterplan site.

Reasons given include that this is a main source of income for some smaller and local businesses. Following the closure of other markets in the area since the outbreak of COVID-19, this has become, for some, the most popular market in the region.

Questions were raised as to whether the market would be considered as part of the future of the employment site. If so:

- » Will there be sufficient space to hold the markets in their current format/scale?
- » How will parking requirements be met for the markets?
- » Has consideration been given to the potential impact of market operations on businesses located on the site?

Response

The Strategic Masterplan has been refined to enable the North Weald Markets to be able to continue, however the exact amount and location will be determined at the planning application stage, when respondents will have a further opportunity to comment.

It is noted that the North Weald markets are a valued asset to the wider community, and supports many local businesses.

2. Local Jobs/Businesses - 8.3% of comments

There was a lot of support across comments received relating to the opportunities for local jobs and local businesses at the site (33% of supportive comments related to local jobs/businesses). Many support the vision and development objectives of the Strategic Masterplan in theory, with several comments mentioning a need for local employment opportunities in the area.

There was also support that an employment site would allow airfield operations to continue to the west of the site at North Weald Airfield, outside the Strategic Masterplan area.

Comments relating to start-ups and smaller businesses asked whether these business units would be affordable.

Response

There is significant support for local employment and business opportunities at the employment site.

While some comments related to business sizes based on the unit provision, the vision and illustrative layout are only indicative at this stage. Detail of the design and nature of the business units would be considered at the planning application stage. However, the Strategic Masterplan provides for a range of units sizes, particularly in the southern area.

It was also mentioned that affordable workspace to support start-ups within the development would be supportive of the objectives of the UK Innovation Corridor and Digital Innovation Zone. This would also be considered at the planning application stage.

3. Traffic Impacts/HGVs - 8% of comments

Comments about traffic impact were mostly related to the surrounding roads of Rayley Road, Church Lane and Vicarage Lane:

- » There is general concern that these roads cannot accommodate the additional traffic, particularly HGVs, that would result from a combination of the Strategic Masterplan and other nearby developments.
- » Another key concern is that HGVs will use these roads to travel between the site and the surrounding highways network.
- » Another common comment was that this amount of traffic being attracted to the area does not fit in with the “village feel” of North Weald Village.

Response

While early traffic data and modelling has indicated where mitigation methods may be required, further transport assessments will be undertaken as part of the planning application stage when projected journey data can reflect the business unit provision.

HGV traffic will be directed with clear wayfinding to the site, and management of this from future tenants/business owners, to ensure that HGVs used the devised route from surrounding highways.

The Masterplan now includes an indication of the potential partial closure of Church Lane to vehicular traffic

The layout changes to the Masterplan now focus uses which are more likely to generate HGV traffic are now focused to the north of the site with easy access to the M11. All planning applications will need to be supported by a Route Management Strategy to demonstrate how appropriate HGV routing will be secured.

Further transport assessments will also consider surrounding developments such as the NWB Masterplan Area, after both of these are past the masterplanning stage so a holistic approach can be taken to assess traffic impacts and mitigation measures.

4. Airfield Operations - 6% of comments

Comments relating to the Airfield operations were mixed. Respondents were either supportive that the employment site would not impact on Airfield operations to the west, or thought the whole site should be dedicated to aviation uses. It was important to those that commented that airfield operations can continue in the adjacent site, and to consider things such as:

- » Building height and design
- » Green roofs would attract birds, which could interfere with airfield operations
- » Water basins on site would attract birds, which could interfere with airfield operations
- » Increase of aviation use

Response

The Masterplan has been developed in full consultation with the airfield operators and any future planning application will need to be prepared alongside engagement with the airfield.

As part of the planning application stage, further detail will be provided on the design of the business units, including measures that ensure these do not impede airfield operations.

The sustainable water management on the site will use detention basins, which do not hold any water above ground, and will therefore not attract birds.

The Masterplan does not prevent the occupations of units by companies associated with the aircraft industry.

5. Retention of heritage assets - 4.9% of comments

There was general support for the Strategic Masterplan's retention of heritage assets, particularly the Control Tower and Museum. This was important to those that viewed the emerging masterplan as part of Stage 1. This was received positively in Stage 2, along with the idea of a heritage trail.

Interest was expressed as to how the plans could incorporate local character and identity into the design of the buildings and landscape.

There was also mention of the importance of local views to and from the Control Tower, as a part of the local heritage, character and identity.

Response

In response to Stage 1 consultation feedback, it was acknowledged that the Control Tower and Museum were valued heritage assets by the community, and contributed to the overall heritage character and identity of the site. These assets will be preserved or enhanced, as confirmed in the Stage 2 Consultation.

To clarify, a new functional Control Tower is proposed to be located closer to the airfield, while the heritage Control Tower will be re-purposed for an alternative use.

Details of what this use may be will be discussed as part of a planning application for the site at a later stage. The Masterplan does not preclude community type uses and encourages the provision of public access to it.

The location of the buildings and their height on the illustrative layout presented at Stage 2 has been revised to enable clear views of the runway/airfield both at ground level and from the existing Control Tower.

6. Community Uses/Facilities - 4.6% of comments

There was interest in the detail of the community uses that could be located on the site, and the certainty of this. Many feedback form comments said that the site should be used for community uses only, for existing residents and to support the future residential developments in the area.

There was also concern for some community uses that are currently located at or adjacent to the site. Respondents asked if these have been considered in the future design of the site. Uses include: the North Weald Markets, community events, Epping Archers, the Model Flying Club, car clubs and motorsports events.

Common questions related to service provision such as schools, supermarket and doctors' and dentists' surgeries being provided on the site. It is noted that provision of these will be part of the NWB Masterplan Area, and is not a requirement within the North Weald Employment Site.

Response

Existing uses on the site will be retained where possible, or possibly relocated. However it is hard to confirm at the masterplanning stage if this is required, and would be confirmed as part of the later planning application stage. EFDC as the landowner are in discussions with these users for how they can be accommodated.

There is a policy requirement for community uses within the Masterplan. Additionally, within the North Weald Bassett Masterplan Area there are policy requirements for a local centre including retail, community and appropriate health facilities and education provision.

It is important to note that the development has been designed to be sensitive to current uses adjacent to the site. For example, the Model Flying Club will not be impacted by the development, nor impedes on masterplan land, and therefore will not be impacted in future stages of development.

7. Access Points - 3.2% of comments

There were mixed opinions on the changes to the access points into/out of the site for vehicles and HGVs.

Some respondents were concerned that there is still access for HGVs using the southern access point via Epping Road, despite not being able to travel through the site, with suggestions that this should only be for emergency vehicles and active transport.

Others are happier with the northern access point, however there were also concerns around wayfinding for HGVs, and how access to the highway will be supported by road upgrades.

Other comments supported the removal of the north/south route that was part of the November 2020 illustrative layout, in order to reduce through traffic of HGVs, and access through the site via Epping Road, although were still unsure of having any kind of access off Epping Road.

Response

These strategies will set out how occupiers will be expected to comply, identify appropriate signage strategies (including to focus HGV's from the north to access via the Strategic Road Network, and how the Strategy will be monitored and enforced. The larger units (those more likely to be serviced by HGVs) are shown on the illustrative layout plan to be located to the north for this purpose with smaller start-up units and offices located to the south. Future planning applications will need to be supported by a HGV Route Management Strategy.

The size of units and the type of uses now proposed in the southern part of the site are likely to result in lower levels of HGV movement. However, there will still be a need to allow for HGVs to be able to access the southern area for deliveries and servicing.

8. Public Transport - 3.2% of comments

Many people were supportive of the focus on public/sustainable transport to access the site for future users. However, there were concerns that the current public transport networks could not support this.

Many were strongly in favour of a bus route servicing the site, but would like additional information on where this route would connect to.

A number of comments hoped that the London Underground Central Line service could be re-introduced to serve North Weald Station to allow for sustainable travel to the site. It was also seen as a way to improve travel options for local residents, who feel the current bus services are not reliable for commuting.

There were also comments that all sustainable transport provision for the site (i.e. the bus and active travel routes), should be made available from the opening of the development, and moved forwards in the phasing plan, to instil positive behaviour change and habits in those commuting to the site.

Response

Bus companies have expressed view that this could be part of an extension to an existing route, or a new route. This will be confirmed at application stage, along with the delivery timeline.

There are technical/operational challenges in achieving a re-opening of North Weald Station and therefore it would not be appropriate for the Masterplan to include this as a requirement of development of the Masterplan site.

Other key topics:

SANG (Suitable Alternative Natural Greenspace)

Some respondents were uncertain whether businesses or residents were located within this area.

Response

The SANG (Suitable Alternative Natural Greenspace) allocation is reflective of that shown in the EFDC Green Infrastructure Strategy (2021). It is located between the North Weald Airfield Employment and North Weald Bassett residential masterplan areas and supports connections between these two Masterplan Areas and the wider PRow network.

The intention for the Employment Site is to facilitate improved east-west connections across the SANG (Suitable Alternative Natural Greenspace) to enable links to the residential masterplan area. The Council is developing separate guidance for enhancements to Green Infrastructure within North Weald Bassett which planning applications will be informed by.

Opposition to residential/employment allocation

Some feedback did not want any more homes built in the area.

There was also feedback asking why an employment site was taken forward for this masterplan site, and if there is enough demand for this in the area to support it.

Response

No residential uses are included within the Masterplan.

The Masterplan responds to the requirements of the Local Plan, specifically in contributing towards meeting the District's identified

employment needs to 2033. Policy P6 provides for the provision of 10ha of additional employment floorspace together with the protection and intensification of existing employment floorspace within the eastern part of the airfield.

The acceptability of allocating the Masterplan Areas was explored through the Examination into the Local Plan which has been found sound. This is therefore not a matter for consideration as part of this process.

Environmental and Sustainability Considerations

Feedback was quite supportive of the enhancements to landscaping and environmental protection in the updated Masterplan.

Many were supportive of the sustainability objectives for the site, however wanted more information on further assessments and feasibility evidence on the most appropriate sustainability measures and environmental management for the site (such as water management and waste management).

There was also interest in the Energy Centre, and requests for more information.

Response

It is acknowledged there is support for the additional landscaping enhancements and sustainability objectives described in the Stage 2 consultation. Since then the masterplan has been developed with an increase in green infrastructure and feature of the site.

Then masterplan provides a high-level framework for the delivery of sustainable development. This includes recommendations for a comprehensive energy strategy and net-zero carbon development options, including the use of technologies such as hydrogen fuel cells, ground source heat pumps and photovoltaics.

5.4 Statutory Consultees Feedback

The summary of representations below by theme of feedback relates to responses from the following consultees, who provided guidance of matters that would need to be taken into account within the Strategic Masterplan or in the development of individual planning applications:

- Highways England
- Historic England
- Essex County Council
- North Weald Parish Council
- National Grid
- Harlow Council



Traffic, Transport and Movement

There was general support from respondents regarding the changes made to the masterplan since the November 2020 iteration, and also the aspiration that future traffic assessments and transport feasibility is undertaken holistically with surrounding development sites. 50% of comments were categorised as clarifications/consideration needed.

These comments mainly related to requiring further clarity on:

- » A cumulative impact assessment to understand the wider transport impacts as part of a holistic approach to all developments in the area.
- » Parking - sustainable transport should underpin the overall design, and providing parking to local standards would not support sustainable travel to and from the site.
- » Mitigation measures and upgrades to Church Lane, Vicarage Lane and Rayley Road.
- » The bus route beyond the site, where it would be connected to the site, and if this is using an existing bus route or would be supporting a new route.
- » Traffic impacts to local roads, and how HGVs are planned to be rerouted.



Heritage

50% of comments were supportive, and 33% provided matters for further consideration in relation to the relationship of development with heritage assets.

The Control Tower was noted as an important feature in retaining the local identity and character of the Airfield and its history. Views to and from the Control Tower were also acknowledged.

There were also comments asking for further clarifications, such as details on the Heritage Trail and Hangar 1.



Environment & Sustainability

There was strong support for the Strategic Masterplan's guidance on the site's environment and sustainability, with 46% of comments showing support, and 15% categorised as providing matter for further consideration.

There was support for the sustainability objectives of the site, landscaping and wildlife enhancement, delivery of a net-zero carbon development, and particularly the landscaping buffer for neighbouring residential properties adjacent to the south-east boundary of the site.

Further comments were raised which identified water management considerations that would need to be addressed at the planning application stage.

It is noted that there was concern regarding the addition of "green roofs". How would they avoid attracting birds? If they can't, it was recommended they be omitted to avoid disturbance to the airfield operations.



Phasing and Next Steps

50% of comments identified matters for further consideration regarding the phasing. Comments mostly suggested that future stages be part of a holistic approach to development across the surrounding area, and requested future considerations regarding the building typologies and placemaking of the site.

There was some concern regarding the proposed indicative phasing plan. To instil sustainable travel behaviours for commuters to the site, it was suggested that all pedestrian and cycle infrastructure be built in the first phase of the site.

There were suggestions that any community/local benefits should be brought forward at an earlier stage in the phasing of the development.



Planning Policy

Comments relating to planning policy for the Strategic Masterplan mostly asked for further clarifications or further consideration.

Some comments wanted clarification of the future intention for the rest of the airfield land.

Other comments related to further clarifications on language in the masterplan document as a guide for future planning applications.



Site Uses, Layout and Design

Comments relating to the site uses, layout and design were mixed among respondents.

While there was support for the possibility of community facilities located on the site, further details were needed. It was noted the language was vague relating to these uses.

Further clarity was requested on the future of the North Weald Markets, and the logistics of where these could be held, where parking would be supported and how this would impact on business operations on the site.

It was also suggested that in future stages wireframe visualisations could help understand building massing, and that a range of design solutions should be included to guide any future planning applications on the basis of the illustrative layout plan.



Economic Infrastructure and Skills

Comments received were generally supportive of the Masterplan Vision, and in particular the economic infrastructure and local employment that the site.

The provision of a range of unit sizes and uses which would have the potential to support employment within the wider area was also supported.

5.5 Feedback By Event

Stakeholder one-to-ones

Ahead of and throughout the public consultation, meetings with local stakeholder groups were held to discuss the Strategic Masterplan for North Weald Airfield. These meetings were to have focussed discussions with key stakeholders on the changes to the Strategic Masterplan and to provide their feedback. These were held either in-person or digitally via the online Zoom platform and consisted of a presentation, followed by open questions and discussions.

These provided stakeholders the opportunity to share their views on the plans and raise questions, ideas or concerns. Five stakeholder meetings, with over 20 attendees across these, were held with the following groups:

- » Parish Councillors
- » Countryside Properties
- » Quality Review Panel
- » Epping Forest District Youth Councillors
- » Saunders Markets

Below are the summaries of the feedback received from these sessions with stakeholders.

Quality Review Panel

» **Event Details:** 12 November 2021

» **Attendees:** 4

The panel was pleased to see progress since the previous review, however felt that a clearer sustainability strategy and placemaking approach was required. Cycle and pedestrian routes should integrate with main access routes, and the market square was a positive idea, but would like to see active frontages for this space in future stages. It was also noted that in order for the site to connect with its surroundings, a successful sustainable transport approach would require improvements to bus services to be developed in line with the phasing plan so they can be delivered from the outset of the development.

Parish Councillors

» **Event Details:** 30 November 2021, 6pm - 7pm

» **Attendees:** 7

The Parish Councillors were interested in a range of aspects of the Strategic Masterplan, since viewing the previous illustrative layout in 2020. Questions included the sustainability objectives of the Strategic Masterplan, such as net-zero carbon in both operation and construction. There was also interest in the retention of heritage assets and the Airfield area of the site. There were concerns regarding the pollution and traffic that the site may bring to the area and how this will be mitigated.

Countryside Properties

- » Event Details: 13 January 2022, 10am - 11am
- » Attendees: 6 attendees

There was general support for the changes to the Masterplan, and would like to know how these two areas can work and connect cohesively. It was confirmed that this would continue, and would be more important after the planning stage, and that these sites are not being looked at in isolation, but major concerns about both Strategic Masterplan are related to wider issues. Agreement that there would be further catch-ups between the transport teams regarding the bus route and traffic movements. Countryside would like to know at the planning application stage more details regarding the building massing, in particular the elevational treatments, views to the airfield from the Countryside site and wireframe diagrams to understand building heights. It was also discussed where traffic mitigation may be required, however this is a requirement of a later stage to detail how this will be mitigated.

Saunders Markets

- » Event Details: 17 January 2022, 12pm - 1pm
- » Attendees: 1 attendee

The consultee noted that the North Weald Markets are currently going very strong post-pandemic. Main concern was the future of the markets at the current site, given it is not expressly stated in the masterplan document or exhibition, and the current illustrative layout does not look like it could still accommodate the markets. The consultation feedback form was passed directly to market traders so they could have their say on the plans, and provide their feedback.

Youth Councillors

- » Event Details: 2 February 2022, 6pm - 7pm
- » Attendees: 10 attendees

The Youth Councillors were very supportive of the vision and key objectives of the project, noting that local employment, active travel infrastructure and the sustainability objectives were particularly positive aspects of the plans. It was noted that the buildings should have a design that reflects the local identity and heritage of the site. It was also raised that while start-up units were positive for local employment and business owners, start-up costs in these units should be made affordable for these businesses. There were questions relating to the jobs that would be brought to the area, noting a lack of manufacturing jobs in the area, and how the plans would affect the operations of the airfield and other current uses of the Masterplan site.

Zoom Events

- » Zoom Meeting 1: 11 January 2022, 6pm - 7:30pm, 21 attendees
- » Zoom Meeting 2: 19 January 2022, 6pm - 7:30pm, 31 attendees

There were two public Zoom events which were well attended, with over 50 attendees across both events. The events started with a 30-45 minute presentation, leaving around one hour of discussions and Q&A with attendees. To view this presentation, please refer to Appendix B.

The feedback received were largely in the form of questions relating to the Strategic Masterplan:

33% of questions related to Traffic, Transport and Movement

- » Concerns regarding movements in and around the site, and how HGVs would be rerouted to avoid local roads.
- » When further traffic assessments would be undertaken and released, and the need for a cumulative impact assessment for traffic impacts on the wider area.
- » When car parking requirements of the site would be known.
- » Access points, including concerns of HGV volumes from Epping Road to access units from southern access point.
- » Confirmation of the removal of the north/south route as through-route.

28% of questions related to Site Uses, Layout and Design

- » Further details the future of North Weald Market.
- » Airfield operations, and how buildings heights could impact this.
- » Interest in the design of the units
- » Other land use suggestions for the site.

12% of questions related to the Consultation and Engagement Process

- » When the final consultation report will be published
- » If there would be an in-person event planned when government guidance allows.

Drop-in Exhibition

- » Event Details: 29 January 2022, 11am - 3pm
- » Attendees: 75 attendees

The drop-in event was well attended with over 70 people visiting across four hours. Many stayed for long and in-depth conversations with the masterplan team. As well as exhibition boards, printed booklets of the same information were provided at tables for people to sit, view and complete a feedback form.

Some people came with particular issues or interests to discuss such as the Model Flying Club and adjacent landowners, or immediate neighbours; many came to express concern over change. The in person event was therefore an opportunity to establish the context of the Local Plan allocations and the purpose of the Strategic Masterplan, being a guidance document to inform future planning applications.

Good connections were made for further dialogue and knowledge exchanged both ways.

The changes in the Masterplan to access, the location of smaller units and celebration of the heritage and increased green buffer were acknowledged as improvements.

The areas people most want to know about or have concerns remain:

- » The need for greater clarity and certainty on community uses,
- » An overview of wider development (on the west side of the Airfield, Opportunity for SANG and the North Weald Bassett Masterplan Area.
- » Planned infrastructure and mitigation measures.



5.6 Feedback Forms

There were **201 feedback forms** submitted during the consultation period, between 8 December 2021 until 6 February 2022. 29 were submitted by hard copy, and the remaining 172 were submitted online.

To view the printed format feedback form, refer to Appendix C.

Respondent Demographics

To ensure we are providing fair services to all of Epping Forest District's diverse communities, we asked a set of standard demographic questions. These questions were optional. Graphs below represent those that answered.

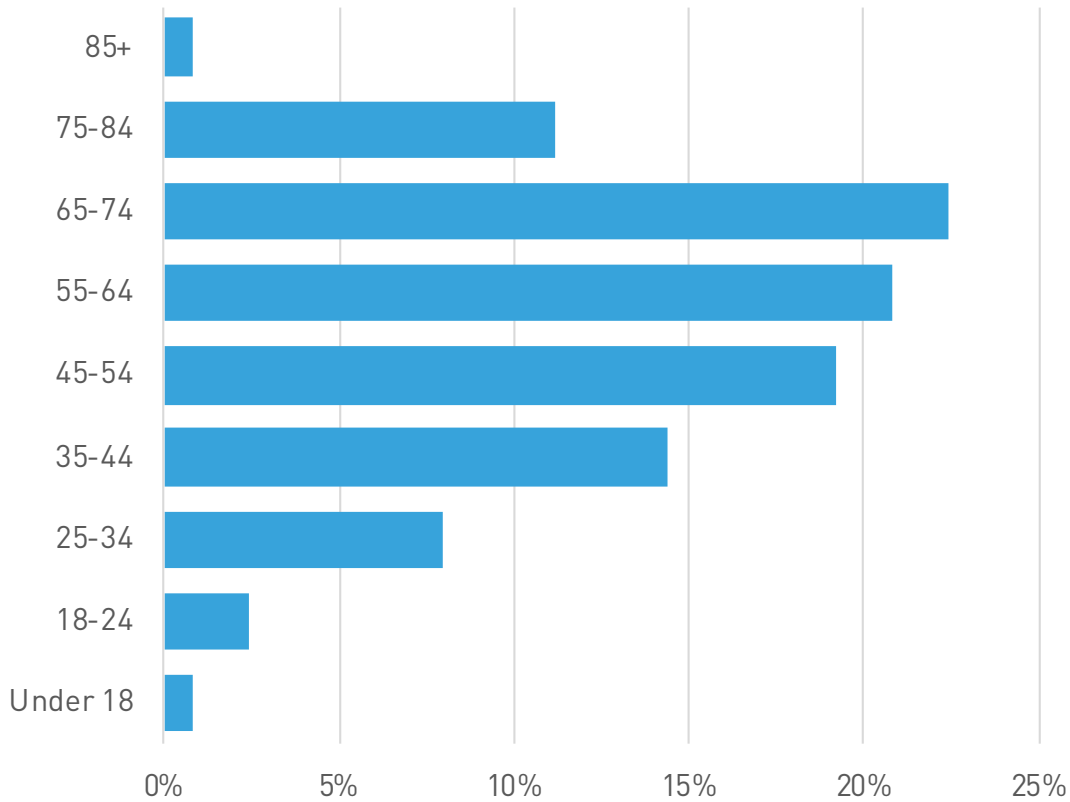
In the 2011 census, the population of North Weald Bassett was made up of approximately 51% females and 49% males, with a median age of 44. There is a higher number of middle-aged people in North Weald Bassett, ranging from 30-59. The population of North Weald Bassett as a whole, is older than the national average. North Weald Bassett has a higher level of residents born in the UK (90.9%) than the national average; it does not have a significant immigrant population.

The following census data is well reflected in the respondent demographics of the feedback form, and shows a good representation of the community responded to the consultation.

Age

125 responses

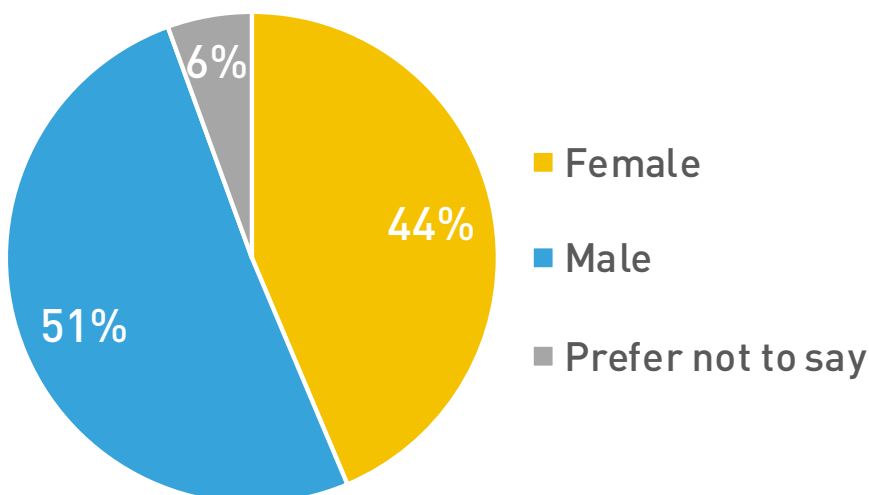
This is reflective of the area's predominantly middle-aged population, with 54% of all respondents aged between 35 - 64 years old.



Sex

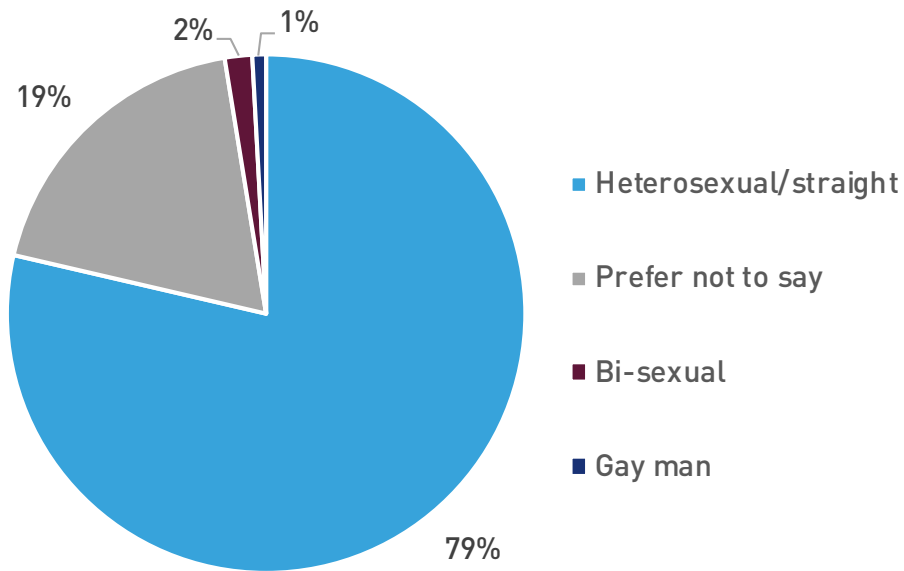
126 responses

This is reflective of the areas average sex, with an almost even split of respondents. Of those who responded, 46% were female, and 54% male.



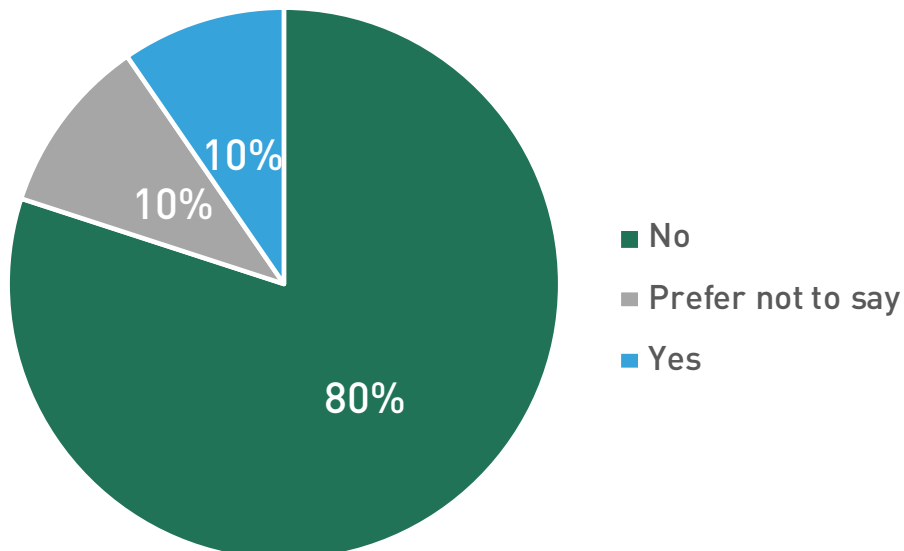
Sexual Orientation

117 responses



Disability

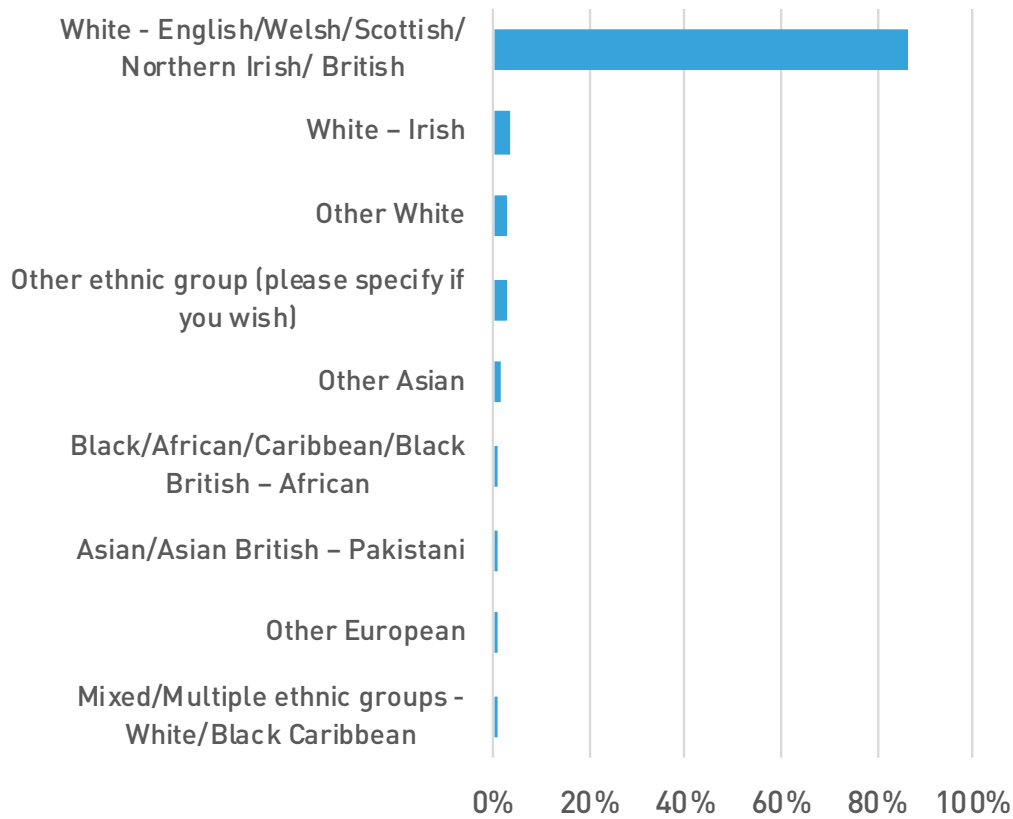
125 responses



Ethnicity

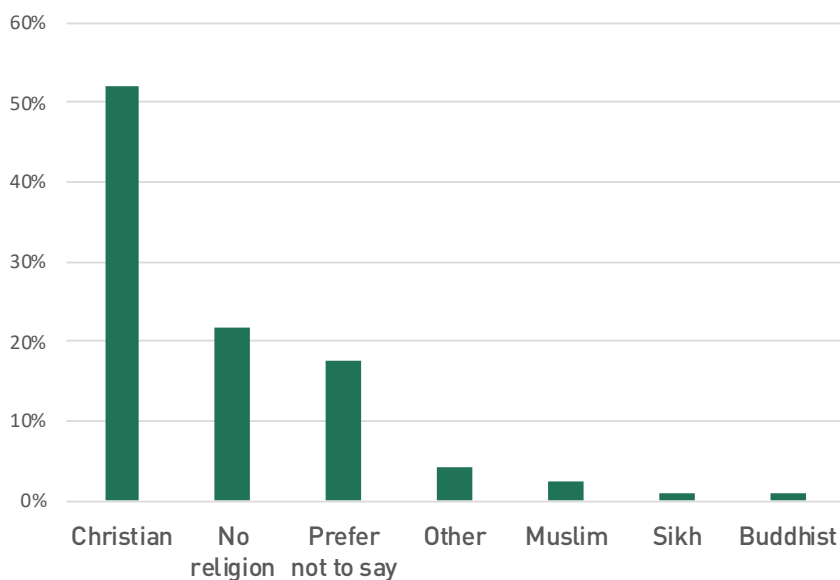
118 responses

This is reflective of the census data for the North Weald Bassett area, where there is a higher than UK average of residents born in the UK.



Religion

119 responses

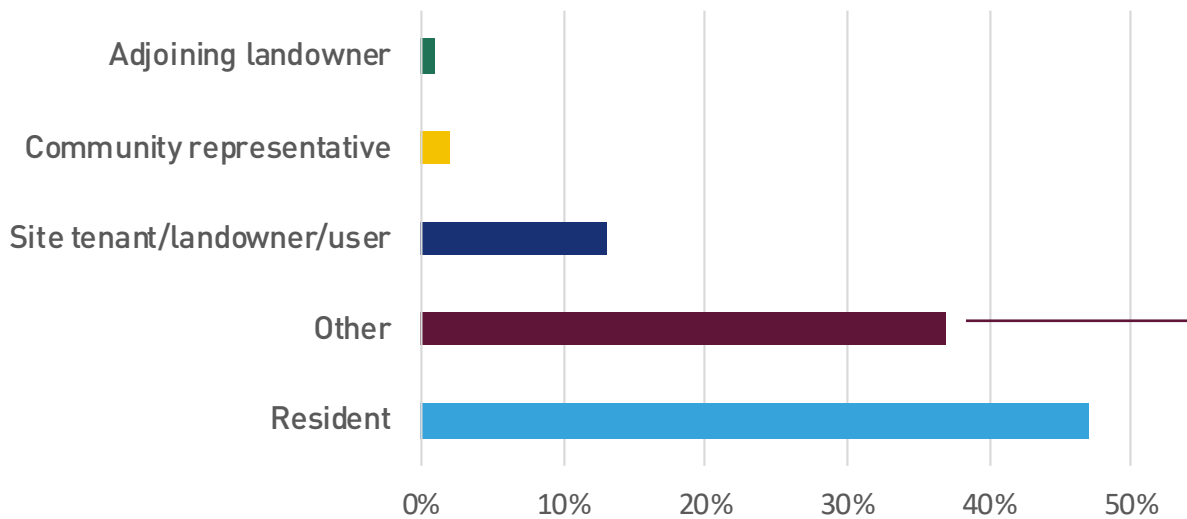


About You

Who completed the feedback form?

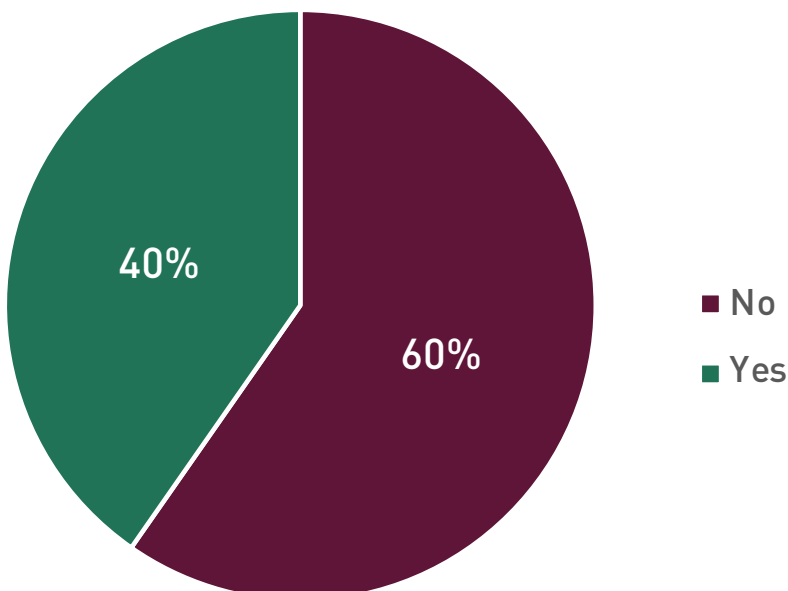
Those who completed the feedback form were largely residents of the area (47%), Other (37%) or site tenants/landowners/users (13%).

Of those who responded "Other", 55% were Market Traders, and 27% were Market Customers.



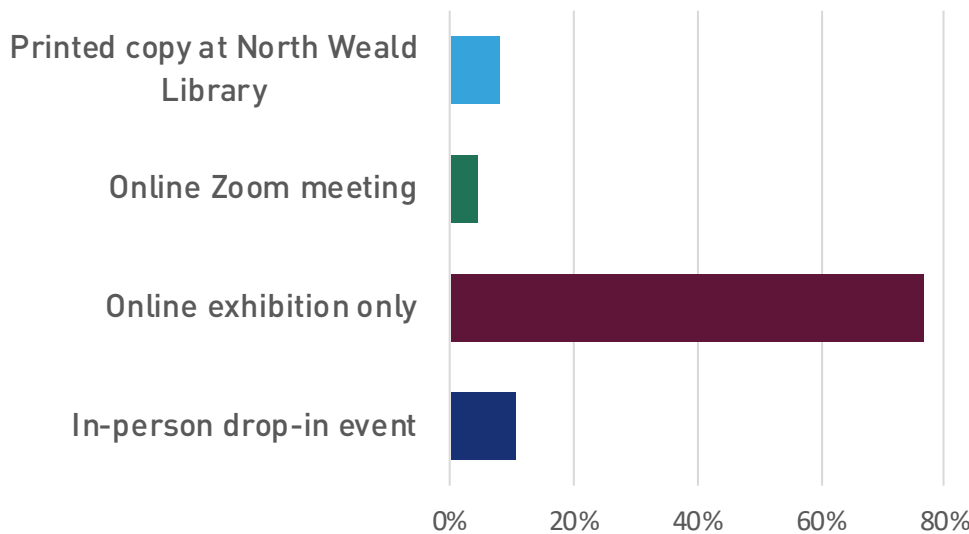
Did respondents view the previous online exhibition in November - December 2020?

40% of respondents did view the Stage 1 online exhibition, while 60% of respondents did not.



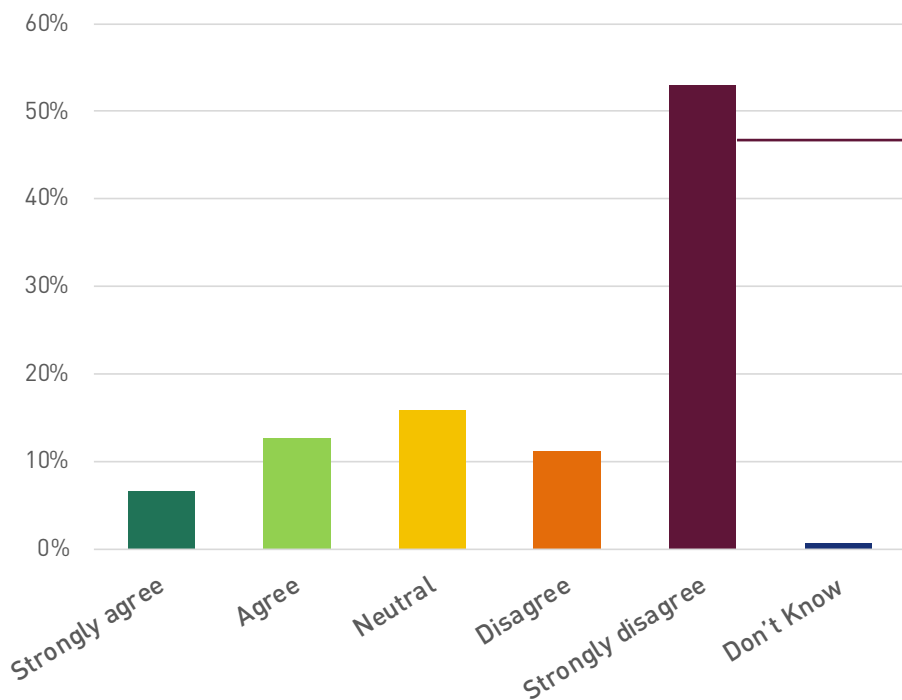
How did respondents view the December 2021 - February 2022 exhibition?

Respondents mostly viewed the exhibition online (77%). 11% viewed the exhibition at the drop-in event, 8% viewed it at North Weald Library, and 5% viewed the plans on one of the two online Zoom meetings.



Did respondents agree with the masterplan vision and key objectives?

64% of respondents disagreed with this statement, while 19% agree. 16% were neutral, while 1% wasn't sure.



The majority of respondents disagreeing with the objectives of the masterplan were market traders and users, who responded online and didn't benefit from meeting EFDC at the drop-in and whose single issue was future of the market. See EFDC response on page 37 above.

What do respondents like about the masterplan strategy?

While 53% of respondents did not provide anything they like about the masterplan, of those who did, 15% said they liked that the masterplan supports local jobs and businesses, 7% liked that the masterplan retained heritage assets, and 5% liked that the masterplan did not impede on Airfield Operations.



What do respondents think could be improved in the masterplan strategy?

While 24% of respondents did not provide any improvement suggestions, 35% said to retain the North Weald Markets, 13% said there were a range of improvements relating to Traffic, Transport and Movement, and 12% suggested improvements relating to Site Uses, Layout and Design.



What community facilities would respondents like to see at the site?

Of those that provided suggestions, a large number of respondents said they would like to see the continuation of the **North Weald Market** at the site (40%), while 9% suggested a **Leisure Centre or Gym**. There were also multiple suggestions for **youth activities** (4%), **community events** (4%), **aviation uses** (4%), **recreation** (4%) and a **community centre** (3%) at the site.

Facility Airfield Building Events Park

Community Market Local

Leisure Youth Centre Recreation

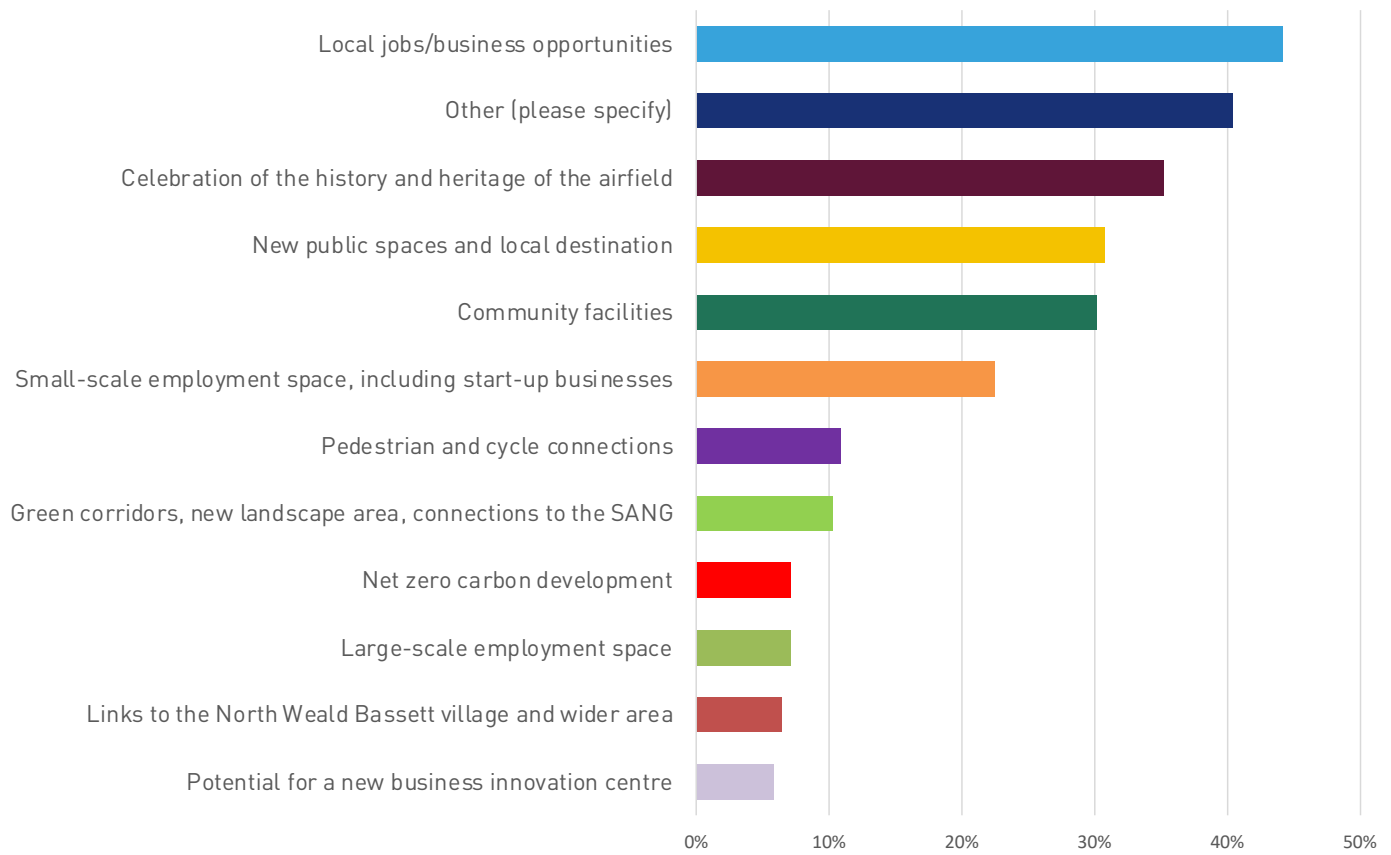
Suggested community amenities on site

What do respondents think the most important local benefits are that the masterplan could deliver?

Respondents could select up to 3 options from a multiple choice list.

44% of respondents said that local jobs/business opportunities was the most important local benefit, followed by other suggestions (40%), celebration of the history and heritage of the airfield (35%), new public spaces and local destination (31%), and community facilities (30%).

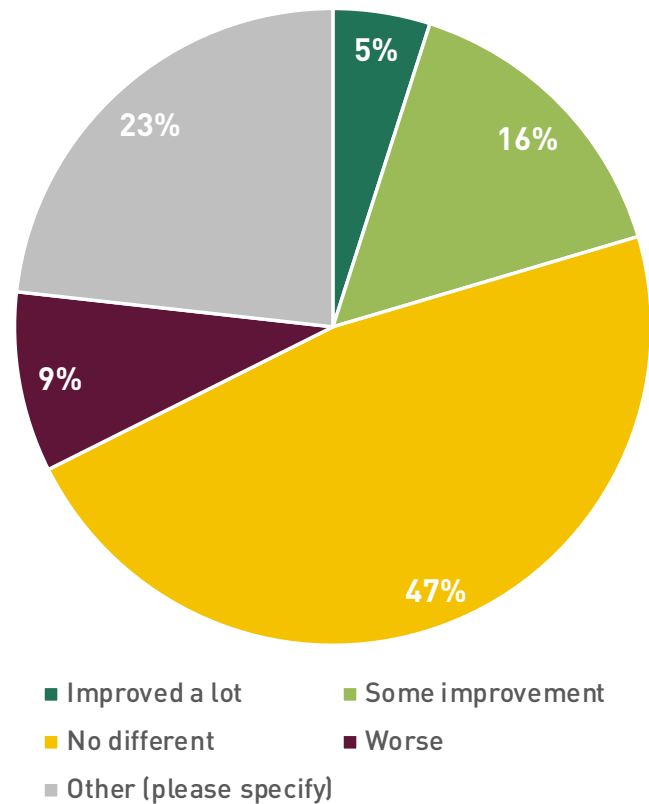
Of the 40% that chose “Other”, 59% of these responses were the from North Weald Market traders.



How did respondents rate the current Strategic Masterplan compared to the emerging plans shown in November 2020?

47% of respondents said there was no difference to the plans, 16% said there was some improvement, 5% said it had improved a lot, while 9% said the current version was worse.

Of the 23% that chose "other", 46% of respondents answered that could not say as they hadn't seen the earlier version or could not remember viewing it.



Respondents were asked what they thought made the plans better or worse than the version shown in November 2020.



Improved a lot

- » Site Layout
- » No disruption to airfield operations
- » Environmental protection



Some Improvement

- » Removal of the north/south internal route as through-route
- » Smaller units located to the south of the site



No different

- » Do not like either version of the plan
- » Concerns there is still vehicle access from Epping Road



Worse

- » Concerns the markets are impacted by both versions
- » Concerns there is still vehicle access from Epping Road

Respondents were asked if they felt anything else should be considered in the Strategic Masterplan?










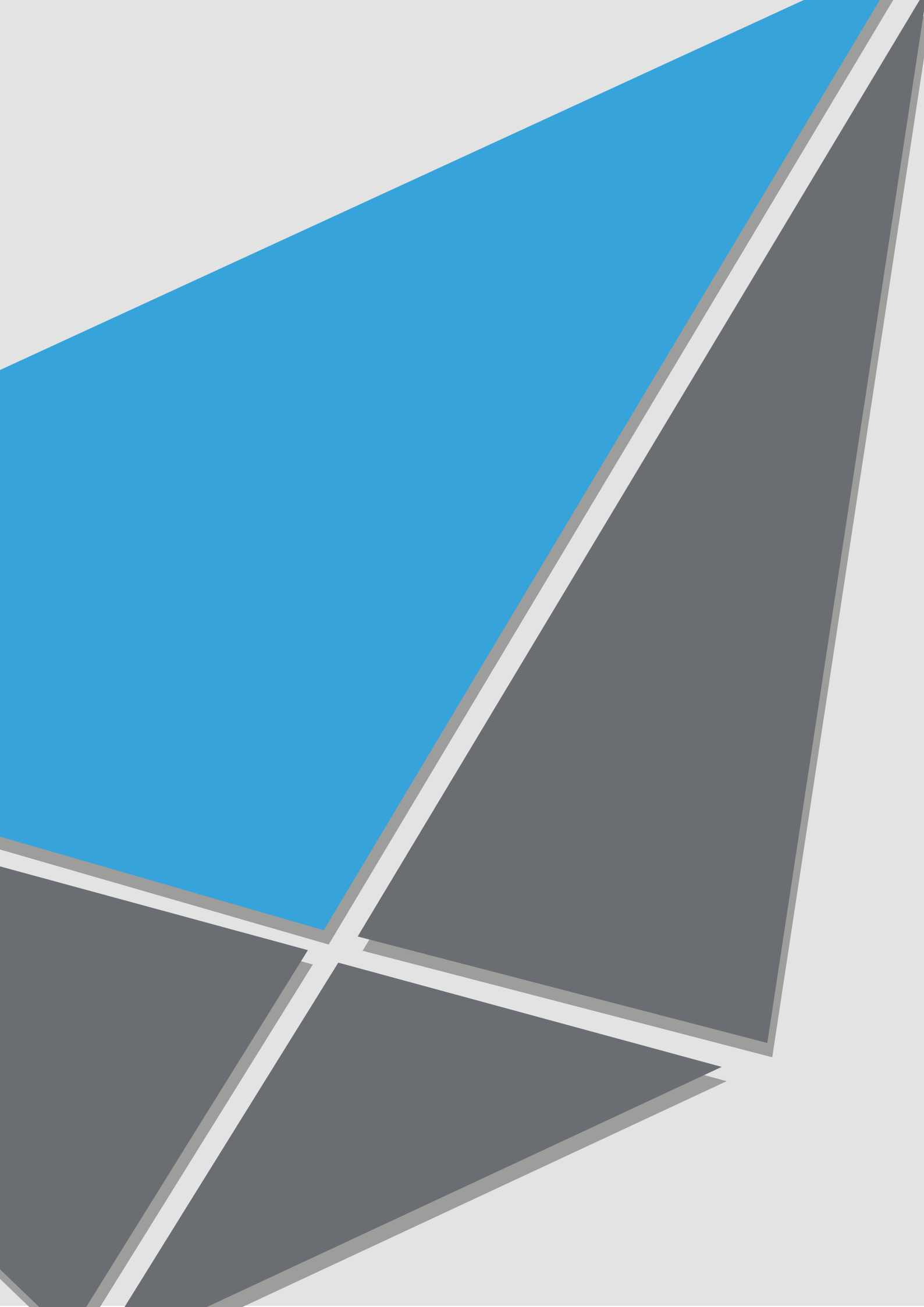
Respondents were asked if they had any other comments generally about the Strategic Masterplan.

No comment

52% of respondents did not provide further comment for this question.

The following statistics are based on the number of answers provided.

-  46% of comments related to concerns about the future of the North Weald Markets. 11% of comments related to “Other” topics, such as the continuation of aviation uses, the local community and current landowners/tenants.
-  13% of comments related to Traffic, Transport and Movement, particularly local traffic impacts on local roads, and HGV movements in the area.
-  10% of comments related to Site Uses, Layout and Design, particularly aspirations for the retention or new community uses and facilities for the site.
-  10% of comments related to wider Planning Policy, such as further clarifications on language used in the Strategic Masterplan being unclear or vague, Airfield land and hopes for a holistic approach across all new developments in the area.
-  5% of comments related to consultation and engagement, in particular that the plans presented are confusing and should be consolidated to be clearer.
-  4% of comments related to Environmental and Sustainability, particularly concerns of air and noise pollution for local residents and birds being attracted to the site by green roofs and ponds, which is dangerous to adjacent aviation uses.
-  1% of comments related to opportunities for local jobs and businesses.



6.0

NEXT STEPS



6.0 NEXT STEPS

6.1 Changes to masterplan as a result of Stage 2 consultation

Following the stage 2 consultation period, a number of changes have been made to the Strategic Masterplan document in order to address the comments received, although there have been no further changes to the illustrative layout.

The changes are summarised as follows:

Sustainability Objectives

The Sustainability Objectives included within chapter 5 of the Strategic Masterplan document have been linked to the five core technical categories of BREEAM Communities. This has demonstrated how the various topics of BREEAM Communities have influenced the masterplanning process and a number of sustainability principles have also been included within this section that should underpin any future proposals for the site.

Design Evolution

The Design Evolution section, also within chapter 5 of the document, has been added to providing an overview of the progression of changes to both the document and the illustrative layout in order to provide a reference guide for users to quickly and easily understand the evolution of changes throughout the project.

Character and Layout Design Parameters

A Character and Layout page has been included within chapter 7 of the document which sets out a number of design parameters covering character and layout which should influence the detailed design approach of the site at the future planning application stage.

Landscape Led

Since the stage 2 consultation the masterplan places much greater emphasis on a development which is well integrated into its surroundings and is accessible and welcoming to all, through the

provision of new connections and routes which extend the existing movement network and provides a new community asset for the residents of North Weald.

Provision of Green Space

The provision of green space as a principle is established in the Strategic Masterplan, with greater flexibility about where this is provided. Green spaces will be located closer to the village to improve pedestrian linkages and accessibility, and potentially provide a range of uses including community space, general public open space, or recreational areas with potential for views across the Airfield to the west.

Heritage - Setting of the Control Tower

The Strategic Masterplan now states that development should consider the setting of the listed Control Tower building. This responds to concerns raised at consultation.

Movement Strategy

A Movement Strategy has also been added to chapter 7 which sets out a number of design parameters to help shape the design of the movement network within the future detailed proposals as well as offering suggestions around mitigation measures against any potential impacts on the local highway network.

SANG (Suitable Alternative Natural Greenspace) Opportunity Area

The area shown on a number of the plans has been amended to include only land that is in public ownership. This is in accordance with Natural England standing advice.

Heights

The heights diagram has been removed as heights will be examined at planning stage when more information is known both regards to operational, technical, urban design and historic context. Aviation operation requirements may determine where new-build development

can be introduced and the height of proposed buildings. The Masterplan has indicated an option based on current OLS requirements but an alternative approach may be appropriate subject to further assessment at the planning application stage.

Local Jobs, Skills and Training

The masterplan now states that any development that comes forward will be expected to be supported by an employment, skills and training plan to show how both the construction and operational phases of the development will benefit the local community and borough.

General Strategic Masterplan Amendments

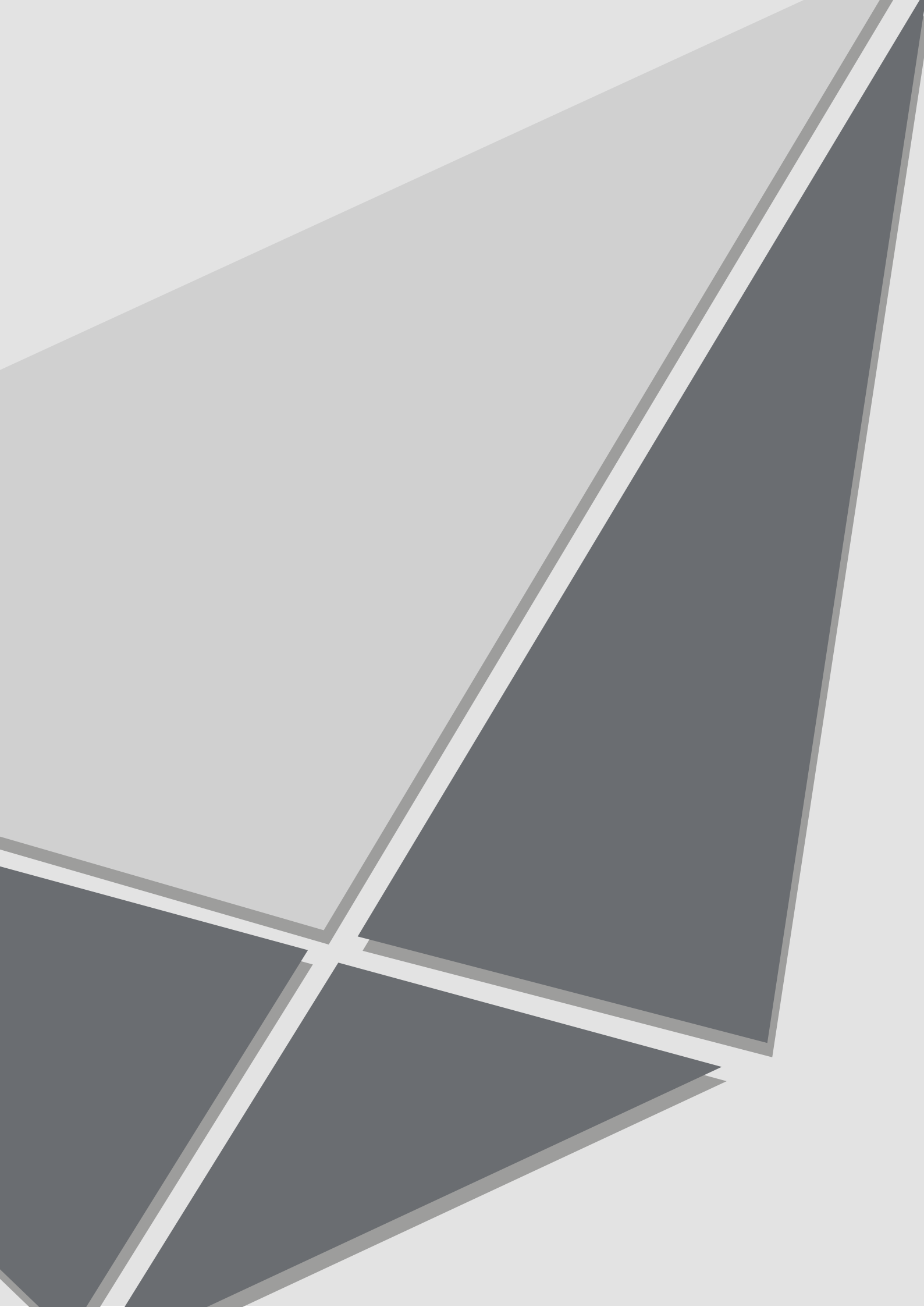
A number of general amendments have also been made to the strategic masterplan document such as clarification around the SuDS strategy proposed (the use of detention basins instead of attenuation basins, including existing building heights on the Constraints and Opportunities Plan etc).

The consultation responses set out in this report have informed the development of the Masterplan document.

All feedback received has been recorded, collated and analysed to create this report. This is a public document which provides a thorough account of the whole consultation process and its impact on the final Strategic Masterplan.

Following endorsement by Cabinet, the North Weald Airfield Employment Site Strategic Masterplan will become a material consideration in the determination of future planning applications submitted for development within the Masterplan Area.

6.2 Next Steps



APPENDICES

APPENDICES

A - NWA Nov - Dec 2020 Consultation Report

B - Zoom Presentation (11 January 2022)

C - 2021/2022 Consultation Feedback Form

D - 2021/2022 Consultation Materials

E - Online Exhibition

F - Exhibition Boards

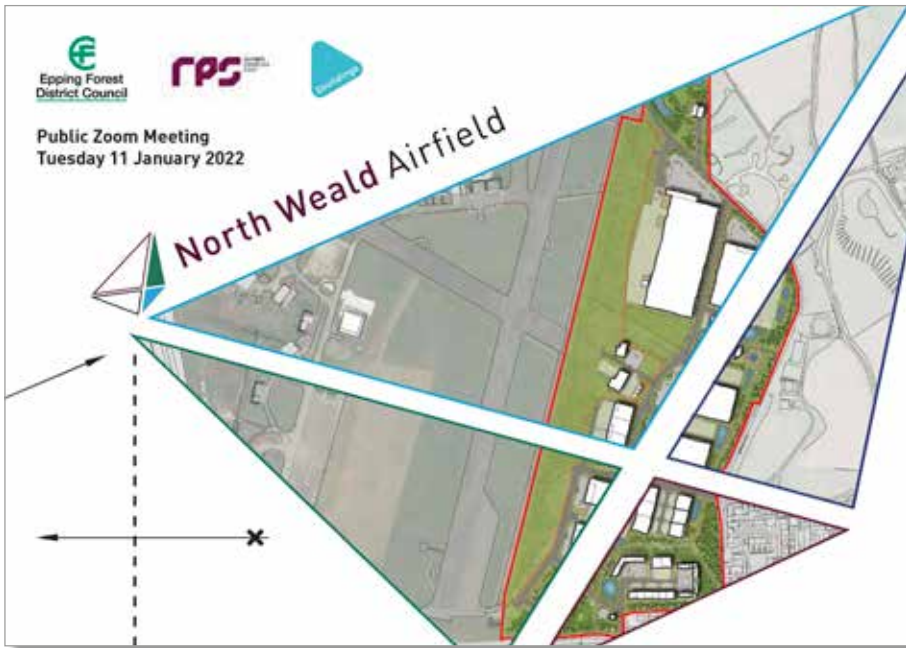
G - FAQs (December 2021)

Appendix A

NWA Nov - Dec 2020 Consultation Report

Appendix B

Zoom Presentation (11 January 2022)



North Weald Airfield

Epping Forest District Council

Meet the team

Epping Forest District Council

RPS

Soundings

This slide features a header with the 'North Weald Airfield' logo on the left and the Epping Forest District Council logo on the right. Below the header, the text 'Meet the team' is followed by a horizontal line. The main content area contains three logos: the Epping Forest District Council logo, the RPS logo, and the Soundings logo.

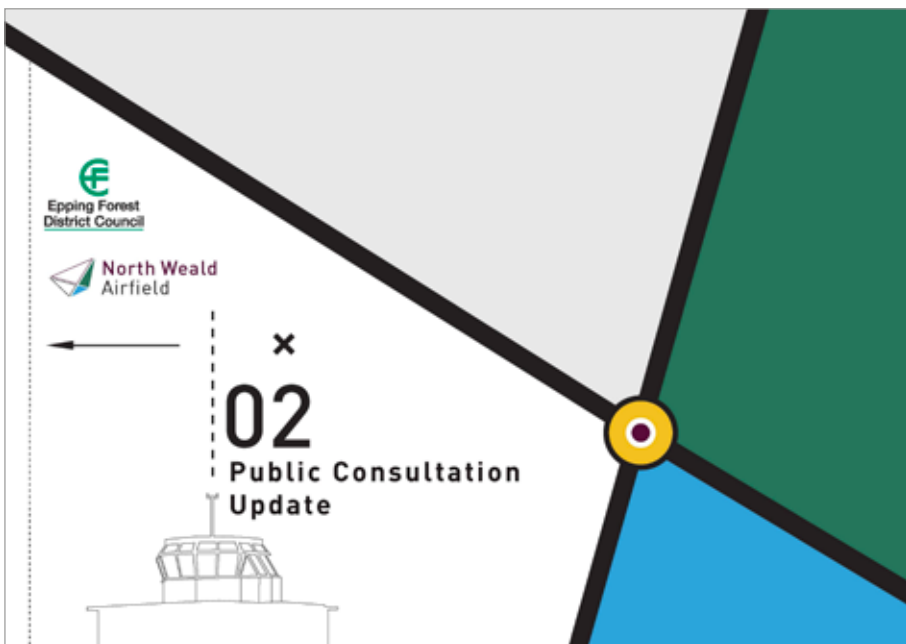
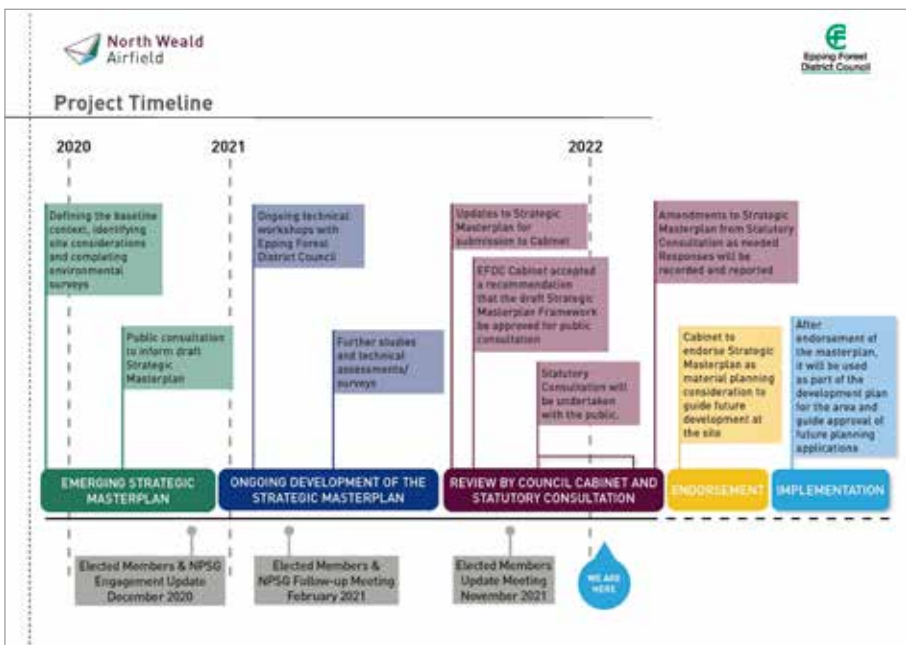
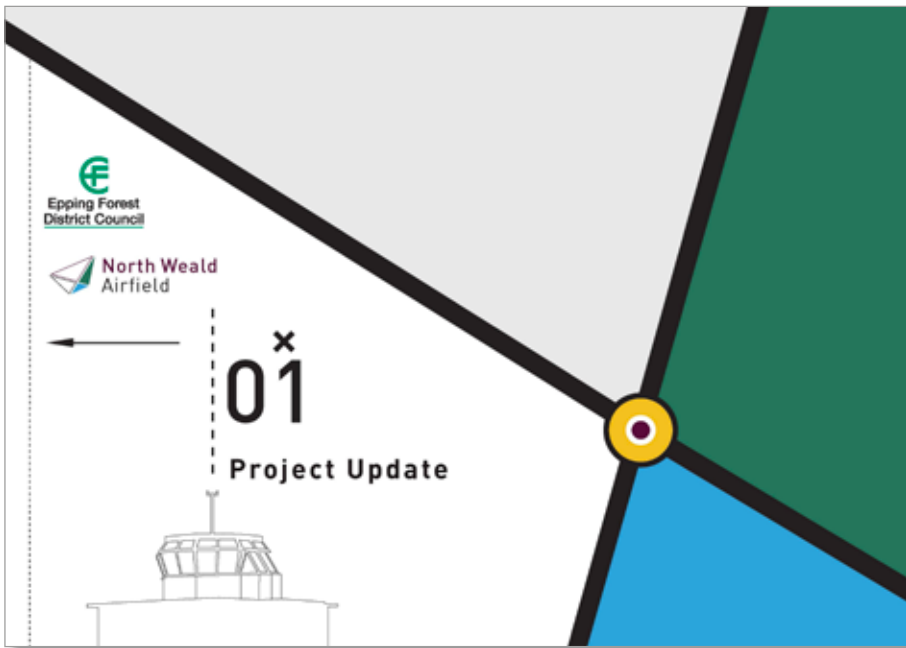
North Weald Airfield

Epping Forest District Council

Agenda

1. Project Update
2. Public Consultation Update
3. Masterplan Development
4. Q&A

This slide features a header with the 'North Weald Airfield' logo on the left and the Epping Forest District Council logo on the right. Below the header, the text 'Agenda' is followed by a horizontal line. The main content area contains a numbered list of four items: 1. Project Update, 2. Public Consultation Update, 3. Masterplan Development, and 4. Q&A.



North Weald Airfield **Essex Forest District Council**

Previous Engagement

Public consultation on the draft Strategic Masterplan for the North Weald Airfield Employment Site took place in November and December 2020.

The engagement process began with stakeholder meetings to encourage early conversations, understand local aspirations, raise awareness and inform the consultation. The public consultation was then held digitally over a three-week period, from 26 November to 17 December 2020.

4 Stakeholder Meetings
45+ attendees

3 Week public Consultation

3,000+ Flyers distributed

1,200+ Website visits

73 Feedback Forms completed

4 Public Consultation 'drop-in's'

1,267 Written comments

North Weald Airfield **Essex Forest District Council**

Previous Engagement - What we heard

Types of comments received

- Support: 44%
- Concern: 22%
- Aspiration: 13%
- Statement: 11%
- Question: 8%

Transport & Road Network - 22% of comments
Transport received the most comments, and the highest level of concern expressed with further clarity and details asked for on potential impacts, road infrastructure improvements and a reconsideration of access to the site.

Heritage Assets - 14% of comments
Heritage was the second most discussed topic with a large number of aspirations expressed to protect and enhance the strong sense of identity attached to the Airfield clearly set out in the Strategic Masterplan.

Environmental Considerations - 14% of comments
The numerous comments on environment and ecology correlated with those on transport. Residents are keen to mitigate potential environmental impacts as much as possible, with concerns raised around air, noise and light pollution from industrial and commercial activities (and potential increase in airfield activities).

Mixed Uses - 10% of comments
There is support for introducing a mix of uses on site, in addition to businesses to create a sense of place. For example, respondents would like there to be facilities to support new employees and site users, as well as the local community.

Phasing and Next Steps - 9% of comments
This topic received a lot of comments, reflecting the general wish for further details to be shared on the studies being carried out to inform the Strategic Masterplan development and for continuous community engagement.

North Weald Airfield **Essex Forest District Council**

Public Consultation

Public Consultation is running for 8 weeks to cover the busy holiday period:
Wednesday 8 December 2021 - Sunday 30 January 2022

To view the online exhibition, the draft masterplan and the illustrative layout, please visit:
www.nwairfieldconsultation.co.uk

Provide your feedback
Fill out the feedback form on the project website or pick one up and submit it at North Weald Library before Sunday 30 January 2022.

Meet the masterplan team
Due to government guidance cautioning against face-to-face gatherings, the previously advertised drop-in exhibitions at Queens Hall on 15 and 19 January will no longer run.
We will instead be holding two Zoom meetings on 11 and 19 January where Council and the design team will present on the updated masterplan, and attendees will have an opportunity to ask the team any questions.
As these meetings will be in place of our in-person events, it is important to note that this is another way the team can record your feedback as part of the consultation.
If you would like to request a separate Zoom meeting with the team, please send us an email.

If you have any questions about the consultation, please contact:

Call: 020 7729 1705
Email: northwealdairfield@soundingsoffice.com

Collecting your feedback

As we will no longer be meeting in-person, we will be taking all comments, feedback and questions from this evening's session and will be recorded as part of the consultation process.

Please feel free to use the Chat function to add in any comments and feedback as we present.



There will also be time for questions after this presentation.

We will also be collecting questions over the next week to answer at our second Zoom session on Wednesday 19 January, which you can email directly to the team.



Masterplan and Vision

Vision

The overarching vision for the site is to create a new, high quality, sustainable employment hub which responds positively to the site constraints and Airfield requirements whilst providing a desirable place for people to work and visit and enjoy the rich Airfield heritage that fully maximises the opportunities of the site.

Key Objectives

The key objective is to deliver a development which is well integrated into its surroundings and is accessible and welcoming to all, through the provision of new connections and routes which extend the existing movement network and provides a new community asset for the residents of North Weald.



Background and site context

Site Context Considerations:

- Background
- Existing Uses
- Ideal Location for new business
- North Weald Bassett Urban Extension
- Surrounding Development
- Accessibility and Connections
- Heritage Considerations
- Landscape, Topography, Views & Trees
- Environmental Context



North Weald Bassett: Draft Illustrative Concept Plan (Prepared by Terence O'Rourke, 2019)



Tree lined area south side of Hangar 1



Control Tower



Church Lane Flood Meadow LWS and LNR

Design evolution

Following detailed analysis and evaluation, including the undertaking of further technical work, constraints and opportunities analysis has resulted in a number of amendments to the original illustrative layout, shown in the first stage of consultation towards the end of 2020.

Illustrative masterplan layout option - November 2021



Initial Illustrative masterplan concept shown in November 2020

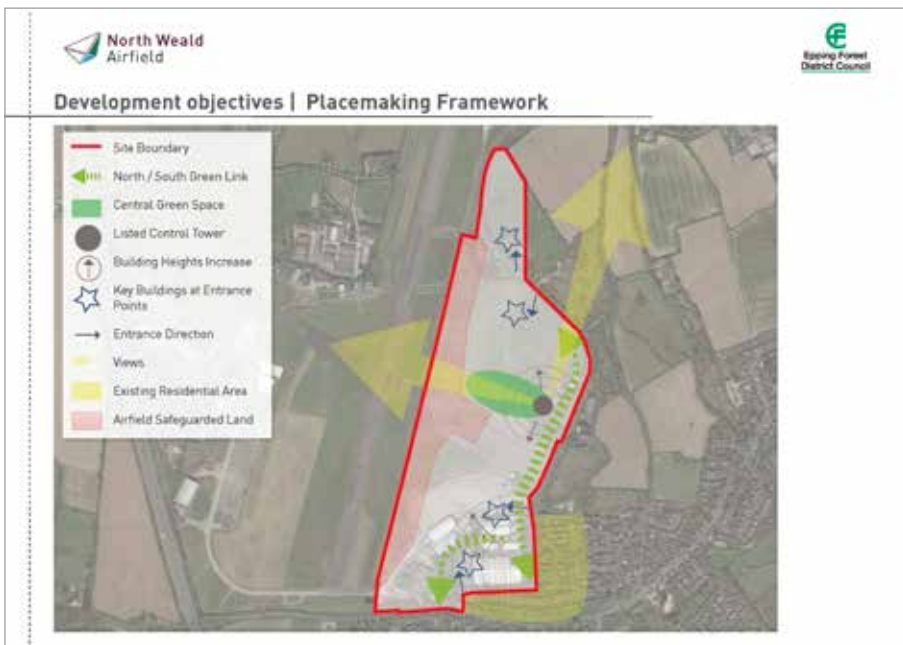
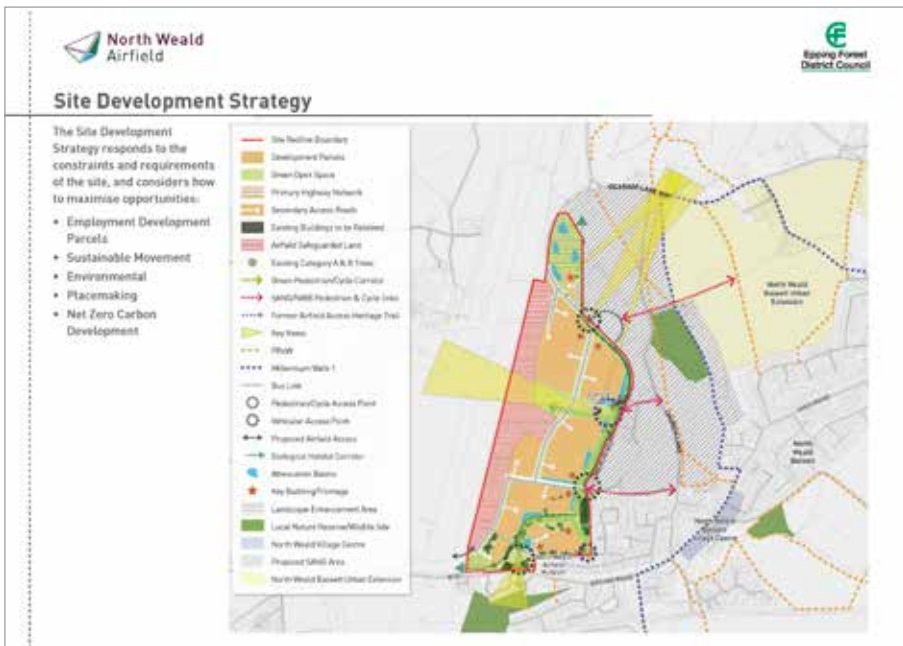


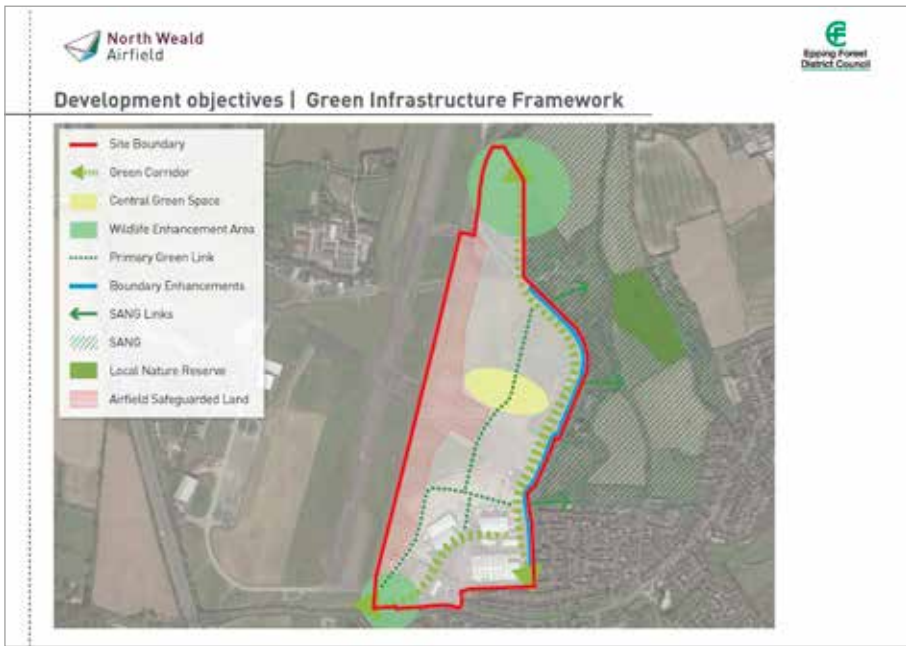
Design Changes

- 1 Removal of development in the northern most part of the site, except for the new energy centre, and for this area to become a wildlife enhancement area.
- 2 Understanding the Airfields requirements for the site including the need for safeguarded land, emergency access arrangements and height restrictions.
- 3 Removal of north/south vehicle route and replacement with two access points off Merlin Way serving the northern two-thirds of the site and a separate access point serving the southern area.
- 4 Relocation of smaller units to the south of the site.
- 5 Conversion of the Control Tower into an alternative use which could include a community facility or auxiliary use.
- 6 The need to retain and enhance the existing site vegetation within the southern part and along the eastern boundary of the site.
- 7 Introduction of green route providing additional cycle and pedestrian route through the site via a landscaped area.
- 8 Inclusion of attenuation areas for drainage.

Site evaluation

Category	Considerations & Opportunities
Heritage	<ul style="list-style-type: none"> • If possible, increase public access to the Control Tower, as part of its potential conversion to an alternative use which could include a new community facility/cafe. • Maintain views of the airfield and St Andrews Church from the site. • The Airfield Museum and Hangar 1 have historic value.
Airfield Requirements	<ul style="list-style-type: none"> • A new Airfield Control Tower and associated emergency and rescue uses will be required within the site. • Emergency access links to the new Airfield perimeter road. • Obstacle Limitation Surfaces (OLS) restrictions cover the site, which will limit building heights within the western area of the site. • Potential noise issues associated with the Airfield from the west.
Environmental	<ul style="list-style-type: none"> • Retention of a number of Category A and B trees within the site. • Majority of the site does not have ecological sensitivities, apart from potential for reptiles in the area to the north of Merlin Way. • To the east and south are the Church Lane Flood Meadow Local Nature Reserve (LNR) and Roughthalleys Wood LNR. The Weald Common Flood Meadows LNR is located further to the east. • Parts of the site are currently at risk to surface water flooding.
Highways and Movement	<ul style="list-style-type: none"> • Merlin Way bounds the site to the east and currently provided various access points into the site, and is part of the existing highway network. • To the east there are a number of existing Public Rights of Way (PRoW) routes as well as the Millennium Walk 1 which provides opportunities to expand the local pedestrian and cycle network and connect to the SAND (Suitable Alternative Natural Greenspace), the proposed North Weald Bassett Urban Extension and the village centre.
Built Environment	<ul style="list-style-type: none"> • There are a number of existing buildings on the site of varying scale and quality, mainly located within the southern third of the site. • Need to meet policy to provide 10ha of Class E1g1/B1/B2/B8 development. • The boundary between the site and the existing residential area to the southwest is exposed in parts and will need to be reinforced to protect amenity levels of existing residents.







Sustainability Objectives

The airfield site redevelopment will need to meet the requirements of national and local planning policies. Amongst these are the need to respond to the Council's 2019 declaration of Climate Change Emergency, and its target of becoming Net Zero Carbon by 2030. The following opportunities have been explored for integrating sustainable design:


- LANDSCAPE LED DESIGN**
- SOCIAL AND ECONOMIC WELLBEING**
- TRANSPORT AND MOVEMENT**
- RESOURCE AND ENERGY**
- LAND USE AND ECOLOGY**




Electric Vehicle Charging Point



Cycle Parking



Local bus networks



Filwood Green Business Park, Bristol - An example of an environmentally friendly employment development

North Weald Airfield **Epping Forest District Council**

Strategic Masterplan

The map illustrates the strategic masterplan for the North Weald Airfield. It shows the site's boundary and various zones including Employment Parcels, Green Spaces, Amenity Spaces, Airfield Safeguarded Land, and Airfield Development Areas. Infrastructure such as the Control Tower & Museum Buildings, Existing and Proposed Vegetation, and various roads (Primary, Secondary, Vehicular) and cycle routes (Pedestrian/Cycle, Vehicular) are also depicted. Surrounding areas like North Weald East and West Urban Extensions and the North Weald Village Centre are also shown.

North Weald Airfield **Epping Forest District Council**

Phasing and delivery

Phase 1
It is proposed that this phase would include:

- Development would commence with the construction of the new Airfield Control Tower and associated infrastructure on land to the west of the site.
- Construction of the new Energy Centre within the northern parcel.
- Highway changes required along the northern stretch of Merin Way, such as a reconfigured junction into the site to emphasise the primary access point.
- The proposed surface water attenuation ponds and landscape enhancements within the northern parcel.

Phase 2
It is proposed that this phase would include:

- The northern third of the main site which would likely consist of the larger unit sizes within the development.

Phase 3
It is proposed that this phase would include:

- Works to the Control Tower.
- Completion of the primary route through the site and any works required to Merin Way.

Phase 4
It is proposed that this phase would include:

- Delivery of the southern third of the site.
- Smaller unit typologies proposed such as new office space and small scale light industrial uses adjacent to the existing residential area.

North Weald Airfield **Epping Forest District Council**

Q&A

Please use the "hands up" function in Zoom to let us know if you have a question to ask the team.

Alternatively, you can put your question in the chat and we will get around to you.

Appendix C

2021/2022 Consultation Feedback Form



North Weald Airfield Employment Site

Statutory Consultation 8 December 2021 - 30 January 2022
Feedback Form



We would like to hear your views on the strategic masterplan for the North Weald Airfield Employment Site. You can find information about the proposals on our website (nweairfieldconsultation.co.uk) or in printed form at North Weald Library.

Find out more about how to submit your form on the back page.

Section 1 - About You

By filling in this form you agree to your details being stored and used for the purposes of this project only. Your details will be held securely by Soundings on behalf of Epping Forest District Council and will not be shared outside the project team.

Please note that leaving your contact details is entirely optional and consent can be withdrawn at any time. For further details, contact DPO@soundingsoffice.com.

1. Full Name:

2. Email:

3. Postcode:

4. Which of the following best describes you?

- Resident
- Site tenant/landowner/user
- Community Representative
- Adjoining landowner
- Other

5. Do you want to receive project updates via email?

- Yes No

6. Did you view the previous online exhibition in November - December 2020?

- Yes No

7. How did you view this exhibition on currently?

- Online exhibition In-person drop-in event [15 or 19 January 2022] One-2-One session
- Online Zoom event [11 January 2022] Printed copy at North Weald Library

Section 2 - Strategic Masterplan

8. Do you agree with the masterplan vision and key objectives? [Board 02 of the exhibition]

- Strongly Agree Agree Neutral
 Disagree Strongly Disagree Don't Know

9. What do you like about the masterplan strategy?

.....

.....

.....

10. Are there any parts of the masterplan strategy that could be improved?

.....

.....

.....

11. What community uses would you like to see within the site?

.....

.....

12. What do you think the **three most important** local benefits are that this masterplan could deliver? (Tick up to 3 boxes)

- | | |
|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Community facilities | <input type="checkbox"/> Local jobs/business opportunities |
| <input type="checkbox"/> Pedestrian and cycle connections | <input type="checkbox"/> New public spaces and local destination |
| <input type="checkbox"/> Celebration of the history and heritage of the airfield | <input type="checkbox"/> Potential for a new business innovation centre |
| <input type="checkbox"/> Large-scale employment space | <input type="checkbox"/> Net zero carbon development |
| <input type="checkbox"/> Small-scale employment space, including for start-up businesses | <input type="checkbox"/> Green corridors, new landscape area and connections to the SANG |
| <input type="checkbox"/> Links to the North Weald Bassett village and wider area | |
| <input type="checkbox"/> Other (please specify) | |

13. Tell us more about your three choices, and why these are the most important to you:

.....

.....

.....

14. How would you rate the current masterplan compared to the version shown in November 2020? (Shown in Board 06 of the exhibition)

- Improved a lot Some improvement No different
 Worse Other

Section 2 - Strategic Masterplan

15. Can you tell us more about what you think is better or worse?

.....
.....
.....

16. Is there anything else you feel should be considered in the masterplan?

.....
.....
.....

17. Any other comments?

.....
.....
.....

Section 3 - Demographic Questions

To make sure we are providing fair services to all of Epping Forest District Council's diverse communities, it is important that we ask you a few questions about yourself. You are under no obligation to provide the information requested, but it would help us greatly if you did. The information will be used to help us plan services that meet the needs of all users. Your responses will be kept confidential and any information published will be made anonymous. The information will be used in a statistical format only.

18. What is your age?

- Under 18 18 - 24 25 - 34 35 - 44 45 - 54
 55 - 64 65 - 74 75 - 84 85+ Prefer not to say

19. What is your sex recorded at birth?

- Male Female Prefer not to say Other (please specify if you wish)

20. Is your gender identity the same as the sex you were recorded at birth?

- Yes No Prefer not to say

21. If you answered no to question 20, how would you define your gender?

.....

22. What is your sexual orientation?

- Heterosexual/straight Gay man Prefer not to say
 Lesbian/gay woman Bisexual Other (please specify if you wish)

23. Are you disabled?

- Yes No Prefer not to say

Section 3 - Demographic Questions (continued)

24. What do you consider your ethnic background?

- | | |
|----------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> White - English/Welsh/Scottish/Northern Irish | <input type="checkbox"/> White - Irish |
| <input type="checkbox"/> White - Gypsy or Irish Traveller | <input type="checkbox"/> Other European |
| <input type="checkbox"/> Other White (please specify if you wish) | |
| <input type="checkbox"/> Black/African/Caribbean/Black British - African | <input type="checkbox"/> Black/African/Caribbean/Black British - Caribbean |
| <input type="checkbox"/> Other Black (please specify if you wish) | |
| <input type="checkbox"/> Asian/Asian British - Pakistani | <input type="checkbox"/> Asian/Asian British - Bangladeshi |
| <input type="checkbox"/> Asian/Asian British - Chinese | |
| <input type="checkbox"/> Other Asian (please specify if you wish) | |
| <input type="checkbox"/> Mixed/Multiple ethnic groups - White/Black African | <input type="checkbox"/> Mixed/Multiple ethnic groups: White/Black Caribbean |
| <input type="checkbox"/> Mixed/Multiple ethnic groups - White / Asian | |
| <input type="checkbox"/> Other Mixed/Multiple (please specify if you wish) | |
| <input type="checkbox"/> Latin American | |
| <input type="checkbox"/> Other ethnic group (please specify if you wish) | <input type="checkbox"/> Prefer not to say |

25. What is your religion or belief?

- | | |
|-------------------------------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> Christian | <input type="checkbox"/> Muslim |
| <input type="checkbox"/> Sikh | <input type="checkbox"/> Jewish |
| <input type="checkbox"/> Hindu | <input type="checkbox"/> Buddhist |
| <input type="checkbox"/> No religion | <input type="checkbox"/> Prefer not to say |
| <input type="checkbox"/> Other (please specify if you wish) | |

✘ How do I submit my feedback form?

You can return this feedback form at one of the following locations:

- Thornwood Common Parish Hall letterbox at Weald Hall Lane, Thornwood, CM16 6NB by **Sunday 6 February**.
- Survey box located at North Weald Library, CM16 6BZ by **Saturday 29 January**.
- At our drop-in event at Thornwood Common Parish Hall, CM16 6NB on **Saturday 29 January, 11am - 3pm**.
- Send in a scanned copy to northwealdairfield@soundingsoffice.com by **Sunday 6 February**.

If you would like anything in a different format, or any questions about the consultation, please don't hesitate to get in touch.



Contact us:
 E. northwealdairfield@soundingsoffice.com
 T. +44 (0)20 7729 0770
 W. nwairfieldconsultation.co.uk

Appendix D

2021/2022 Consultation Materials

A5 Flyer, page 1 of 2 - Distributed 9 December 2021

The flyer front page features the Epping Forest District Council logo in the top left. The title 'North Weald Airfield' is written in a large, white, sans-serif font across the top. Below the title is a line drawing of an airfield terminal building. The main heading 'Have Your Say!' is in a bold, white font. The body text is in a smaller white font, providing details about the consultation process. At the bottom, there is a yellow circular icon with a magnifying glass and a white arrow pointing to the website URL.

Epping Forest District Council

North Weald Airfield

Have Your Say!

Epping Forest District Council are now in the final stage of preparing a Strategic Masterplan for part of North Weald Airfield which will guide future development for an exciting new employment site. We would love to hear your views.

Information about the project can be viewed on our website, where you can also leave your comments.

We'll also be holding drop-in exhibitions and an online meeting in January, where you can meet members of the masterplan team, ask questions and share your views.

Details of where to find us and how to provide your feedback are listed overleaf. We'd love to see you there.

The consultation is open from **Wednesday 8 December until Sunday 30 January 2022.**

To view the exhibition online and find out more visit:
nwairfieldconsultation.co.uk

The flyer back page is primarily white with a blue header and footer. The header contains the text 'Royal Mail Barcode/Address'. The main content area is divided into sections by dashed lines. The first section is titled 'North Weald Airfield Employment Site Strategic Masterplan Consultation'. The second section is 'View the online exhibition' with a link to 'nwairfieldconsultation.co.uk'. The third section is 'Meet the masterplan team' with a list of events: 'Online Feedback Session: Tuesday 11 January 2022, 6pm - 7:30pm', 'Drop-in Exhibition 1: Saturday 15 January 2022, 1pm - 5pm', and 'Drop-in Exhibition 2: Wednesday 19 January 2022, 3pm - 7pm'. The fourth section is 'Give us your feedback' with instructions on how to provide feedback and a list of locations: 'Thornwood Common Parish Hall letterbox - Weald Hall Lane, CM16 6NB' and 'Survey box located at North Weald Library, CM16 6BZ'. The footer contains contact information: 'Tel: +44 (0)20 7729 0770' and 'Email: northwealdairfield@soundingsoffice.com'.

Royal Mail Barcode/Address

North Weald Airfield Employment Site Strategic Masterplan Consultation

View the online exhibition

nwairfieldconsultation.co.uk

Meet the masterplan team

- **Online Feedback Session: Tuesday 11 January 2022, 6pm - 7:30pm**
Please email to register and receive a Zoom link
- **Drop-in Exhibition 1: Saturday 15 January 2022, 1pm - 5pm**
Queens Hall Community Centre, North Weald Bassett CM16 6EY
- **Drop-in Exhibition 2: Wednesday 19 January 2022, 3pm - 7pm**
Queens Hall Community Centre, North Weald Bassett CM16 6EY

If you would like to request a separate Zoom meeting, get in touch with us on the number or email address below.

Give us your feedback

Fill out the feedback form on our website, or pick up a printed copy from **North Weald Library**, and return it to any of the following locations, at a drop-in, or by email before **Sunday 30 January**:

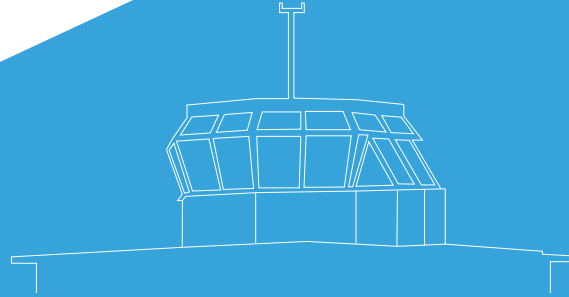
- Thornwood Common Parish Hall letterbox - Weald Hall Lane, CM16 6NB
- Survey box located at North Weald Library, CM16 6BZ

If you would like anything provided in a different format please contact us on:
Tel: +44 (0)20 7729 0770
Email: northwealdairfield@soundingsoffice.com

A4/A3 Poster - Distributed 9 December 2021



North Weald Airfield



Have Your Say!

Epping Forest District Council are now in the final stage of preparing a Strategic Masterplan for part of **North Weald Airfield Employment Site** which will guide future development for an exciting new employment site. We would love to hear your views.

Information about the project can be viewed on our website, where you can also leave your comments.

We'll also be holding drop-in exhibitions and an online meeting in January, where you can meet members of the masterplan team, ask questions and share your views. We'd love to see you there.

The consultation is open from
Wednesday 8 December until Sunday 30 January 2022.



To view the exhibition online visit:
www.nwairfieldconsultation.co.uk

Meet the masterplan team

If you would prefer to view the exhibition in person or ask any questions, there will be a range of engagements events in January 2022 after the holiday period:

- **Online Feedback Session: Tuesday 11 January 2022, 6pm - 7:30pm**
Zoom, please email to register and receive a Zoom link
- **Drop-in Exhibition 1: Saturday 15 January 2022, 1pm - 5pm**
Queens Hall Community Centre, North Weald Bassett CM16 6EY
- **Drop-in Exhibition 2: Wednesday 19 January 2022, 3pm - 7pm**
Queens Hall Community Centre, North Weald Bassett CM16 6EY

If you would like to request a separate Zoom meeting with the team, please send us an email.

Provide your feedback

Fill out the feedback form on our website, or pick up a printed copy from **North Weald Library**, and return it to any of the following locations before **Sunday 30 January**:

- Thornwood Common Parish Hall letterbox - Weald Hall Lane, CM16 6NB
- Survey box located at North Weald Library, CM16 6BZ

You can also return it at one of the drop-in events in January, or send it to the team in an email.



Contact Us

Tel: +44 (0)20 7729 0770

Email: northwealdairfield@soundingsoffice.com

A4 letter - Distributed 10 January 2022



**North Weald
Airfield**



**North Weald Airfield Employment Site Strategic Masterplan:
Changes to upcoming consultation events**

10 January 2022

Dear residents and businesses,

We would like to let you know about some changes to the planned events in January as part of the North Weald Airfield Strategic Masterplan consultation. **Due to government guidance cautioning against face-to-face gatherings, the previously advertised drop-in exhibitions at Queens Hall on 15 and 19 January will no longer run.** The below changes have been made to ensure that residents, businesses, landowners and other stakeholders will still have an opportunity to provide feedback, while ensuring the safety of the community.

Since it was last shown to the community in November 2020, there have been changes made to the masterplan, so we encourage you to view the revised plans and give us your feedback before **Sunday 30 January 2022**. You can do this by:

- **Online exhibition and feedback form**

You can view the exhibition online and fill out the feedback form at nwairfieldconsultation.co.uk.

- **Printed exhibition and feedback form**

Large-format booklets containing printed copies of the exhibition boards are available to read at North Weald Library. You can also collect and submit a feedback form here.

- **Zoom public meetings**

We will be holding a series of Zoom meetings, where Council and the design team will present on the updated masterplan, and attendees will have an opportunity to ask the team any questions. As these meetings will be in place of our in-person events, it is important to note that this is another way the team can record your feedback as part of the consultation.

As previously advertised, you can register for our online Zoom meeting on **Tuesday 11 January, 6 - 7:30pm**. Please email us directly at northwealdairfield@soundingsoffice.com to register your attendance and receive the Zoom link.

We will also be holding a second Zoom meeting on **Wednesday 19 January, 6 - 7:30pm**. We encourage you to send through your questions ahead of the meeting by calling or emailing the team before 19 January, so we can allow time for these questions to be answered during the second Zoom session. Please email us to register your interest in attending and receive the Zoom link.

Please note, you are also welcome to request a separate meeting with the team. If you are interested please contact the team by calling or emailing us.

We thank you for your engagement and involvement in the consultation.

Kind regards,

The North Weald Airfield Consultation Team



T. +44 (0)20 7729 0770
E. northwealdairfield@soundingsoffice.com
W. nwairfieldconsultation.co.uk



A5 Flyer - Distributed 25 January 2022



The flyer features a blue and green geometric design. At the top left is the Epping Forest District Council logo. The title 'North Weald Airfield' is written in a large, white, sans-serif font across the top. Below the title is a line drawing of a building. The main text is in white on a blue background, with a dashed line separating it from the bottom section. The bottom section has a green background with a white arrow pointing left.

Epping Forest District Council

North Weald Airfield

Drop-in Exhibition Saturday 29 January

Epping Forest District Council are now in the final stage of preparing a Strategic Masterplan for part of North Weald Airfield which will guide future development and decisions on planning applications for an exciting new employment site. We would love to hear your views.

Have Your Say

Due to a recent change in government guidance, you can now meet the project team in person to discuss the masterplan and provide your feedback.

Turn over this flyer to find out the details on our drop-in event this Saturday 29 January 2022!

To view the exhibition online and find out more visit:
nwairfieldconsultation.co.uk



The back of the flyer is white with a blue and green geometric design at the bottom. It contains a Royal Mail Barcode/Address area, a title for the consultation, and detailed information about the drop-in exhibition and online resources. A list of three steps for providing feedback is included, along with contact information for questions.

Royal Mail Barcode/Address

North Weald Airfield Employment Site Strategic Masterplan Consultation

Drop-in Exhibition

We will be holding a drop-in session this **Saturday 29 January, 11am – 3pm at Thornwood Parish Hall, CM16 6NB**. You can drop by any time to view the exhibition, chat to the team and fill out a feedback form.

View the online exhibition and fill out a feedback form

nwairfieldconsultation.co.uk

Give us your feedback

1. Fill out a printed copy at North Weald Library, before Saturday 29 January.
2. Fill out the feedback form on our website, which closes Sunday 6 February 2022.
3. Email us for a copy to print at home, and submit it to Thornwood Common Parish Hall letterbox, CM16 6NB by Sunday 6 February 2022.

If you have any questions, or would like anything provided in a different format please contact us on:
Tel: +44 (0)20 7729 0770
Email: northwealdairfield@soundingsoffice.com

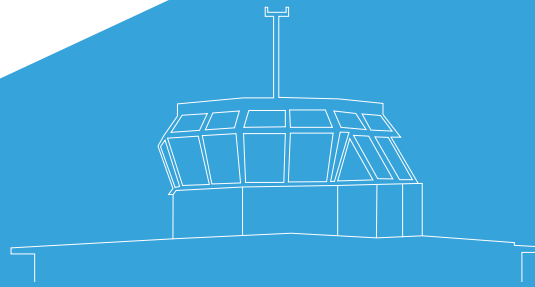
A4/A3 Poster - Distributed 25 January 2022



Epping Forest
District Council



North Weald Airfield



North Weald Airfield Employment Site Masterplan Drop-in Exhibition

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Drop-in Exhibition

Due to a recent change in government guidance, you can now meet the project team in person to discuss the masterplan and provide your feedback.

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Give us your feedback

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2. Fill out the feedback form on our website, which closes **Sunday 6 February**.
3. Email us for a copy to print at home, and submit it to Thornwood Common Parish Hall letterbox, CM16 6NB by **Sunday 6 February**.

You can still view the exhibition online at:
www.nwairfieldconsultation.co.uk



Soundings

Contact Us


Ph: +44 (0)20 7729 0770

E: northwealdairfield@soundingsoffice.com

Appendix E

Online Exhibition


Original Online Exhibition - Published 8 December 2021



North Weald Airfield

Statutory Consultation on Strategic Masterplan for North Weald Airfield Employment Site


December 2021 - January 2022



Epping Forest District Council


How to view the virtual exhibition

Use your mouse or keyboard to flick through the 12 digital exhibition boards.




Hover your mouse at the bottom of the page to:

- view the page you are on (out of 12)
- toggle and view page thumbnails
- zoom in or out
- change page



If you are using your keyboard to navigate:

- use right and left arrow keys to flick through pages
- zoom in or out by pressing on Ctrl key and - (minus) key or + (plus) key for Windows, or Cmd and - (minus) or + (plus) key if you are on Apple



If you are on mobile:


- swipe right or left or use the arrows at the bottom to change the page you are on
- toggle and view page thumbnails bottom left
- zoom in or out by pinching your fingers on the screen

This number shows which page you are on out of a total of 12

Click the square icon to view the pages as thumbnails

To the public exhibition: click on the arrow at the right of your screen with your mouse or press the arrow key on your keyboard to view the exhibition.

Click on the magnifying glass icon to zoom in and out




North Weald Airfield

Statutory Consultation on Strategic Masterplan for North Weald Airfield Employment Site

December 2021 - January 2022

01



Epping Forest District Council

A Strategic Masterplan for North Weald Airfield Employment Site

Welcome to this online exhibition for the North Weald Airfield Employment Site strategic masterplan.

This virtual exhibition shares an update from Epping Forest District Council and next steps.

✗ We are keen to hear the views of local people from a range of points of view, before the strategic Masterplan is submitted to Cabinet for adoption in early 2022.

A Strategic Masterplan for North Weald Airfield Employment Land

Epping Forest District Council as landowner is currently producing a masterplan for the development of employment land on the eastern-side of the North Weald Airfield.

Please note that the strategic masterplan and associated consultation are specifically related to the allocated employment site of the North Weald Airfield Masterplan area as outlined by the red boundary in the image to the right.

The site has been identified for employment uses in the emerging Epping Forest District Council's Local Plan.

Find out more at: www.efdclocalplan.org

The Council is preparing a Strategic Masterplan to guide future development of the site (planning applications) — providing a vision, objectives and parameters for future growth and development.


Epping Forest District Council is consulting those interested in the strategic masterplan.

The aim is to show how the strategic masterplan has developed following informal consultation carried out in November / December 2020 and as a result of technical studies conducted. Feedback will be used to inform the final plan to be submitted to Cabinet.

The report on the consultation to date can be viewed and downloaded from the website: www.nwairfieldconsultation.co.uk

✗ This stage of the process is the statutory consultation, which will take place over six weeks, plus an additional two weeks over the Christmas period.

In late 2019, the Council appointed a team led by Project Managers (Turner & Townsend), Planning Consultants, Masterplanners and Environmental Consultants (RPS) and Public Engagement Consultants (Soundings). They have been preparing the Masterplan including technical studies that have informed it.



Employment site allocation of the North Weald Airfield Masterplan Area

Exhibition and Statutory Consultation

This exhibition will be available to view from Wednesday 8 December 2021 to Sunday 30 January 2022.

This exhibition is part of the statutory consultation for the project, and will be the last opportunity for the community to provide feedback before the masterplan is submitted to Cabinet for adoption.

✗ We ask you to read the following exhibition, and fill out a feedback form.

If you have any questions about the consultation process you can email or call the team at: northwealdairfield@soundingsoffice.com 020 7729 1705

There will be opportunities to view the exhibition and meet the team in person in the new year and to join an online meeting. Details below:

- **Online Feedback Session: Tuesday 11 January 2022, 6pm - 7:30pm**
Please email to register and receive a Zoom link
- **Drop-in Exhibition 1: Saturday 15 January 2022, 1pm - 5pm**
Queens Hall Community Centre, North Weald Bassett CM16 6EY
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Masterplan and Vision

Vision

The overarching vision for the site is to create a new, high-quality, sustainable employment hub for North Weald and the surrounding area. It will be an attractive place to both work and visit, where people can enjoy the rich heritage of the Airfield.

Illustrative Site Layout Plan



Key Objectives

The development will be welcoming and accessible to everyone. It will provide a mixture of different types of buildings to suit a range of uses, able to fully meet local and regional demand. It will be well integrated into its surroundings, extending existing roads and pathways to ensure it is fully connected.

Alongside employment space, the site will encourage community uses. This includes the renovation of the Grade II listed Control Tower for an alternative use which could include community or cafe uses. There will also be open spaces located throughout the site to provide the opportunity to hold the outdoor market, car boot sale and other events.

Background and Site Context

Background

- The masterplan employment site is approximately 41ha, and is located to the west of the North Weald Bassett and currently forms part of North Weald Airfield.
- The site is allocated in the emerging Local Plan for employment uses. Upon adoption of the Local Plan the site will be taken out of the Green Belt.

Existing uses

- Existing uses at the Airfield are varied across the site with the northern section largely comprising grassed soft landscaping and open fields.
- The control tower and gatehouse as well as a number of maintenance buildings are located in the centre of the site.
- The southern portion of the site is occupied by a number of existing hangar and warehouse buildings with an electricity substation.

Ideal location for new business

- The airfield site sits within the UK Innovation Corridor - linking London to Cambridge and the Digital Innovation Zone (DIIZ), a central government initiative that Essex County Council supports.
- The area has very high levels of broadband and digital accessibility making it an ideal location for businesses, that are both sustainable, focused on future needs and the best use of technology.

Connection with North Weald Bassett Urban Extension

- A large urban extension providing approximately 1,050 new homes is proposed to the north western edge of North Weald Bassett to the east of the airfield.
- Key objective is to improve on existing, and provide new, public open space to assist with the protection of the Special Protection Area and Special Area of Conservation.
- Priority is to enable new and improved cycle and pedestrian links, and opportunities for new east/west connections linking the proposed urban extension to the North Weald Airfield employment site.



North Weald Bassett: Draft Illustrative Concept Plan (Prepared by Terence O'Rourke, 2019)

Surrounding development

- There is a range of mixed developments surrounding the site including Blenheim Gardens, Merlin Way apartments, the Bassett Business Centre, industrial units off Siskin Way, North Weald Golf Club and a 5-a-side football facility off Raytby Lane.

Accessibility and connections

- The site has good connections to the local highway network and is reasonably well connected to the existing public transport and footway networks.
- The development of the site may require capacity improvements to roads, bus services, and provision of cycling and walking links.

Heritage considerations

- The Control Tower of North Weald Airfield is located within the site boundary and is a Grade II Listed Building.
- St Andrews Church, listed Grade II is located 400m to the north east of the Control Tower and was constructed in 1330, and to the south of this is the Grade II Church Cottage, a 17th century timber framed building.

Landscape, topography, views & trees

- Generally open landscape, with existing trees mostly located along the eastern boundary of the site, and a large group of trees is located at the south eastern boundary providing a partial buffer to the existing residential development.
- Outwardly level terrain, however generally slopes upwards from north to south.

Environmental context

- Areas along the western half of the site and to the north east behind the Control Tower are at risk of surface water flooding. Any built development located within these areas will need to consider additional mitigation measures.
- The Airfield site does have habitat potential for various species, particularly the part of the site to the north of Merlin Way. Further species surveys are to be carried out as part of the future planning application process.



North Weald Airfield Control Tower



Tree lined area south side of Hangar 1



Church Lane Flood Meadow LWS and LNR

Site Evaluation

Following a review of the site and surrounding context, a number of considerations and opportunities have been identified, including known Airfield requirements and considerations, which will inform the development strategy for the site.

Category	Considerations & Opportunities
Heritage	<ol style="list-style-type: none"> If possible, increase public access to the Control Tower, as part of its potential conversion to an alternative use which could include a new community facility/cafe. Maintain views of the airfield and St Andrews Church from the site. The Airfield Museum and Hangar 1 have historic value.
Airfield Requirements	<ol style="list-style-type: none"> A new Airfield Control Tower and associated emergency and rescue uses will be required within the site. Emergency access links to the new Airfield perimeter road. Obstacle Limitation Surfaces (OLS) restrictions cover the site, which will limit building heights within the western area of the site. Potential noise issues associated with the Airfield from the west.
Environmental	<ol style="list-style-type: none"> Retention of a number of Category A and B trees within the site. Majority of the site does not have ecological sensitivities, apart from potential for reptiles in the area to the north of Merlin Way To the east and south are the Church Lane Flood Meadow Local Nature Reserve (LNR) and Roughaltleys Wood LNR. The Weald Common Flood Meadows LNR is located further to the east. Parts of the site are currently at risk to surface water flooding.
Highways and Movement	<ol style="list-style-type: none"> Merlin Way bounds the site to the east and currently provides various access points into the site, and is part of the existing highway network. To the east there are a number of existing Public Rights of Way (PRoW) routes as well as the Millennium Walk 1 which provides opportunities to expand the local pedestrian and cycle network and connect to the SAND (Suitable Alternative Natural Greenspace), the proposed North Weald Bassett Urban Extension and the village centre.
Built Environment	<ol style="list-style-type: none"> There are a number of existing buildings on the site of varying scale and quality, mainly located within the southern third of the site. Need to meet policy to provide 10ha of Class E(g)/B1/B2/B8 development. The boundary between the site and the existing residential area to the southeast is exposed in parts and will need to be reinforced to protect amenity levels of existing residents.



Previous Engagement

Public consultation on the draft Strategic Masterplan for the North Weald Airfield Employment Site took place in November and December 2020.

The engagement process began with stakeholder meetings to encourage early conversations, understand local aspirations, raise awareness and inform the consultation. The public consultation was then held digitally over a three-week period, from 26 November to 17 December 2020.

From this consultation, some key insights were gathered from stakeholders and the wider community that have informed the updated strategic masterplan.



Types of comments received



- Support
- Concern
- Aspiration
- Statement
- Question

Key Feedback



Transport & Road Network - 22% of comments
Transport received the most comments, and the highest level of concern expressed with further clarity and details asked for on potential impacts, road infrastructure improvements and a reconsideration of access to the site.



Heritage Assets - 14% of comments
Heritage was the second most discussed topic with a large number of aspirations expressed to protect and enhance the strong sense of identity attached to the Airfield clearly set out in the Strategic Masterplan.



Environmental Considerations - 14% of comments
The numerous comments on environment and ecology correlated with those on transport. Residents are keen to mitigate potential environmental impacts as much as possible, with concerns raised around air, noise and light pollution from industrial and commercial activities (and potential increase in airfield activities).



Mixed Uses - 10% of comments
There is support for introducing a mix of uses on site, in addition to businesses to create a sense of place. For example, respondents would like there to be facilities to support new employees and site users, as well as the local community.



Phasing and Next Steps - 9% of comments
This topic received a lot of comments, reflecting the general wish for further details to be shared on the studies being carried out to inform the Strategic Masterplan development and for continuous community engagement.

Design Evolution

An illustrative layout plan was prepared to help establish potential floorspace figures for the site and was tabled as part of the first stage of consultation towards the end of 2020.

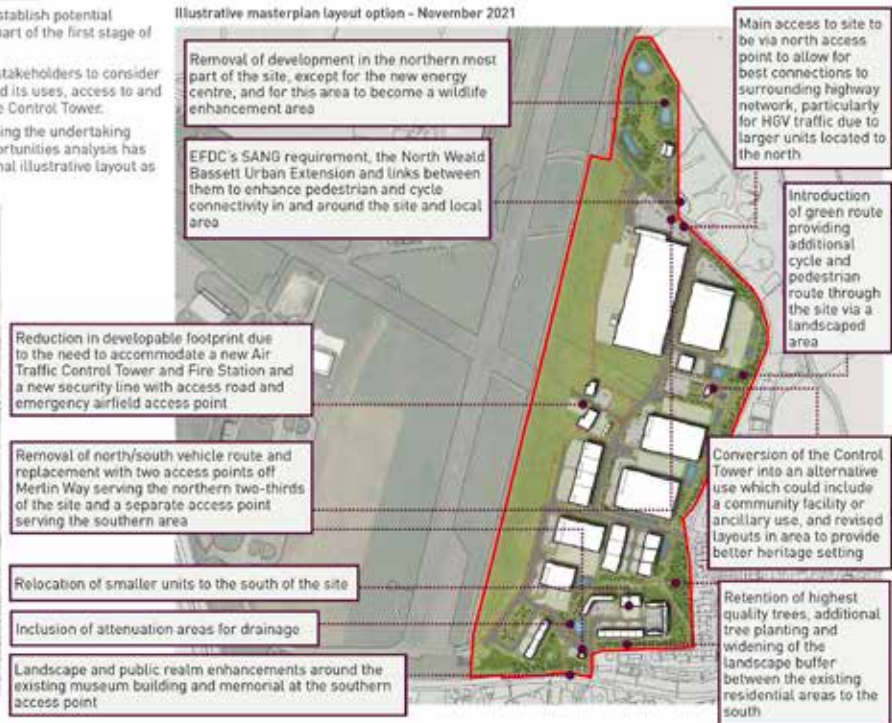
The purpose was to open up a dialogue between stakeholders to consider the most appropriate configuration for the site and its uses, access to and from it and to explore opportunities regarding the Control Tower.

Following detailed analysis and evaluation, including the undertaking of further technical work, as constraints and opportunities analysis has resulted in a number of amendments to the original illustrative layout as shown in the diagrams on this page.



Initial illustrative masterplan concept - shown in November 2020

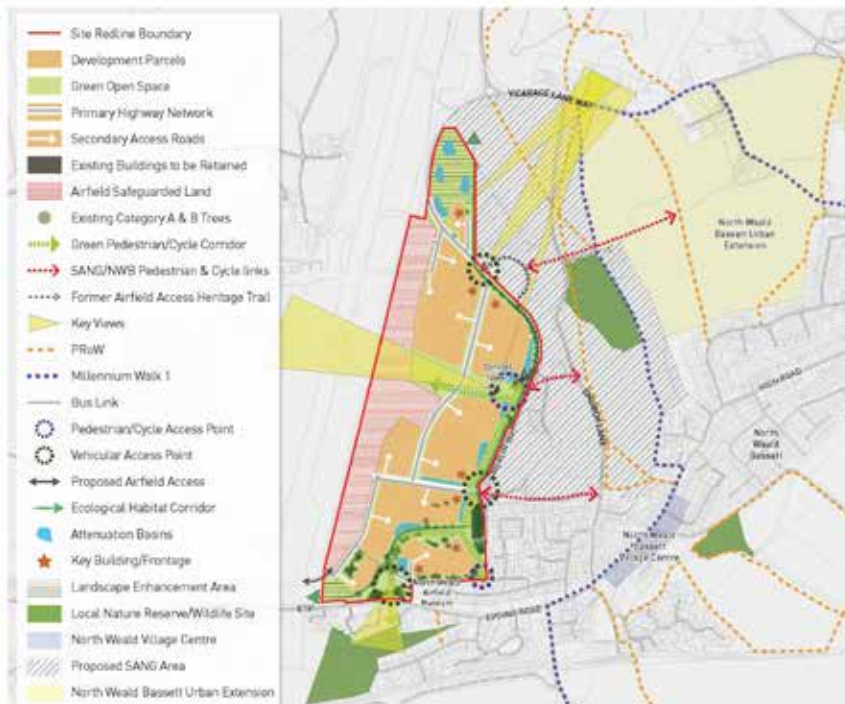
Illustrative masterplan layout option - November 2021



Site Development Strategy

The site development strategy responds to the constraints and requirements of the site, and considers how to maximise opportunities.

- Employment Development Parcels**
 A range of development parcels located around the site, ranging from smaller employment uses such as office buildings or light industrial to the south, to larger units such as warehousing or logistic uses to the north of the site.
- Sustainable Movement**
 A new north/south green pedestrian and cycle route is proposed through the site, in addition to the cycle/pedestrian route on the main road. This new link could continue north linking into the former airfield, and create a new heritage trail. A new sustainable bus link could be accommodated through the site including a bus gate function.
- Environmental**
 The new green link through the site will be supported by additional landscaping. An ecological corridor could also be provided following the route of the green link, and benefiting from the attenuation basins.
- Placemaking**
 The existing Control Tower will be retained for an alternative use which could include a community facility or ancillary use.
- Net Zero Carbon Development**
 There is the opportunity to deliver a net zero carbon development through the use of fuel cells, ground source heat pumps, photovoltaics and Anaerobic Digestion.



Design Objectives

Movement Framework



The movement framework sets out the existing surrounding movement network and identifies new opportunities to integrate the site into it.

This includes:

- The encouragement of HGV's and general site vehicle traffic to use the northern access into the site, which would be the more direct route from the M11.
- The creation of a new bus route through the site, including a bus only section from Epping Road to Mertin Way.

- The provision of a new north / south pedestrian and cycle green link which would connect into a new east / west link across the SANG towards the North Weald Bassett urban extension.
- The remodelling of the existing Control Tower access point as a pedestrian and cycle only entrance.
- The re-introduction of the former airfield access as a new heritage trail, to connect to the proposed north / south green link and into the new east / west link across the SANG.

Placemaking Framework



The placemaking framework considers how building heights and form, key views, building frontages and entrance features will help shape the development of the site to create a strong sense of place within the scheme.

This includes:

- The consideration of building heights and form within the vicinity of the listed Control Tower.
- The retention of key views across to the Airfield and the St Andrews Church Tower to the north.

- Preserving the setting of the Control Tower where possible, with development set back in order to retain a degree of separation.
- Emphasising the Control Tower along the new north / south green link.
- Providing strong elevational / frontage treatment of buildings at key entrance points into the site as well as along the primary movement network.

Development Objectives

Land Use Framework



The land use framework identifies where development parcels can be located within the site and types of uses appropriate.

It envisages that:

- Larger units will be located towards the northern part of the site, to be set away from the existing residential uses to the south and southeast, and well located for highway access to the M11 via the A414.
- Smaller units, more acceptable in scale being located adjacent to existing residential areas such as 'office and training' uses, will be located towards the southern end of the site.

- Community uses could be located in the development site, including potential in the former Airfield Control Tower.
- The existing Airfield Museum should be retained in its existing location with the opportunity for additional community development, an extension to the Museum or amenity green space.
- A new north / south green corridor containing open space, a pedestrian and cycle route and ecological benefits will be provided through the site.

Green Infrastructure Framework



The green infrastructure framework helps integrate the proposed development into its landscape setting and provides new opportunities to connect the development to the wider landscape network.

This includes:

- The provision of a new north / south green link running through the site connecting into a new east / west pedestrian and cycle link across the proposed SANG area towards the North Weald Bassett urban extension.

- Ecological and wildlife enhancement area located to the area north of Mertin Way.
- New landscape enhancement areas linking to the proposed SANG.
- The enhancement of existing boundary vegetation along the eastern boundary to provide an ecological corridor and to soften the developments edge.

Sustainability Objectives

The airfield site redevelopment will need to meet the requirements of national and local planning policies.

Amongst these are the need to respond to the Council's 2019 declaration of Climate Change Emergency, and its target of becoming Net Zero Carbon by 2030. The following opportunities have been explored for integrating sustainable design:

LANDSCAPE LED DESIGN

The scheme should be fully integrated into its setting and respond to the environmental opportunities of the site. A landscape led design is an integral part of the strategic approach for achieving the key objectives of a Garden City.

SOCIAL AND ECONOMIC WELLBEING

The scheme will need to adopt an integrated design to support the following strategic objectives:

- Create a healthy local economy with thriving businesses and employment opportunities
- Support a social cohesion
- Minimise any negative environmental effects on the health and wellbeing of building users

This should result in the following objectives being achieved by the detail design stage of the redevelopment:

- Encouraging green-sector jobs and businesses
- Promoting a business innovation centre for training, business support, knowledge sharing and collaboration
- Developing local skills and supporting local tradespeople and suppliers during the construction phase
- Incorporating green and blue spaces eg green routes, and ponds to collect storm water
- Creating a community hub
- Incorporating Smart City principles



RESOURCE AND ENERGY

The scheme design must ensure that carbon emissions are reduced, where possible. The detail design should achieve this by:

- Complying with the Council's sustainability guidance, including targeting BREEAM Outstanding
- Promoting a circular economy
- Aiming for net-zero waste
- Use renewable technologies to deliver a net zero carbon development. These may include fuel cells, ground source heat pumps, photovoltaics, and anaerobic digestion systems



Filwood Green Business Park, Bristol - An example of an environmentally friendly employment development

LAND USE AND ECOLOGY

The existing site is of limited ecological value. The redevelopment will need to provide an improvement on the ecological biodiversity of the site by:

- Providing a network of green spaces and corridors, new ecological habitats, landscape enhancement areas and attenuation basins
- Linking the proposed development to the SANG land to the east
- Connecting the new development to the existing surrounding green infrastructure network
- Using sustainable drainage systems
- Incorporating green roofs which do not attract birds (due to bird strike risks associated with the operational airfield)
- Achieving Biodiversity Net Gain (BNG) of equal to or greater than 10%.
- Retaining existing trees (where possible) and planting new trees

TRANSPORT AND MOVEMENT

Any development at the site will need to create an efficient and safe system for movement and encourage active travel. The site is very well connected to North Weald Bassett village and to the wider strategic highway network with direct access to the A414 and M11 to the north. Any proposed development should allow for:

- All HGV access to be routed to/from the north access point
- Access from Epping Road to be restricted to minimal HGV movement, cars, LGVs, cyclists and pedestrians
- Legible and safe pedestrian and cycle routes throughout the site and links to the surrounding area
- Improved public transport connections including a possible new bus route to link the site with Epping underground station, North Weald Bassett village and the surrounding area
- Electric vehicle charging points
- Cycle parking and facilities to promote active travel
- A detailed Travel Plan and travel coordinator to implement and update measures on a regular basis



Electric Vehicle Charging Point



Cycle Parking



Local bus networks

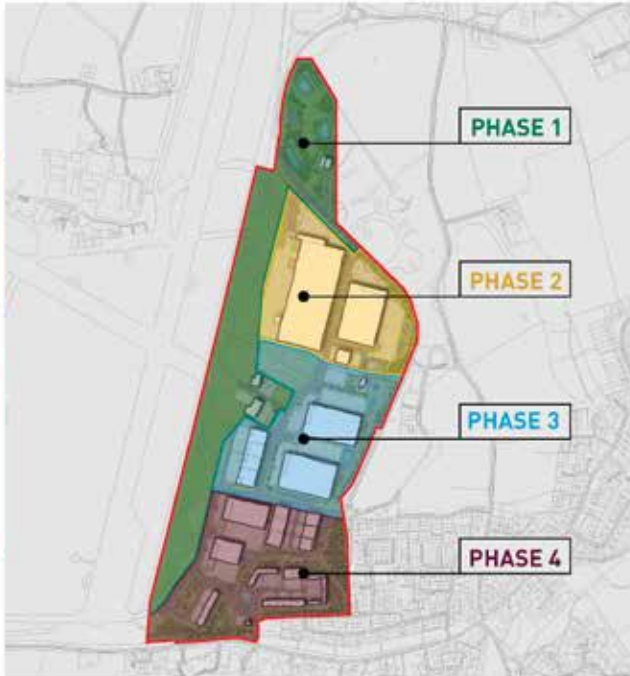
Strategic Masterplan

The masterplan has been shaped and developed through a continuous process between the consultant team, EFDC, ECC and North Weald Airfield with input from consultation with local stakeholders including the Parish Council and the general public.

- The redevelopment of the site will provide approximately 100,000sqm of new employment floorspace, across a range of sectors such as construction, digital, creative, logistics and manufacturing.
- A new north/south green link, with pedestrian and cycle access, will run through the site, connecting into a new east/west cycle route across the proposed SANG and link into the North Weald Bassett urban extension.
- A new bus route will also run through the site to connect the development to the village and surrounding wider area.
- Existing access points will be reconfigured with the northern access becoming a primary entrance to the site, with a secondary access point at the southern most Merlin Way roundabout. The southern access point will serve the smaller units in the south east corner of the site only.
- Existing vegetation including Category A and B trees are retained where possible, with new planting to reinforce existing landscape, particularly along the green route and to buffer the residential development to the south east.
- Retention of the Control Tower, which subject to listed building consent, could be converted into an alternative use which could include a new community facility or ancillary use.
- A new energy centre is proposed within the northern parcel as part of the strategy for a net zero carbon development.



Phasing and Delivery



Illustrative Site Layout with Indicative Phasing Plan (subject to commercial and developer requirements)

Phase 1

It is proposed that this phase would include:

- Development would commence with the construction of the new Airfield Control Tower and associated infrastructure on land to the west of the site.
- Construction of the new Energy Centre within the northern parcel.
- Highway changes required along the northern stretch of Merlin Way, such as a reconfigured junction into the site to emphasize the primary access point.
- The proposed surface water attenuation ponds and landscape enhancements within the northern parcel.

Phase 2

It is proposed that this phase would include:

- The northern third of the main site which would likely consist of the larger unit sizes within the development.

Phase 3

It is proposed that this phase would include:

- Works to the Control Tower.
- Completion of the primary route through the site and any works required to Merlin Way.

Phase 4

It is proposed that this phase would include:

- Delivery of the southern third of the site.
- Smaller unit typologies proposed such as new office space and small scale light industrial uses adjacent to the existing residential area.

The parcel of development proposed within the southeastern corner, which includes

its own access, could be delivered as a standalone phase at any stage during the build out programme.

Services

The secondary highway network, main site surface water drainage, foul drainage and utility services will be sequenced to be delivered in stages as required to service the development parcels for the various phases.

Internal Bus Routes

Practically, the bus route through the site will be delivered when the service is viable and discussions with the Highway Authority and bus service operators will determine time-scales.

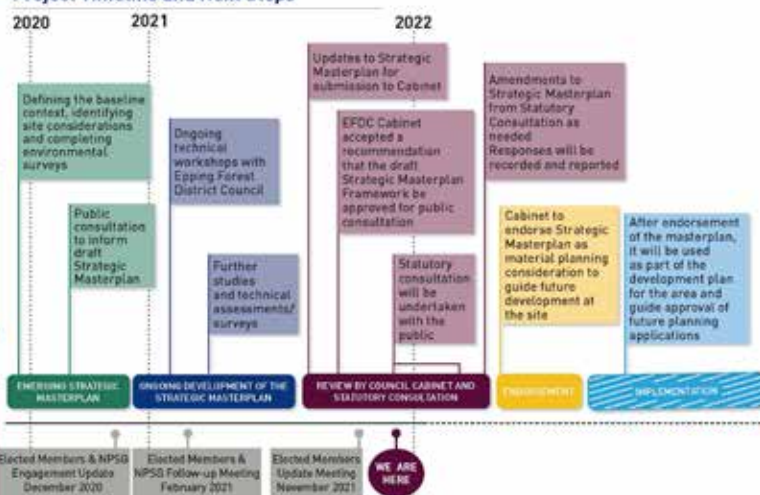
Landscaping

Landscaping and ecological works, including the provision of the new green link through the site, will follow in sequence with the development of each phase.

Planning Conditions

The requirement for the provision of infrastructure and other Section 106 planning obligations to support new development will be informed by the Council's Infrastructure Delivery Plan (IDP) and statutory consultees. The level of contributions required would be defined during the planning application stage.

Project Timeline and Next Steps



Review by Council Cabinet and Statutory Consultation
We are currently in this stage, having updated the draft Strategic Masterplan following the last stage of consultation in November and December 2020. This stage now involves the last stage of consultation with community and statutory stakeholders to provide a final round of feedback to the project team. Following this, responses will be recorded and reported, and amendments to the Strategic Masterplan will be made where required. Statutory consultees will be contacted and feedback managed by EFDC planners.

The final Strategic Masterplan for the North Weald Airfield Employment Site will be submitted to Cabinet in early 2022 for endorsement.

Endorsement
Cabinet will consider the submitted Strategic Masterplan, and any required changes, in order to achieve endorsement.

Implementation
Following endorsement of the masterplan, it will be used as a guide for future development in the area, and any planning applications within the employment site.

Have your Say

To view the online exhibition please visit:

www.nwairfieldconsultation.co.uk

Meet the masterplan team

There will also be a range of engagements events in January 2022 after the holiday period:

- **Online Feedback Session:** Tuesday 11 January 2022, 6pm - 7:30pm
Please email to register and receive a Zoom link
- **Drop-in Exhibition 1:** Saturday 15 January 2022, 1pm - 5pm
Queens Hall Community Centre, North Weald Bassett CM16 6EY
- **Drop-in Exhibition 2:** Wednesday 19 January 2022, 3pm - 7pm
Queens Hall Community Centre, North Weald Bassett CM16 6EY

If you would like to request a Zoom meeting with the team, please send us an email.

Provide your feedback

Fill out the feedback form on our website, or pick up a printed copy from **North Weald Library**, and return it to any of the following locations before Sunday 30 January:

- Thornwood Common Parish Hall letterbox - Weald Hall Lane, CM16 6NB
- Survey box located at North Weald Library, CM16 6BZ

You can also return it at one of the drop-in events in January, or send it to the team in an email.

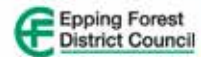
Contact Details

If you have any questions about the consultation, please contact:

northwealdairfield@soundingsoffice.com
020 7729 1705

You can also sign up for the mailing to receive project updates by filling out the form on the Contact Us page on the project webpage or by emailing the team.

Amended Board 01 (consultation update) - Published 27 January 2022



A Strategic Masterplan for North Weald Airfield Employment Site

Welcome to this online exhibition for the North Weald Airfield Employment Site strategic masterplan.

This virtual exhibition shares an update from Epping Forest District Council and next steps.

✘ We are keen to hear the views of local people from a range of points of view, before the strategic Masterplan is submitted to Cabinet for adoption in early 2022.

A Strategic Masterplan for North Weald Airfield Employment Land

Epping Forest District Council as landowner is currently producing a masterplan for the development of employment land on the eastern-side of the North Weald Airfield.

Please note that the strategic masterplan and associated consultation are specifically related to the allocated employment site of the North Weald Airfield Masterplan area as outlined by the red boundary in the image to the right.

The site has been identified for employment uses in the emerging Epping Forest District Council's Local Plan.

Find out more at:
www.efdclocalplan.org

The Council is preparing a Strategic Masterplan to guide future development of the site (planning applications) — providing a vision, objectives and parameters for future growth and development.

Epping Forest District Council is consulting those interested in the strategic masterplan.

The aim is to show how the strategic masterplan has developed following informal consultation carried out in November / December 2020 and as a result of technical studies conducted. Feedback will be used to inform the final plan to be submitted to Cabinet.

The report on the consultation to date can be viewed and downloaded from the website:

www.nwairfieldconsultation.co.uk

✘ This stage of the process is the statutory consultation, which will take place over six weeks, plus an additional two weeks over the Christmas period.

In late 2019, the Council appointed a team led by Project Managers (Turner & Townsend), Planning Consultants, Masterplanners and Environmental Consultants (RPS) and Public Engagement Consultants (Soundings). They have been preparing the Masterplan including technical studies that have informed it.



Employment site allocation of the North Weald Airfield Masterplan Area

Exhibition and Statutory Consultation

This exhibition will be available to view from **Wednesday 8 December 2021 to Sunday 30 January 2022.**

This exhibition is part of the statutory consultation for the project, and will be the last opportunity for the community to provide feedback before the masterplan is submitted to Cabinet for adoption.

✘ We ask you to read the following exhibition, and fill out a feedback form.

There will be opportunities to view the exhibition and meet the team in person in the new year and to join an online meeting.

If you have any questions about the consultation process you can email or call the team at:
northwealdairfield@soundingsoffice.com
020 7729 1705

Amended Board 13 (consultation update) - Published 27 January 2022



Statutory Consultation on Strategic Masterplan for North Weald Airfield Employment Site
December 2021 - January 2022

13 

Project Timeline and Next Steps



Review by Council Cabinet and Statutory Consultation
We are currently in this stage, having updated the draft Strategic Masterplan following the last stage of consultation in November and December 2020. This stage now involves the last stage of consultation with community and statutory stakeholders to provide a final round of feedback to the project team. Following this, responses will be recorded and reported, and amendments to the Strategic Masterplan will be made where required. Statutory consultees will be contacted and feedback managed by EFDC planners.

The final Strategic Masterplan for the North Weald Airfield Employment Site will be submitted to Cabinet in early 2022 for endorsement.

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Meet the masterplan team
There will also be a range of engagements events in January 2022 after the holiday period. Please check for updates on our webpage for further details.

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Appendix F

Exhibition Boards (Drop-in Event)



Statutory Consultation on Strategic Masterplan for North Weald Airfield Employment Site
December 2021 - January 2022



A Strategic Masterplan for North Weald Airfield Employment Site

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Find out more at: www.efdclocalplan.org



Provide your feedback

To fill out the feedback form, the QR code below or grab one of our printed copies.



Masterplan and Vision

Vision

The overarching vision for the site is to create a new, high-quality, sustainable employment hub for North Weald and the surrounding area. It will be an attractive place to both work and visit, where people can enjoy the rich heritage of the Airfield.

Key Objectives

The development will be welcoming and accessible to everyone. It will provide a mixture of different types of buildings to suit a range of uses, able to fully meet local and regional demand. It will be well integrated into its surroundings, extending existing roads and pathways to ensure it is fully connected.

Alongside employment space, the site will encourage community uses. This includes the renovation of the Grade II listed Control Tower for an alternative use which could include community or cafe uses. There will also be open spaces located throughout the site to provide the opportunity to hold the outdoor market, car boot sale and other events.



Illustrative Site Layout Plan

Do you agree with the masterplan vision and key objectives?

Project Timeline and Next Steps

Review by Council Cabinet and Statutory Consultation

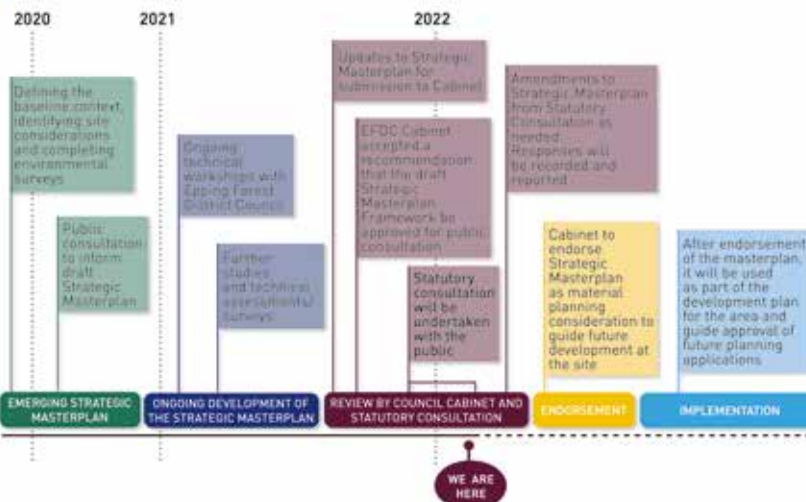
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Statutory Consultation on Strategic Masterplan for North Weald Airfield Employment Site

December 2021 - January 2022



Background and Site Context

Background

- The masterplan employment site is approximately 41ha, and is located to the west of the North Weald Bassett and currently forms part of North Weald Airfield.
- The site is allocated in the emerging Local Plan for employment uses. Upon adoption of the Local Plan the site will be taken out of the Green Belt.

Existing uses

- Existing uses at the Airfield are varied across the site with the northern section largely comprising grassed soft landscaping and open fields.
- The control tower and gatehouse as well as a number of maintenance buildings are located in the centre of the site.
- The southern portion of the site is occupied by a number of existing hangar and warehouse buildings with an electricity substation.

Ideal location for new business

- The airfield site sits within the UK Innovation Corridor – linking London to Cambridge and the Digital Innovation Zone (DiZ), a central government initiative that Essex County Council supports.
- The area has very high levels of broadband and digital accessibility making it an ideal location for businesses, that are both sustainable, focused on future needs and the best use of technology.

Surrounding development

- There is a range of mixed developments surrounding the site including Bienheim Gardens, Merlin Way apartments, the Bassett Business Centre, industrial units off Siskin Way, North Weald Golf Club and a 5-a-side football facility off Rayley Lane.

Connection with North Weald Bassett Urban Extension

- A large urban extension providing approximately 1,050 new homes is proposed to the north western edge of North Weald Bassett to the east of the airfield.
- Key objective is to improve on existing, and provide new, public open space to assist with the protection of the Special Protection Area and Special Area of Conservation.
- Priority is to enable new and improved cycle and pedestrian links; and opportunities for new east/west connections linking the proposed urban extension to the North Weald Airfield employment site.



North Weald Bassett: Draft Illustrative Concept Plan (Prepared by Terence O'Rourke, 2019)

Accessibility and connections

- The site has good connections to the local highway network and is reasonably well connected to the existing public transport and footway networks.
- The development of the site may require capacity improvements to roads, bus services, and provision of cycling and walking links.

Heritage considerations

- The Control Tower of North Weald Airfield is located within the site boundary and is a Grade II Listed Building.
- St Andrews Church, listed Grade II is located 400m to the north east of the Control Tower and was constructed in 1330, and to the south of this is the Grade II Church Cottage, a 17th century timber framed building.



North Weald Airfield Control Tower

Landscape, topography, views & trees

- Generally open landscape, with existing trees mostly located along the eastern boundary of the site, and a large group of trees is located at the south eastern boundary providing a partial buffer to the existing residential development.
- Outwardly level terrain, however generally slopes upwards from north to south.



Tree lined area south side of Hangar 1

Environmental context

- Areas along the western half of the site and to the north east behind the Control Tower are at risk of surface water flooding. Any built development located within these areas will need to consider additional mitigation measures.
- The Airfield site does have habitat potential for various species, particularly the part of the site to the north of Merlin Way. Further species surveys are to be carried out as part of the future planning application process.



Church Lane Flood Meadow LWS and LNR

Site Evaluation

Following a review of the site and surrounding context, a number of considerations and opportunities have been identified, including known Airfield requirements and considerations, which will inform the development strategy for the site.

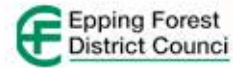
Category	Considerations & Opportunities
Heritage	<ol style="list-style-type: none"> If possible, increase public access to the Control Tower, as part of its potential conversion to an alternative use which could include a new community facility/ cafe. Maintain views of the airfield and St Andrews Church from the site. The Airfield Museum and Hangar 1 have historic value.
Airfield Requirements	<ol style="list-style-type: none"> A new Airfield Control Tower and associated emergency and rescue uses will be required within the site. Emergency access links to the new Airfield perimeter road Obstacle Limitation Surfaces (OLS) restrictions cover the site, which will limit building heights within the western area of the site. Potential noise issues associated with the Airfield from the west.
Environmental	<ol style="list-style-type: none"> Retention of a number of Category A and B trees within the site. Majority of the site does not have ecological sensitivities, apart from potential for reptiles in the area to the north of Merlin Way To the east and south are the Church Lane Flood Meadow Local Nature Reserve (LNR) and Roughallies Wood LNR. The West Common Flood Meadows LNR is located further to the east. Parts of the site are currently at risk to surface water flooding.
Highways and Movement	<ol style="list-style-type: none"> Merlin Way bounds the site to the east and currently provided various access points into the site, and is part of the existing highway network. To the east there are a number of existing Public Rights of Way (PRoW) routes as well as the Millennium Walk 1 which provides opportunities to expand the local pedestrian and cycle network and connect to the SANG (Sustainable Alternative Natural Greenspace), the proposed North Weald Bassett Urban Extension and the village centre.
Built Environment	<ol style="list-style-type: none"> There are a number of existing buildings on the site of varying scale and quality, mainly located within the southern third of the site. Need to meet policy to provide 10ha of Class E1g/B1/B2/B8 development. The boundary between the site and the existing residential area to the southeast is exposed in parts and will need to be reinforced to protect amenity levels of existing residents.





Statutory Consultation on Strategic Masterplan for North Weald Airfield Employment Site

December 2021 - January 2022



Previous Engagement

Public consultation on the draft Strategic Masterplan for the North Weald Airfield Employment Site took place in November and December 2020.

The engagement process began with stakeholder meetings to encourage early conversations, understand local aspirations, raise awareness and inform the consultation. The public consultation was then held digitally over a three-week period, from 26 November to 17 December 2020.

From this consultation, some key insights were gathered from stakeholders and the wider community that have informed the updated strategic masterplan.



Types of comments received



Did you view the previous online exhibition in November - December 2020?

Key Feedback



Transport & Road Network - 22% of comments

Transport received the most comments, and the highest level of concern expressed with further clarity and details asked for on potential impacts, road infrastructure improvements and a reconsideration of access to the site.



Heritage Assets - 14% of comments

Heritage was the second most discussed topic with a large number of aspirations expressed to protect and enhance the strong sense of identity attached to the Airfield clearly set out in the Strategic Masterplan.



Environmental Considerations - 14% of comments

The numerous comments on environment and ecology correlated with those on transport. Residents are keen to mitigate potential environmental impacts as much as possible, with concerns raised around air, noise and light pollution from industrial and commercial activities (and potential increase in airfield activities).



Mixed Uses - 10% of comments

There is support for introducing a mix of uses on site, in addition to businesses to create a sense of place. For example, respondents would like there to be facilities to support new employees and site users, as well as the local community.



Phasing and Next Steps - 9% of comments

This topic received a lot of comments, reflecting the general wish for further details to be shared on the studies being carried out to inform the Strategic Masterplan development and for continuous community engagement.

Design Evolution

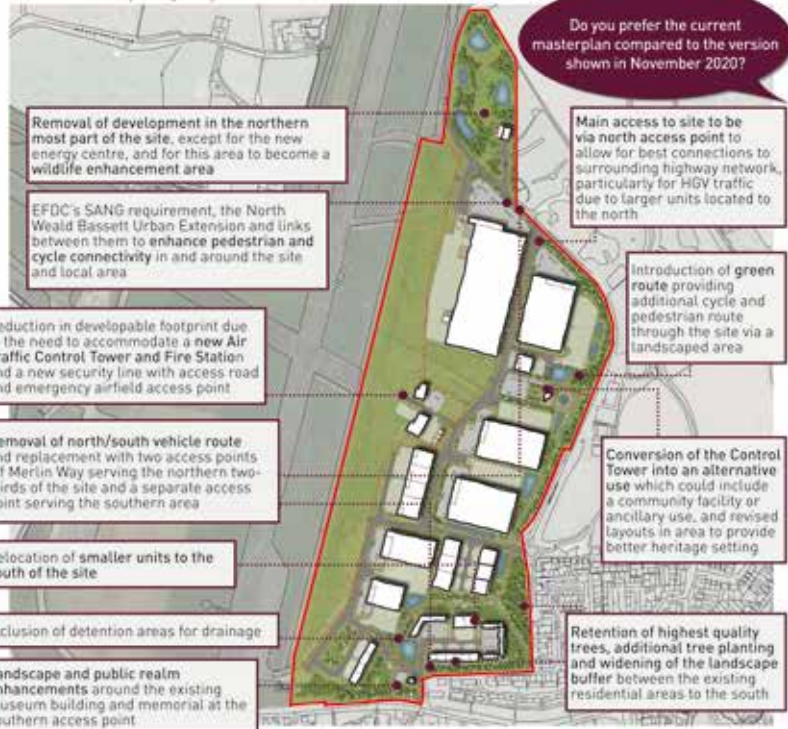
An illustrative layout plan was prepared to help establish potential floorspace figures for the site and was tabled as part of the first stage of consultation towards the end of 2020.

Following detailed analysis and evaluation, including the undertaking of further technical work, as constraints and opportunities analysis has resulted in a number of amendments to the original illustrative layout as shown in the diagrams on this page.

Illustrative masterplan layout option - November 2021



Initial illustrative masterplan concept - shown in November 2020



Site Development Strategy

The site development strategy responds to the constraints and requirements of the site, and considers how to maximise opportunities.

Employment Development Parcels

A range of development parcels located around the site, ranging from smaller employment uses such as office buildings or light industrial to the south, to larger units such as warehousing or logistic uses to the north of the site.

Sustainable Movement

A new north/south green pedestrian and cycle route is proposed through the site, in addition to the cycle/pedestrian route on the main road. This new link could continue north linking into the former airfield, and create a new heritage trail. A new sustainable bus link could be accommodated through the site including a bus gate function.

Environmental

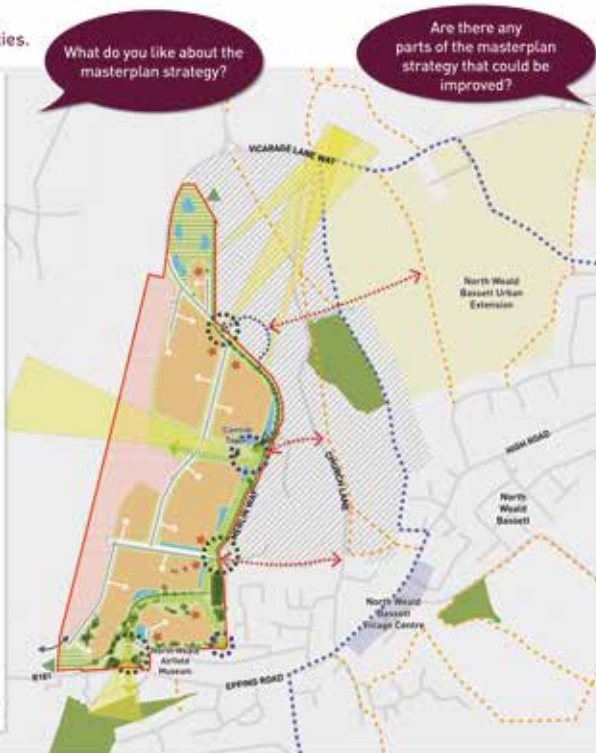
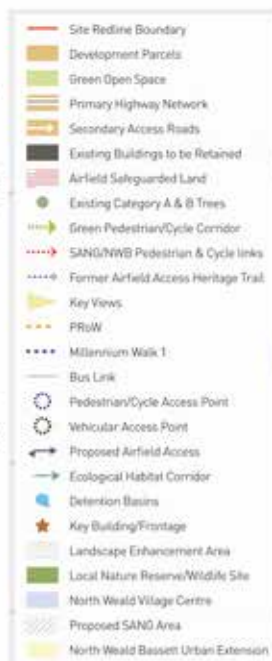
The new green link through the site will be supported by additional landscaping. An ecological corridor could also be provided following the route of the green link, and benefiting from the attenuation basins.

Placemaking

The existing Control Tower will be retained for an alternative use which could include a community facility or ancillary use.

Net Zero Carbon Development

There is the opportunity to deliver a net zero carbon development through the use of fuel cells, ground source heat pumps, photovoltaics and Anaerobic Digestion.



Sustainability Objectives

The airfield site redevelopment will need to meet the requirements of national and local planning policies.

LANDSCAPE LED DESIGN

The scheme should be fully integrated into its setting and respond to the environmental opportunities of the site. A landscape led design is an integral part of the strategic approach for achieving the key objectives of a Garden City.

SOCIAL AND ECONOMIC WELLBEING

The scheme will need to adopt an integrated design to support the following strategic objectives:

- Create a healthy local economy with thriving businesses and employment opportunities
- Support a social cohesion
- Minimise any negative environmental effects on the health and wellbeing of building users

This should result in the following objectives being achieved by the detail design stage of the redevelopment:

- Encouraging green-sector jobs and businesses
- Promoting a business innovation centre for training, business support, knowledge sharing and collaboration
- Developing local skills and supporting local tradespeople and suppliers during the construction phase
- Incorporating green and blue spaces eg green routes, and ponds to collect storm water
- Creating a community hub
- Incorporating Smart City principles

Bassett Millennium Walks Map

RESOURCE AND ENERGY

The scheme design must ensure that carbon emissions are reduced, where possible. The detail design should achieve this by:

- Complying with the Council's sustainability guidance, including targeting BREEAM Outstanding
- Promoting a circular economy
- Aiming for net-zero waste
- Use renewable technologies to deliver a net zero carbon development. These may include fuel cells, ground source heat pumps, photovoltaics, and anaerobic digestion systems

Filwood Green Business Park, Bristol - An example of an environmentally friendly employment development

LAND USE AND ECOLOGY

The existing site is of limited ecological value. The redevelopment will need to provide an improvement on the ecological biodiversity of the site by:

- Providing a network of green spaces and corridors, new ecological habitats, landscape enhancement areas and attenuation basins
- Linking the proposed development to the SANG land to the east
- Connecting the new development to the existing surrounding green infrastructure network
- Using sustainable drainage systems
- Incorporating green roofs which do not attract birds (due to bird strike risks associated with the operational airfield)
- Achieving Biodiversity Net Gain (BNG) of equal to or greater than 10%
- Retaining existing trees (where possible) and planting new trees

TRANSPORT AND MOVEMENT

Any development at the site will need to create an efficient and safe system for movement and encourage active travel. The site is very well connected to North Weald Bassett village and to the wider strategic highway network with direct access to the A414 and M11 to the north. Any proposed development should allow for:

- All HGV access to be routed to/from the north access point
- Access from Epping Road to be restricted to minimal HGV movement, cars, LGVs, cyclists and pedestrians
- Legible and safe pedestrian and cycle routes throughout the site and links to the surrounding area
- Improved public transport connections including a possible new bus route to link the site with Epping underground station, North Weald Bassett village and the surrounding area
- Electric vehicle charging points
- Cycle parking and facilities to promote active travel
- A detailed Travel Plan and travel coordinator to implement and update measures on a regular basis

Design Objectives

Movement Framework



The movement framework sets out the existing surrounding movement network and identifies new opportunities to integrate the site into it.

This includes:

- The encouragement of HGV's and general site vehicle traffic to use the northern access into the site.
- The creation of a new bus route through the site, and a bus only section from Epping Road to Merlin Way.

- The provision of a new north / south pedestrian and cycle green link
- The remodelling of the existing Control Tower access point as a pedestrian and cycle only entrance.
- The re-introduction of the former airfield access as a new heritage trail, to connect to the proposed north / south green link and into the new east / west link across the SANG.

Placemaking Framework



The placemaking framework considers how building heights and form, key views, building frontages and entrance features will help shape the development of the site to create a strong sense of place within the scheme.

This includes:

- The consideration of building heights and form within the vicinity of the listed Control Tower.

- The retention of key views across to the Airfield and the St Andrews Church Tower to the north.
- Preserving the setting of the Control Tower where possible.
- Emphasising the Control Tower along the new north / south green link.
- Providing strong elevational / frontage treatment of buildings at key entrance points into the site as well as along the primary movement network.

Land Use Framework



The land use framework identifies where development parcels can be located within the site and types of uses appropriate.

It envisages that:

- Larger units will be located towards the northern part of the site, to be set away from the existing residential uses and well located for highway access to the M11 via the A414.
- Smaller units being located adjacent to existing residential areas such as 'office and training' uses, will be located towards the southern end of the site.

- Community uses could be located in the development site, including potential in the former Airfield Control Tower.
- The existing Airfield Museum should be retained in its existing location with the opportunity for additional community development.
- A new north / south green corridor containing open space, a pedestrian and cycle route and ecological benefits will be provided through the site.

Green Infrastructure Framework



The green infrastructure framework helps integrate the proposed development into its landscape setting and provides new opportunities to connect the development to the wider landscape network.

This includes:

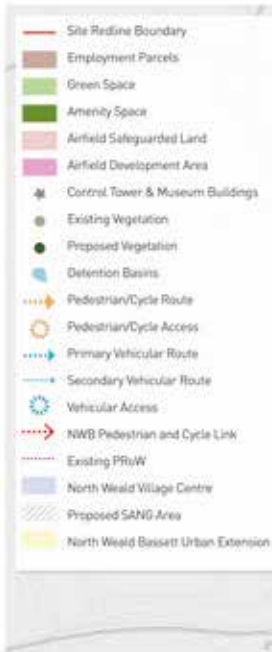
- The provision of a new north / south green link running through the site connecting into a new east / west pedestrian and cycle link across the proposed SANG area towards the North Weald Bassett urban extension.

- Ecological and wildlife enhancement area located to the area north of Merlin Way.
- New landscape enhancement areas linking to the proposed SANG.
- The enhancement of existing boundary vegetation to provide an ecological corridor and to soften the developments edge.

Strategic Masterplan

The masterplan has been shaped and developed through a continuous process between the consultant team, EFDC, ECC and North Weald Airfield with input from consultation with local stakeholders including the Parish Council and the general public.

- The redevelopment of the site will provide approximately 100,000sqm of new employment floorspace, across a range of sectors such as construction, digital, creative, logistics and manufacturing.
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- Retention of the Control Tower, which subject to listed building consent, could be converted into an alternative use.
- A new energy centre is proposed within the northern parcel as part of the strategy for a net zero carbon development.



What do you think the most important local benefits are that this masterplan could deliver?

Is there anything else you feel should be considered in the masterplan?

Phasing and Delivery



Illustrative Site Layout with indicative Phasing Plan (subject to commercial and developer requirements)

Phase 1

It is proposed that this phase would include:

- Development would commence with the construction of the new Airfield Control Tower and associated infrastructure on land to the west of the site.
- Construction of the new Energy Centre within the northern parcel.
- Highway changes required along the northern stretch of Merlin Way, such as a reconfigured junction into the site to emphasise the primary access point.
- The proposed surface water attenuation ponds and landscape enhancements within the northern parcel.

Phase 2

It is proposed that this phase would include:

- The northern third of the main site which would likely consist of the larger unit sizes within the development.

Phase 3

It is proposed that this phase would include:

- Works to the Control Tower.
- Completion of the primary route through the site and any works required to Merlin Way.

Phase 4

It is proposed that this phase would include:

- Delivery of the southern third of the site.
- Smaller unit typologies proposed such as new office space and small scale light industrial uses adjacent to the existing residential area.

The parcel of development proposed within the southeastern corner, which includes its own access, could be delivered as a standalone phase at any stage during the build out programme.

Services

The secondary highway network, main site surface water drainage, foul drainage and utility services will be sequenced to be delivered in stages as required to service the development parcels for the various phases.

Internal Bus Routes

Practically, the bus route through the site will be delivered when the service is viable and discussions with the Highway Authority and bus service operators will determine time-scales.

Landscaping

Landscaping and ecological works, including the provision of the new green link through the site, will follow in sequence with the development of each phase.

Planning Conditions

The requirement for the provision of infrastructure and other Section 106 planning obligations to support new development will be informed by the Council's Infrastructure Delivery Plan (IDPI) and statutory consultees. The level of contributions required would be defined during the planning application stage.

Appendix G

FAQs (December 2021)