

Report to Stronger Place Select Committee

Date of meeting: 17 September 2019

**Subject: St John's Road Development – Update to
September 2019 and North Weald Airfield Masterplan**

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Recommendations/Decisions Required:

This report is intended to update members on progress with the St. John's Road Development and the North Weald Airfield Masterplan.

Report:

(1) St John's Road Development

Since the last update a number of meetings have taken place between the Council and our project management consultants, White, Young and Green (WYG). These have principally centred around the alignment of the project brief with the Submission Version of our Local Plan and the evaluation of options.

In order to validate the requirement of the brief for the development to incorporate a retail element a soft market testing exercise was undertaken with property consultants Derek Wade Walters.

A survey of the available parking in the area of the development has been commissioned and is due to take place this month. The purpose of this is to establish the quantum of available parking in the light of the local plan parking requirements for developments in the district going forward.

Early work has established the possibility of incorporating some of the existing buildings (in addition to the locally listed buildings) into the design. In order to ascertain the viability of this a building condition survey of the old school has been commissioned.

WYG will host a Cabinet workshop on 24 September which will examine some initial ideas for the site and establish a clear way forward for the design by identifying a preferred option.

Public consultation and key partner engagement sessions will take place following the Cabinet workshop and this will be followed by a Quality Review Panel on 4 October.

The key decisions regarding the site will be taken at the meeting of Cabinet on 5 December 2019.

(2) North Weald Airfield Masterplan

Members will be aware that a recent report to Cabinet sought approval of a development brief and permission to seek expressions of interest from consultants to develop a Masterplan for the airfield in accordance with the Submission Version of the Local Plan.

The chosen consultant will be required to:

- prepare a Masterplan detailing the most appropriate allocation of uses;
- design an indicative layout;
- prepare all necessary supplementary supporting documentation, including analysis of envisaged economic, employment, and social implications, together with a Traffic Impact Assessment.

Following a tender exercise for the preparation of the Masterplan two submissions were received. In accordance with the decision of Cabinet (minute no:107, 11 April 2019) the Chief Executive has appointed Turner and Townsend to undertake the work. Progress reports will be presented to this committee in due course.