

# ***Supplementary Committee Agenda***



**Epping Forest  
District Council**

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## ***Cabinet Monday 18th March 2024***

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

**Time:** 7.00 pm

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

**14. NORTH WEALD BASSETT STRATEGIC MASTERPLAN FRAMEWORK (Pages 2 - 6)**

(Place – Cllr N Bedford) To agree to formally endorse the North Weald Bassett Strategic Masterplan Framework (C-051-2023/24).

**Please see Appendix A (Final Draft Strategic Masterplan Framework, part 2) attached.**

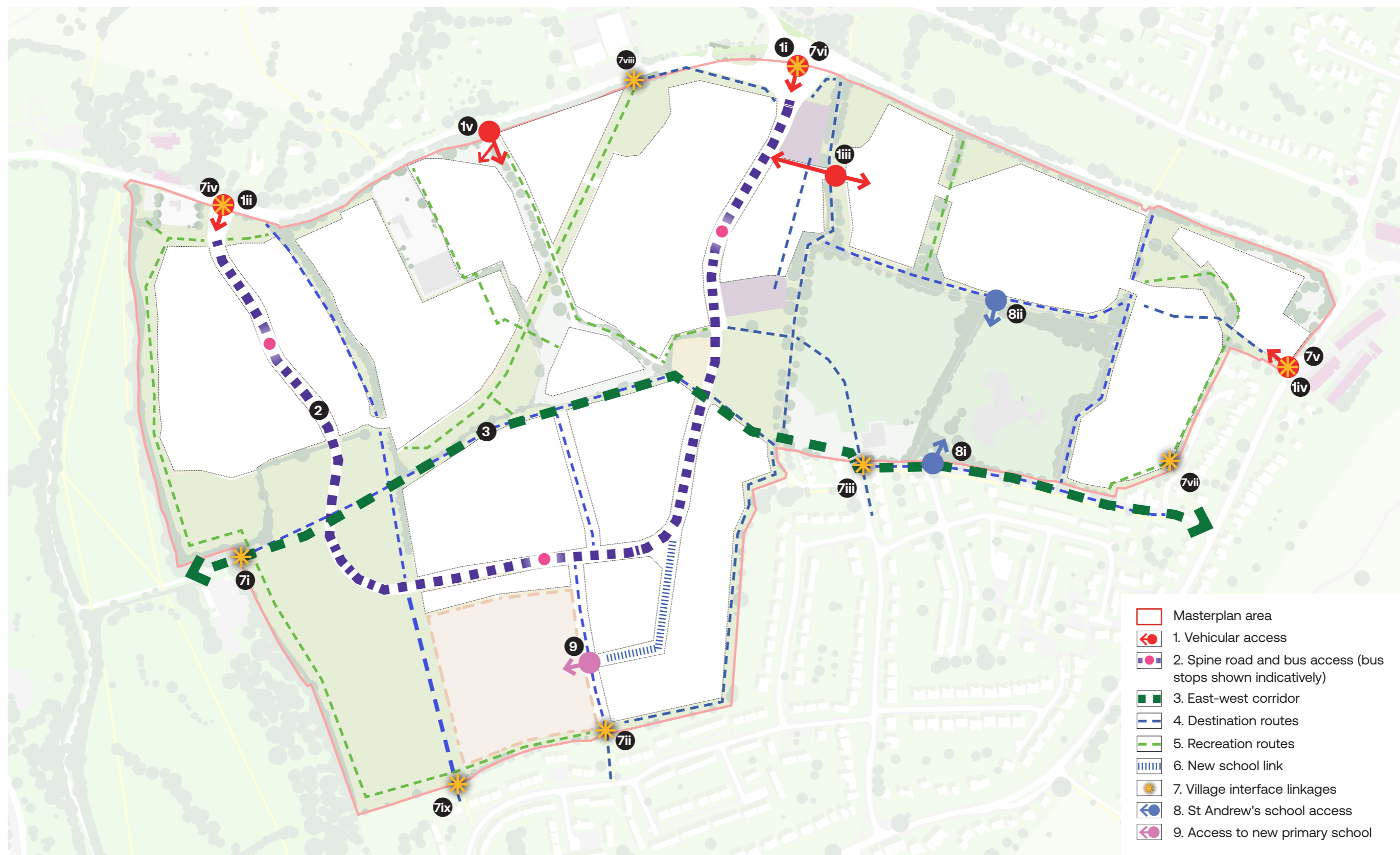


Figure 5.3 - Access and movement mandatory principles plan (illustrative block layout)

## 5.5 Residential density and building storey heights

1. Residential density – Residential development density has been graded such that higher residential densities are provided adjacent community and retail spaces to encourage their usage in accordance with sustainable development principles. Lower densities are utilised in locations where the site transitions into the wider countryside that surrounds North Weald village and to protect the setting of heritage assets.

All development proposals must accord with the mandatory spatial principles residential density plan, as illustrated in figure 5.4.



Figure 5.4 - Residential density mandatory principles plan (illustrative block layout)

- Masterplan area
- Higher density 40-55dph
- Medium density 35-45dph
- Lower density 25-35dph

2. Building storey heights – The prevailing character of North Weald village is made up of two-storey dwellings with limited three-storey or greater buildings. It is important to the local community that the expansion of the village maintains the village feel of North Weald Bassett. Additionally, parts of the masterplan area are surrounded by two storey homes. The storey height plan seeks to protect the residential amenities of these properties and the prevailing massing of homes in the village. However, areas of three storey residential building are promoted at key locations within the masterplan area and to facilitate in creating areas of higher density to help sustain community spaces in accordance with sustainable development principles.

All development proposals must accord with the mandatory spatial principles building heights plan, as illustrated in figure 5.5.

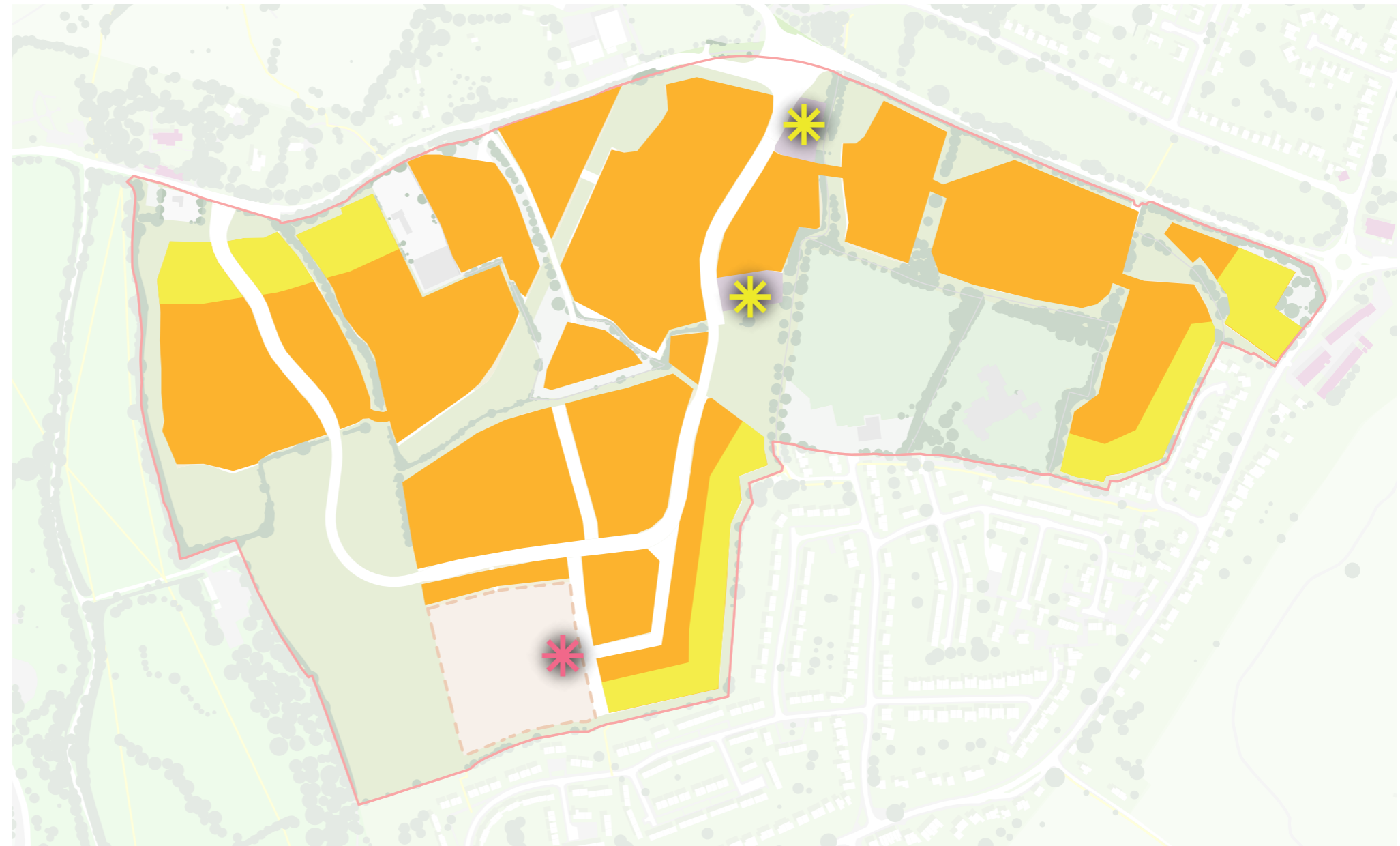


Figure 5.5 - Building storey heights mandatory principles plan (illustrative block layout)

- Masterplan area
- Residential up to 2 storeys
- Residential 2-2.5 storeys with 15-25% 3 storeys
- \* Local centre up to 2 storeys
- \* School buildings up to 2 storeys

## 6. Framework principles

### 6.1 Illustrative masterplan

The illustrative masterplan shown in figures 6.1 and 6.2 illustrates one way the SMF can achieve the delivery of the new homes and strategic infrastructure at North Weald Bassett as required by policy, and subject to further detailed design review.

As a landscape-led masterplan, the overwhelming existing framework of trees and hedgerows are retained with new planting provided to reinforce the existing landscape.

The SMF will deliver a minimum of 1,050 new homes, new education, community and sporting facilities and a new primary street with accesses into the site. A dedicated east-west pedestrian and cycle link will run through the centre of the SMF connecting from the eastern side of the village through to North Weald Airfield and local nature reserve in the west. Located along this key route and centrally located in the wider village, a new social hub will help to revitalise the existing recreation ground and Memorial Playing Fields into a social hub featuring sports, health, community and mobility facilities. The illustrative masterplan as shown opposite makes provision for a proportion of land within NWB.R3 to become a new school if required.

Further connection to the existing village is strengthened with a new greenway link and pedestrian gateway on the southern edge of the SMF area. New vehicular access points, including a roundabout on the A414 will enable buses to enter and leave SMF area without the need for a long diversion, and placing traffic away from the High Road through the existing village. New retail uses will be located alongside the A414 to ensure

an economically robust operation, and to avoid negatively affecting existing shops in the village.

Areas of landscape enhancement are provided throughout the SMF including the south western natural area of open space and SANG. This is adjacent to the wider proposed EFDC SANG, existing local nature reserve as well as the bee corridor which promotes pollinating species and runs along the gas main easement. These areas will provide opportunities for biodiversity net gain and wildlife habitat improvements.

A connected network of SuDS detention basins and swales have been indicated within the natural and semi-natural green amenity spaces, and along the primary street to allow for surface water run off as well as additional biodiversity enhancements.

Several routes through the SMF have been aligned to create framed vistas of local heritage assets including St Andrew's church and Tylers Farmhouse.

The proposal will be designed to be highly energy efficient and gas free, with a fabric first approach, photovoltaics and EV charging within each home.



Figure 6.1 - Illustrative concept sketch

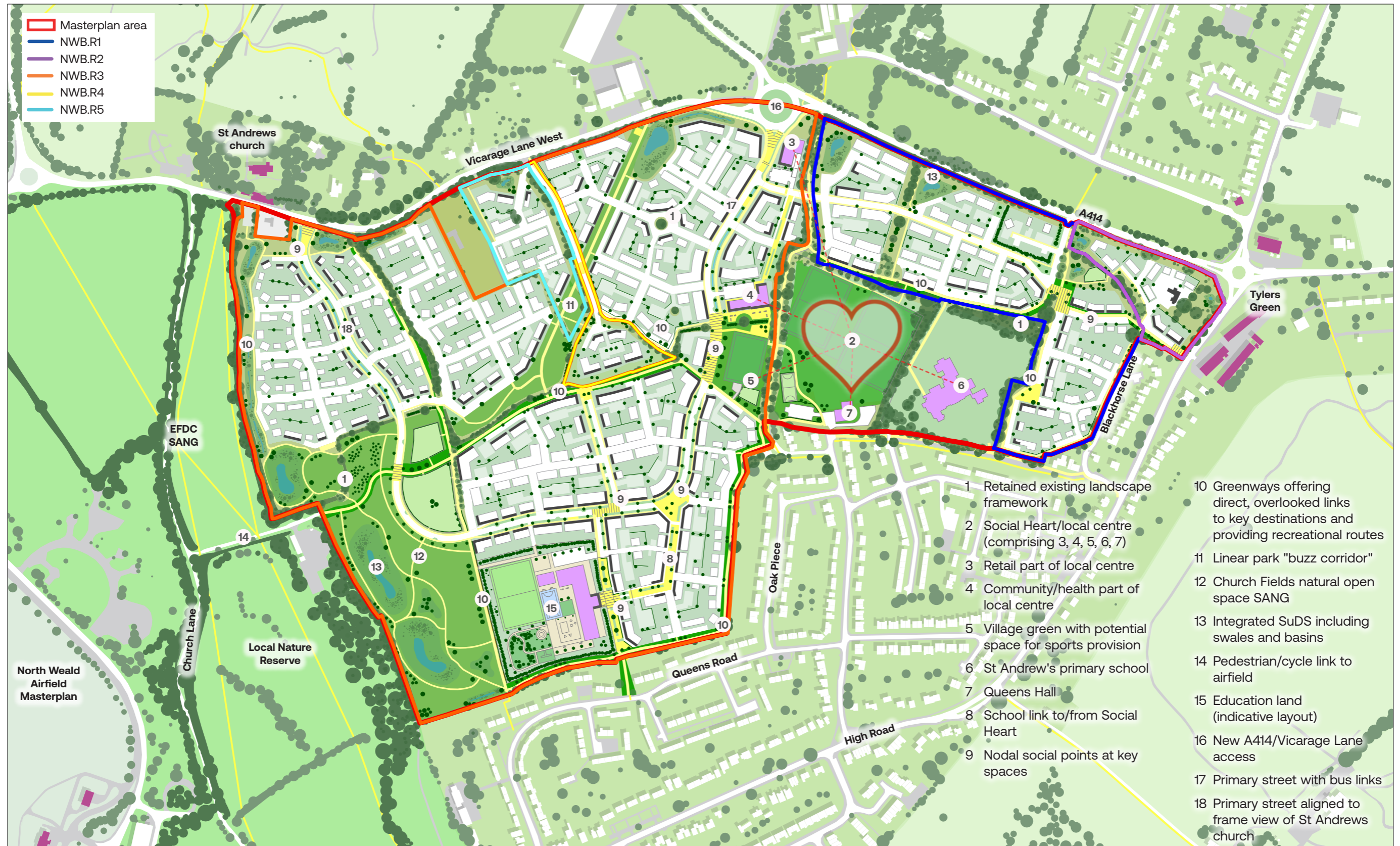


Figure 6.2 - Illustrative strategic masterplan