Waltham Abbey

5.41 Waltham Abbey, located in the west of the District, has a strong historic character with a number of heritage assets located in and around the main settlement. Of particular note, Waltham Abbey Church and Gardens, Royal Gunpowder Mills and the adjacent Lee Valley Regional Park strongly contribute towards the character of the settlement.

5.42 The Small District Centre is focused on the pedestrianised Sun Street and Market Square, which comprises a large number of cafes and restaurants, but which also has a small comparison retail offer.

5.43 The settlement benefits from its close proximity to the Lee Valley Regional Park (LVRP), which presents a number of recreational opportunities for residents.

Vision for Waltham Abbey

Waltham Abbey will be a revitalised Small District Centre, with a thriving daytime and night-time economy. A mix of new housing will play a strong role in the town’s regeneration, providing the population to support a healthy town centre economy, whilst also enabling the required community and social infrastructure, supporting a fully sustainable community.

The town will seek to develop across the Plan period, and will maximise retail, employment, and tourism based opportunities. In particular the town will build upon Waltham Abbey’s existing assets, including Waltham Abbey Church and Gardens, Royal Gunpowder Mills and adjacent Lee Valley Regional Park, developing a niche identity based primarily on tourism, built heritage and outdoor leisure activities.

New opportunities for enhanced provision of open spaces and leisure and amenity activities for residents will be taken and complement existing high value open spaces such as Town Mead. Walking and cycling access from the town to these spaces will be maintained and improved and improvements to sustainable transport infrastructure will be made.

The Town will support a diverse population of young people, families and the elderly, reducing inequality through provision of high quality new residential development in the most sustainable locations. Waltham Abbey will create local business and employment opportunities that underpin the local economy, particularly in the leisure industry.

Residential Sites

5.44 Policy SP 2 sets out the number of homes the Council will plan for in Waltham Abbey over the Plan period. The provision of approximately 858 homes has been informed by the aspiration for Waltham Abbey to provide a level of housing which supports regeneration of the settlement and improvements to the retention of Town Centre services, community and social infrastructure.

5.45 The Council has considered the possible spatial options to accommodate new homes at Waltham Abbey and concluded that the most appropriate spatial options are:

- **Intensification within the existing settlement**
  
  Focussing development within the existing settlement boundary will be less harmful to the Green Belt. This strategic option will maximise opportunities to focus development in the most sustainable locations within the settlement, uses previously developed land, and minimises any harm to the wider landscape around the settlement.

- **Expansion of the settlement to the north**
  
  This strategic option provides opportunities to support development within close proximity to existing town centre services whilst minimising harm to the Green Belt.

5.46 Following an assessment of the suitability, availability and achievability of Residential Sites located within these spatial options, the Council has identified seven sites for allocation to meet the identified housing requirement, as set out in Policy P 3.

5.47 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.

5.48 Development proposals should ensure that vulnerability to Surface Water flooding as well as the potential consequences for surrounding sites is suitability mitigated.
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

5.49 The allocation sites WAL.R1, WAL.R2, WAL.R3, and WAL.T1 and WAL.E7 will require a Strategic Masterplan to be produced to ensure that development proposals are ‘front-loaded’, recognising the scale and complexity of delivering the allocations.

Sites for Traveller Accommodation

5.50 Policy SP 2 sets out the Council’s approach to Traveller Sites within the district. One site has been allocated for Traveller Accommodation in Waltham Abbey:
- WAL.T1 Land to the rear of Lea Valley Nursery, Crooked Mile – up to 5 pitches

Employment Sites

5.51 Policy E 1 sets out the Council’s preferred approach to identifying sites for employment (B Class Use) uses.

5.52 There are six existing Employment Sites that have been identified in Waltham Abbey for designation in the Local Plan:
- WAL.E1 – Howard Business Park (0.54ha)
- WAL.E2 – Land at Breeches Farm (3.27ha)
- WAL.E3 – Land at Woodgreen Road (0.62ha)
- WAL.E4 – Cartersfield Road / Brooker Road Industrial Estate (8.69ha)
- WAL.E5 – Meridian Business Park and Sainsbury’s Distribution Centre (23.65ha)
- WAL.E7 – Providence Nursery at Avey Lane (0.5ha)

5.53 There is also an existing employment site that is allocated for a further 5,120sqm of B2/B8 class use (general industrial/storage and warehousing):
- WAL.E6 – Galley Hill Road Industrial Estate (3.89ha)

5.54 A further allocation site for 40,000sqm of B1c/B2/B8 class uses (business use/general industrial/storage and warehousing) has also been made:
- WAL.E8 – Land north of A121 (27.84)

Infrastructure Requirements

5.55 The supporting text to Policy P 3 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Waltham Abbey are set out in Policy P 3 and the Infrastructure Delivery Plan.

Small District Centre

5.56 Policy E 2 identifies Waltham Abbey as a Small District Centre. This reflects the Council’s aspiration for the centre to become revitalised with a maintained and enhanced historic character and local feel.

5.57 In accordance with Policy E 2, the Council has designated specific Primary and Secondary retail frontages.

Policy P 3 Waltham Abbey

A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

B. In accordance with Policy SP 2 the following sites are allocated for residential development:
- (i) WAL.R1 Land west of Galley Hill Road – 295 homes
- (ii) WAL.R2 Lea Valley Nursery, Crooked Mile – Approximately 315 homes
- (iii) WAL.R3 Land adjoining Parklands – Approximately 130 homes
- (iv) WAL.R4 Fire Station, Sewardstone Road – Approximately 16 homes
- (v) WAL.R5 Waltham Abbey Community Centre, Saxon Way – Approximately 67 homes and re-provision of a community centre
- (vi) WAL.R6 Waltham Abbey Swimming Pool, Roundhills – Approximately 27 homes
- (vii) WAL.R7 Pine Tree Nursery, Avey Lane – Approximately 8 homes

Employment Sites

C. In accordance with Policy E 1 the following existing sites are designated for employment uses:
- (i) WAL.E1 – Howard Business Park
- (ii) WAL.E2 – Land at Breeches Farm

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

D. In accordance with Policy SP 2 and Policy E 1 the following sites are allocated for B Use Class employment uses:
   (i) WAL.E6 – Galley Hill Road Industrial Estate
   (ii) WAL.E8 – Land north of A121

Traveller Sites
E. In accordance with Policy SP 2 the following site in allocated for Traveller Accommodation:
   (i) WAL.T1* Land to the rear of Lea Valley Nursery, Crooked Mile – up to 5 pitches

Infrastructure Requirements
F. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in Waltham Abbey will be expected to contribute proportionately towards the following infrastructure items:
   (i) Expansion of two primary schools within Waltham Abbey Forecast Planning Group;
   (ii) Appropriate provision of health facilities;
   (iii) Highways and junction upgrades;
   (iv) Potential upgrades to existing water infrastructure; and
   (v) Improvements and provision of open space throughout the settlement.

G. The Council will seek the potential relocation and expansion of a secondary school in the local area in order to meet future needs arising from development.

H. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

Small District Centre Uses
I. In accordance with Policy E 2, in Waltham Abbey Small District Centre, at least 45% of the ground floor Primary Retail Frontage and at least 25% of the ground floor Secondary Retail Frontage will be maintained in A1 use.

Air Pollution
J. The development of the allocated sites within Waltham Abbey have the potential to produce air pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

Recreational Pressure
K. Due to their proximity to Epping Forest, development of the allocated sites within Waltham Abbey will be required to make a contribution to the access management and monitoring of visitors to the Forest in accordance with Policy DM 2.

Flood Risk
L. In accordance with Policy DM 15, development on residential or traveller allocations must be located wholly within Flood Zone 1.

Waltham Abbey North Masterplan
M. Development proposals in relation to sites WAL.R1, WAL.R2, WAL.R3, WAL.T1 and WAL.E7 must comply with a Strategic Masterplan that has been formally endorsed by the Council.

N. In addition to the requirements set out above the Strategic Masterplan should make provision for:
   (i) a minimum of 610 homes;
   (ii) effective integration with the Town Centre, supporting regeneration;
   (iii) up to 5 pitches for Traveller Accommodation;
   (iv) a new local centre and community facility;
   (v) Expansion of a Secondary School in the local area;
   (vi) new road links between Crooked Mile and Galley Hill and an internal road layout to support a bus corridor;
   (vii) the potential need to upgrade/widen the existing Galley Hill Road and Crooked Mile, in order to ensure a safe access point and sufficient capacity for the development they serve;
   (viii) car clubs/car sharing or pooling arrangements, visitor parking and blue
badge holders;

(ix) the strengthening and/or creation of new Green Belt boundaries to the north and east of the site;

(x) the integration, retention and improvements to the existing watercourses and public rights of way;

(xi) new pedestrian and cycle links through the site to the Lee Valley Regional Park, the existing allotments to the north, and towards Waltham Abbey District Centre;

(xii) adequate levels of public open space; and

(xiii) ensure that vulnerability to Surface Water flooding as well as the potential consequences for surrounding sites is suitably mitigated through appropriate surface water drainage.

O. The Masterplan and subsequent applications should be considered and informed by the Quality Review Panel.

P. In accordance with Part F the Masterplan should explore and support the possible relocation and expansion of the King Harold Secondary School to an appropriate site within this Masterplan Area.
Site Allocations in Waltham Abbey

Map 5.6

Epping Forest District Local Plan
Submission Version
December 2017

Drawing No. EFDC-SP-0017-Rev2
Date: December 2017
Scale: 1:20,000 @ A4

Legend
- Residential site allocation
- Residential and traveller site allocation
- Employment site allocation
- Traveller site allocation
- Green Belt Boundary
- District Open Land
- Masterplan Area
- Concept Framework Plan Area
- Local Authority Boundary

This legend shows only the key Local Plan policy designations. A full legend can be found in Appendix D: Site Specific Requirements for Site Allocations.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

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