

Land East Of Waltham Abbey

Vision Statement

February 2019



Contents

1.0	Introduction	3
1.1	Why Here	4
2.0	Site Context	6
2.1	The Surrounding Area	6
2.2	The Site	8
3.0	Site Analysis	10
3.1	Selecting a Sustainable Site	10
3.2	Local Facilities Audit	11
3.3	Movement & Connections Audit	16
3.4	Landscape Analysis	18
3.5	Ecology	26
3.6	Drainage & Topography	28
3.7	Archaeology	30
3.8	Access	31
3.9	Site Considerations	32
4.0	The Vision	34
4.1	Design Principles	34
5.0	The Masterplan	36

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LD&A DESIGN



Turley

1.0 Introduction

Land East of Waltham Abbey provides an opportunity for a new residential neighbourhood set in a natural landscape bowl adjacent to the edge of Waltham Abbey. The proposal will enable delivery of much needed new homes including affordable homes within Waltham Abbey and provide pedestrian links to surrounding amenities and the wider landscape.

This Vision Document has been prepared by LF (Waltham Abbey) Ltd to demonstrate how development can be achieved at the Land East of Waltham Abbey.

The representations and technical documents which it supports, demonstrate that the Site is suitable for Green Belt release and can be appropriately developed for residential purposes. It is a sustainable location for new development and has good access to local facilities and services, in addition to providing links with the local transport infrastructure.

The Numbers & Community Benefits

The Site has been comprehensively designed to enable the delivery of:

- A new neighbourhood of up to 300 homes
- Play area
- Pedestrian and cycle access to nearby facilities
- Sustainable Urban Drainage
- Habitat creation

The Numbers & Context

- Gross Site Area 11.6 ha
- Up to 300 homes
- Typical housing mix consisting of detached, semi-detached and terraced family homes
- 40% affordable homes
- 2.9 ha of Public Open Space

1.1 Why Here

The Submission Version (December 2017) of the Epping Forest Local Plan identifies that 51,100 new homes are required in the wider Housing Market Area during the period 2011 – 2033. Of these new homes, 11,400 are apportioned to the Epping Forest District during the Plan period.

However, this is considerably lower than the requirement of the Strategic Housing Market Assessment (SHMA) for the Epping District, undertaken in 2017, which determined that 12,573 new homes will be required in the Plan period (572 per annum) to meet the full Objectively Assessed Needs (OAN) of the district. As such, there is a current shortfall of 1,173 dwellings between the most recent (2017) SHMA evidence and the level of provision set out in the Submission Version of the Local Plan.

The spatial strategy of the Submitted Plan is also heavily predicated upon directing the majority of growth to Harlow and North Weald Bassett, with almost half of the growth proposed in the Plan period being directed to essentially two strategic locations which also lie relatively close to each other. However, the cost of the transport and other infrastructure necessary to unlock the strategic growth proposed at Harlow is not yet resolved and cannot be provided until such time as significant additional public funds can be secured.

These and other matters are currently under evaluation as part of the Examination of the emerging Epping Forest Local Plan with the potential that additional housing sites may therefore be needed. Where additional sites are required, they will need to be fully viable without the need for public subsidy and deliverable within a much earlier timeframe than the strategic growth proposed in the North of the District.

The development site proposed on Land East of Waltham Abbey, as set out within this Vision Statement, fully meets these criteria and is therefore commended to Epping Forest Council as a suitable site for further consideration to help meet any shortfalls identified by the Inspector as part of the Examination of the Submitted Epping Forest Local Plan.



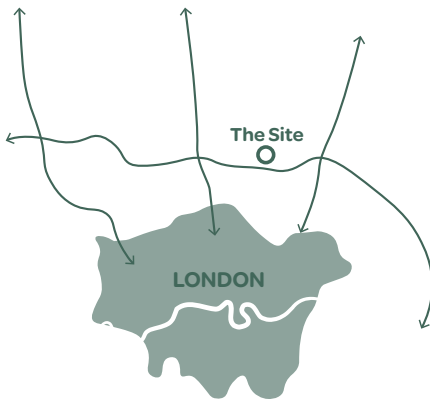
A deliverable Site within one ownership



Can contribute to the Five Year Land supply



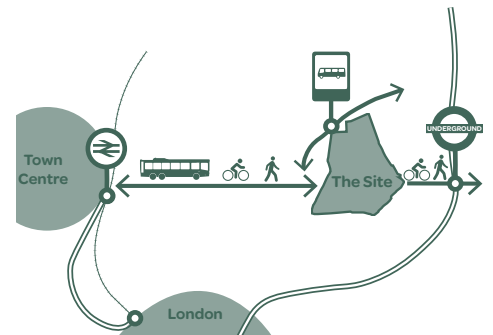
Local provision of affordable new homes



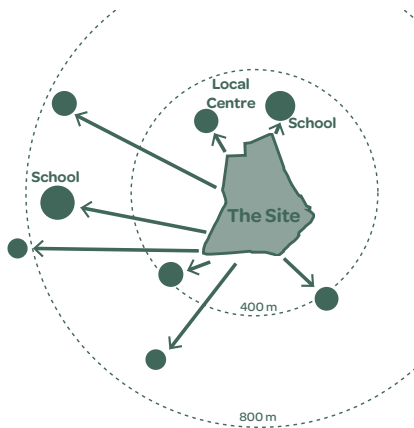
Proximity to London



An unconstrained Site, with minimal Green Belt Impact



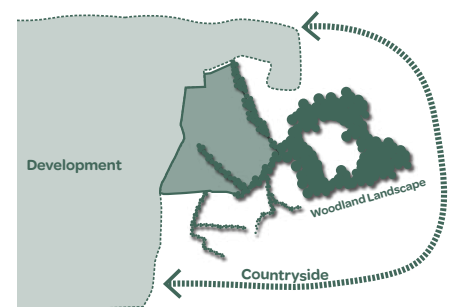
A well connected Site



Proximity of community facilities



Proximity to Stansted Airport



A well vegetated edge separation between the urban area and countryside

2.0 Site Context

2.1 The Surrounding Area

Waltham Abbey is situated in Epping Forest District in Essex.

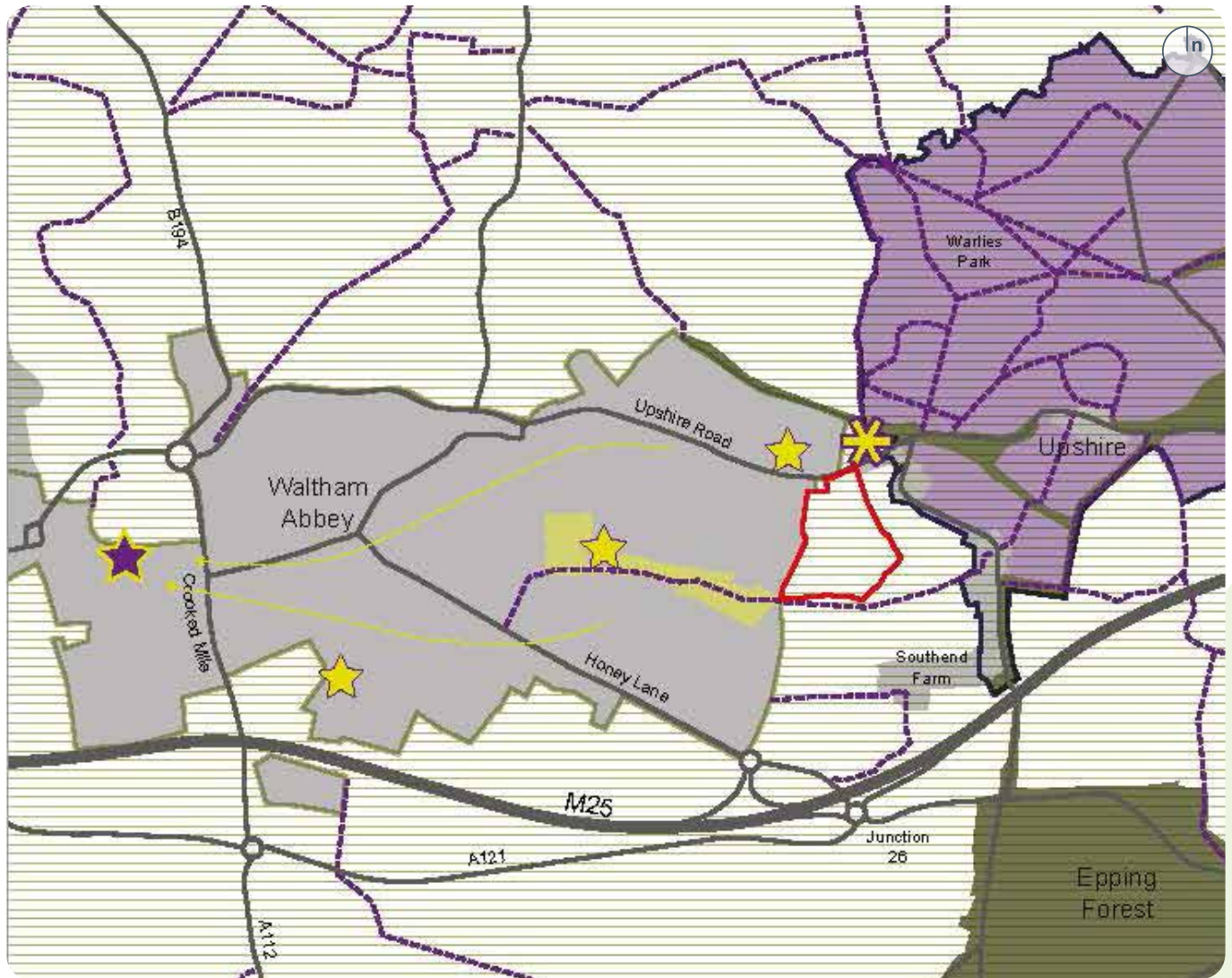
Waltham Abbey takes its name from its former abbey, now the Abbey Church of Waltham Holy Cross, a now Scheduled Ancient Monument that was prominent in the town's early history. The town is within the large civil parish of Waltham Abbey which was known as Waltham Holy Cross until 1974.

Lying on the outskirts of North East London; 1 mile north of Junction 26 of the M25, it is located 15 miles from central London. Stansted Airport is a 30 minute drive north east along the M11 from Waltham Abbey.













The town also has good connections to the adjoining settlements of Waltham Cross, Epping and Enfield.



Strategic Location Diagram



Site Context Plan - produced by LDA Design

- | | | | |
|---|------------------------|---|--------------------------------------|
|  | Site Boundary |  | Public Rights of Way |
|  | Existing Development |  | Metropolitan Green Belt |
|  | Town Centre |  | Conservation Area |
|  | Local Centre |  | Epping Forest |
|  | Upshire Primary School |  | Green Spine to eastern Waltham Abbey |
|  | Motorway | | |
|  | Local Roads | | |

2.2 The Site

The Site itself lies on the eastern outskirts of the town and directly north of Junction 26 of the M25. Currently the Site is used for car boot sales on weekends throughout the year.

The Site comprises land which is mainly grassed. It adjoins residential development to the west, Upshire Road to the north and grazing meadow to its southern and eastern boundaries. An established tree line bounds the majority of the Site making it relatively enclosed and well contained.

Levels at the Site range between 31.3 m AOD in the south western corner and 49.2 m AOD on the eastern side. Gradients fall in all directions from the high point on the Site's central eastern boundary.

The Site is located to the west of a recognised ridge line within a natural bowl formed by the local topography. As such the eastern boundary of the Site will be adjacent to a new strong and defensible green belt boundary.



Photographs of the Site



Pick Hill

In

Upshire Primary
Foundation School

Local Centre

Upshire Road

Abbotts Drive

3.0 Site Analysis

The following sections are a comprehensive analysis of the various influencing factors of the Site. This includes local facilities, movement and connectivity, landscape, viewpoints, green belt review, ecology, drainage and topography, archaeology and access.

3.1 Selecting a Sustainable Site

Access to local facilities is fundamental to the concept of locating sustainable development. New development needs the full range of social, retail, educational, health, transport, and recreational facilities to allow people, especially those with limited mobility, to go about their daily lives without over reliance on a private car.

Building for Life is a tool to assess and compare the quality of proposed neighbourhoods. It is led by the Design Council CABE, Home Builders Federation and Design for Homes.

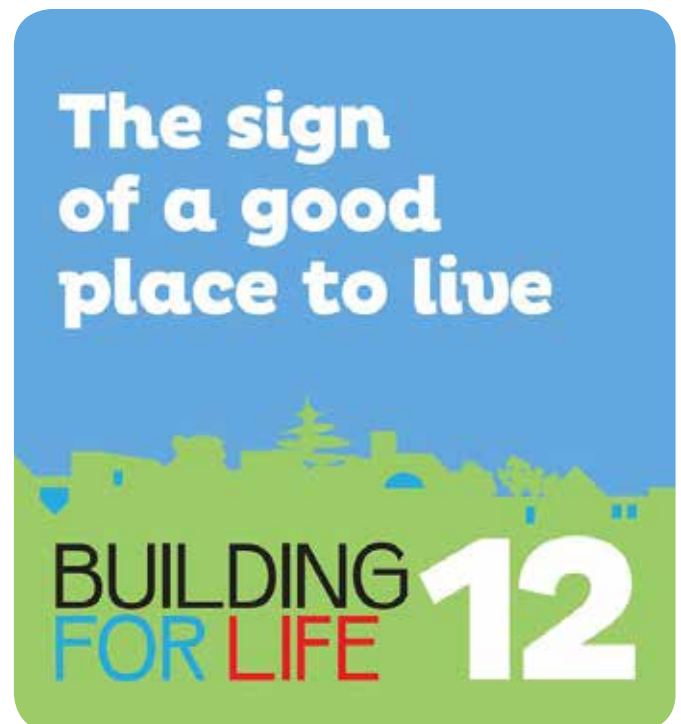
Whilst Building for Life is usually awarded to completed schemes. The Site selection criteria has been applied to the Site to demonstrate the sustainability of the Site as a location for a future neighbourhood extension.

Building for Life asks:

1. Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas pubs or cafes?
2. Are there enough facilities and services in the local area to support the development? If not, what is needed?

The facilities audit on the following pages demonstrates that the Site is a sustainable site location and fully meets the Building for Life criteria through a combination of existing and proposed local facilities. This audit demonstrates that this location is well suited for residential development.

Shaping Neighbourhoods, a best practice neighbourhood design guide, also suggests the Site scores highly as a sustainable location for neighbourhood extensions. This is illustrated on the following pages.



3.2 Local Facilities Audit

The Site is within close proximity of a number of established and important facilities within Waltham Abbey, this is explored in more detail on the following pages.

Education

The Site is located adjacent to the Upshire Primary Foundation School, an Infant and Junior school which accommodates up to 200 pupils between the ages of 4 and 11 years. In total there are four primary schools within the town.

There is one main Secondary School within Waltham Abbey named King Harold Business and Enterprise Academy, it is located 1km west of the Site; approximately 15 minutes walking distance from the Site.

Health

Maynard Court Surgery is located 1.3 km from the Site. Additionally the Market Square Surgery is located further west along Sewardstone Road. There are also a number of nursing and care homes within Waltham Abbey to cater for the aging population. Barchester - Paternoster House Care Centre is the closest to the Site.

Shops & Local Centres

A small Co-op food store is conveniently located 130m north east of the Site within a parade of local shops, which also includes a Post Office.

Additionally there are also 2 large supermarkets, a Tesco and a Lidl within the town, situated along Sewardstone Road, which lies further east of the Site.

The Horseshoes Country Pub is the nearest pub to the Site, located a short walk west along Horseshoe Road; additionally The Queen's Head Pub is located 1.3 km west along Upshire Road.

Sports & Leisure

Waltham Abbey's residents are well served by the local Waltham Abbey Leisure Centre, 1.3 km west from the Site. Facilities that are offered here include a swimming pool, a gym and a number of fitness classes.























Waltham Abbey has a number of playing fields and smaller pocket open green spaces.

The area also has a popular fishery at Southend Farm just 400m south east of the Site.

The Lee Valley White Water Centre is located between Waltham Abbey and Waltham Cross and offers a unique leisure attraction in the area.

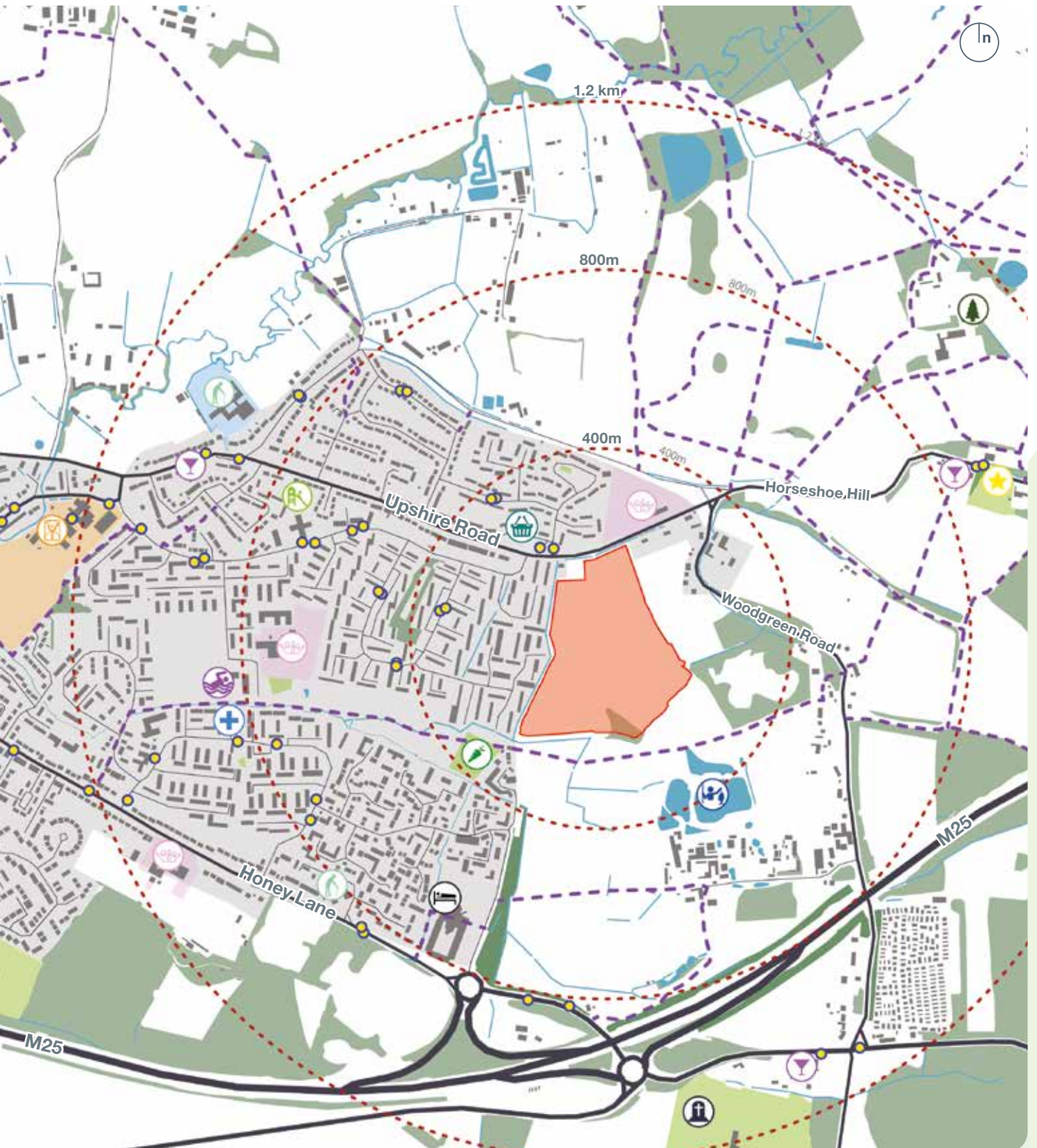
Mapping Key Facilities

The key facilities of Waltham Abbey are mapped on the plan opposite;

	Site Boundary		Supermarket
	Building Context		Local Centre
	Green Open Space		Pub
	Bus Stop		Leisure Centre
	Public Rights of Way		Playing Field
	Primary School		Public Park or Garden
	Secondary School		Allotments / Community Gardens
	Care Home		Play Space
	Doctors Surgery		Fishing Lake
	Place of Worship		Cemetery
	Post Office		Library



Local Facilities & Connections Plan



Distance Assessment of Local Facilities

The Sustainability Wheels shown opposite and on the previous page, assess the Site against the accessibility criteria benchmark for new neighbourhoods established by Shaping Neighbourhoods.

Figure 1 demonstrates the ideal distances of local facilities for a sustainable neighbourhood.

Figure 2 shows the accessibility of facilities from the Site; the Land East of Waltham Abbey. This highlights that the immediate area lacks a local play space.

Figure 3 illustrates that once the Site is built out it can provide a local play space and playground within the local area, not just for those who will reside on the Site.

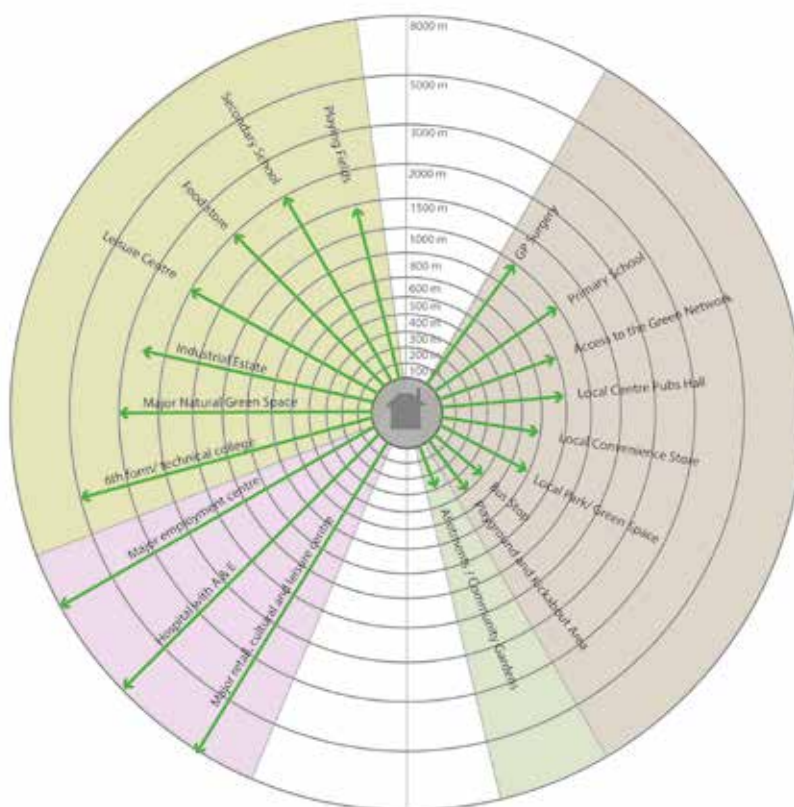
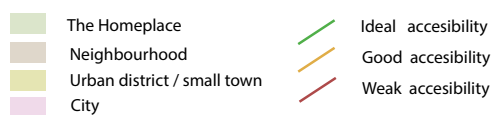


Figure 1 - Sustainability Wheel - Illustrative ideal accessibility criteria, adapted from 'Shaping Neighbourhoods, for Local Health and Global Sustainability'

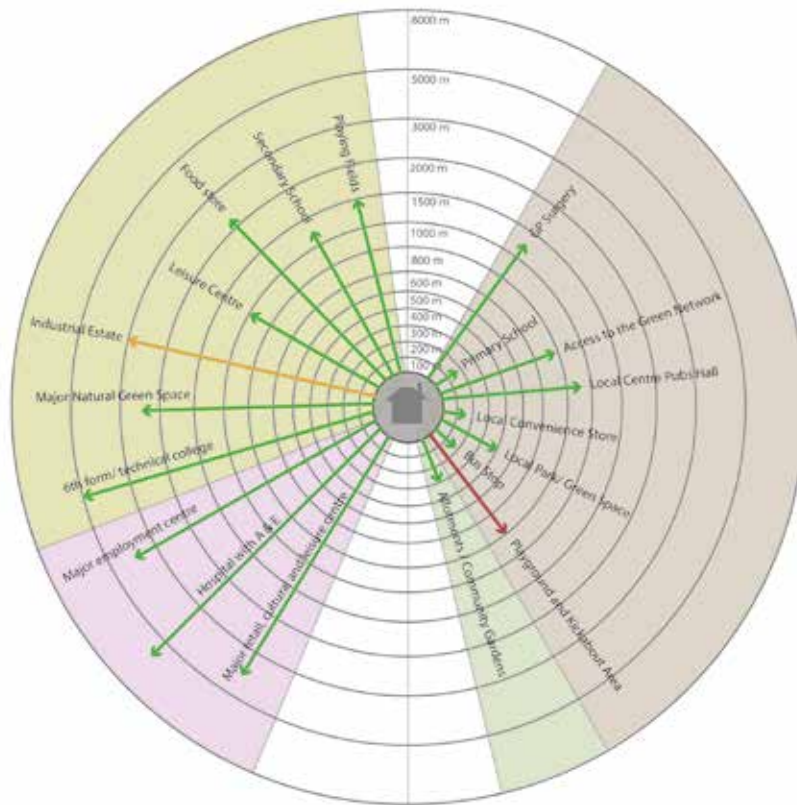


Figure 2 - Sustainability Wheel - Illustrative actual accessibility criteria to relevant local facilities from current site location

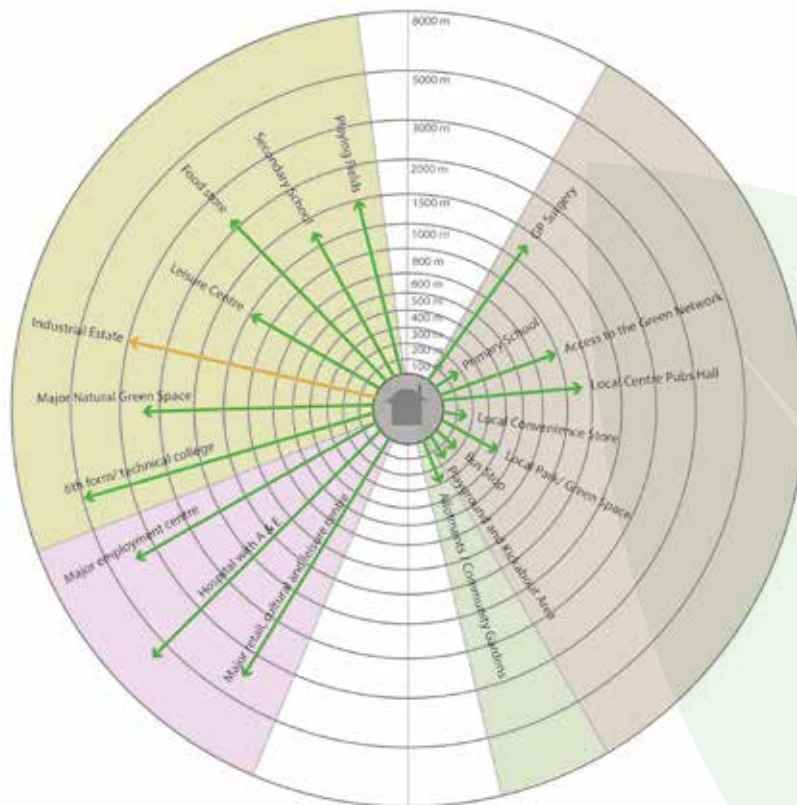


Figure3 - Sustainability Wheel - Illustrative proposed accessibility criteria to relevant local facilities from current site location

3.3 Movement & Connections Audit

Iceni Projects Ltd has been appointed to provide a Transport Assessment. It has been shown that the Site is located in a sustainable location with good footway and cycle links, and is close to frequent bus and rail services, which supply wide area coverage. The proposed development provides opportunities to use modes other than the car and will provide all users of the Site with a good level of access to all alternative modes of travel.

Bus Services

The Site is currently accessible by public transport. There are bus stops located on Upshire Road to the west of the Site, the nearest stop being approximately 160m (2 minutes walking distance) of the Site at the junction with Princesfield Road. A total of 5 bus routes (no's. 213, 251, 390, 444 and 555) operated by Arriva, Regal Busways and Travel with Hunny serve this stop; operating as frequently as at least 1 bus every 20-30 minutes.

These bus links provide sustainable connections to local shops and educational facilities nearby, in addition to the underground stations at Loughton, Theydon Bois and Epping.

Rail & Underground

The nearest railway stations to the Site are Waltham Cross (4.8 kilometres west) and Theobalds Grove (5.4 kilometres west) both can be accessed by bus and are within cycling distance from the Site. This railway line connects to stations such as Liverpool Street, Kings Lynn, Cambridge and Stansted Airport.

The nearest underground stations to the Site are Theydon Bois (6.0 kilometres) and Epping (6.7 kilometres) both located to the east, which are accessible by bus and bike.

Both stations operate on the Central line which serves as part of the London Underground and journeys from Essex, through East London (Stratford, Mile End, etc.) and Central London (Liverpool Street, Holborn, etc.) and out towards the west of London (Ealing, West Ruislip, etc.). Journey times to various destinations include Stratford (approx. 25 minutes), Liverpool Street (approx. 35 minutes) and White City (approx. 60 minutes).

Cycling

Whilst there are no specific cycle facilities within the immediate vicinity of the Site, assessment of the Sustrans website shows a number of on-road and traffic-free routes to the west of the Site. These include a number of local routes along with National Route 1 of the National Cycle Network which provides a route directly into London. There are also miles of cycle routes within Epping Forest for the leisure cyclist.

Pedestrians

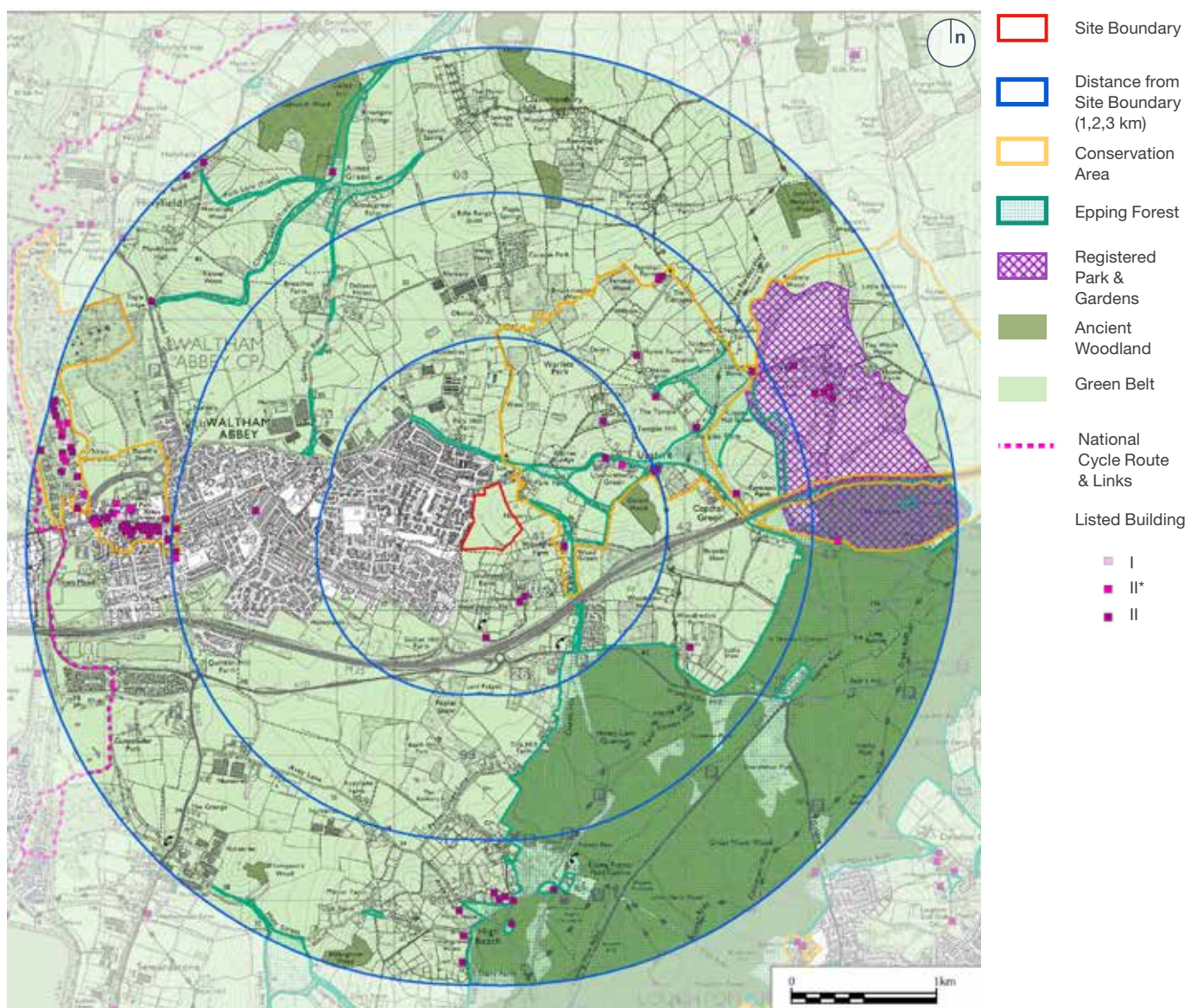
There are sufficient footways provided between the site to the nearest bus stop and local shops (Post Office, Convenience Store, takeaway, etc) on Upshire Road, approximately 200m west of the Site. At the priority junction of Upshire Road/Princesfield and the mini-roundabout junction of Upshire Road/Ninefields there are pedestrian refuge islands, dropped kerbs, guard railing and tactile paving to assist pedestrians crossing Upshire Road.



3.4 Landscape Analysis

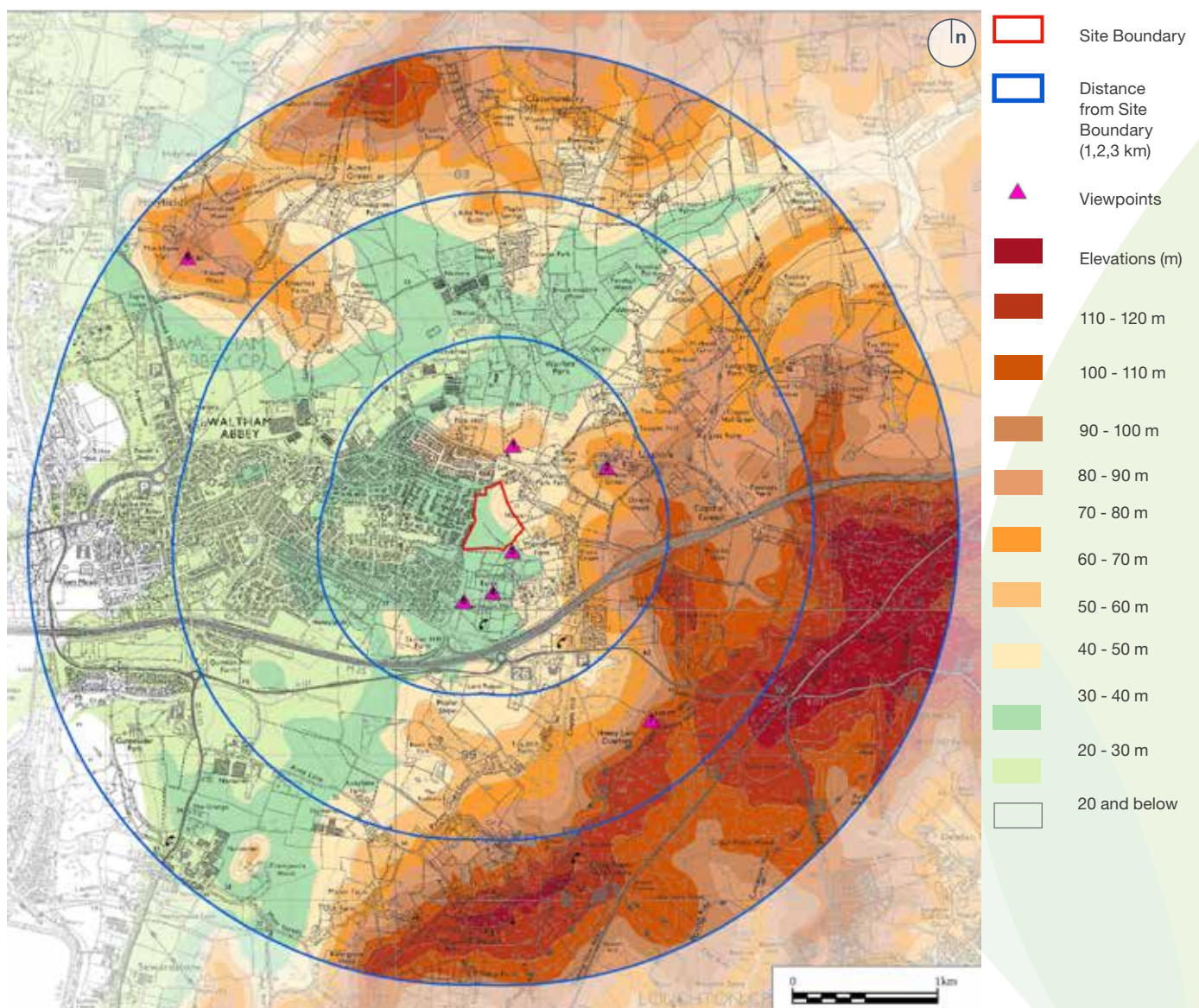
The Site is located within the Upshire Landscape Character Area, as identified in the Epping Forest Landscape Studies - Landscape Character Assessment (2010). It is a small to medium scale landscape with strongly undulating topography. Arable fields are interspersed with parkland and woodland blocks, with the woodland creating a sense of enclosure. This sense of enclosure is made greater by residential development to the north and west of the Site, along with the rising ground to the east.

Whilst the area surrounding the Site is broadly representative of this character area, there is also an urbanising influence on the Site from existing adjacent residential development, in addition to it being used for regular car boot sales. Existing development along Woodgreen Road, to the east of the Site, has already led to encroachment into the countryside east of the Site.



The appraisal carried out by LDA Design (December 2016) considers that the sensitivity attributed to the Site and the surrounding landscape east of Waltham Abbey within the Epping Forest Settlement Edge Landscape Sensitivity Study (EFSELSS) is questionable. The EFSELESS has a number of shortcomings in its method and application, and the judgements reached in relation to SLA 3 are not all applicable to the Site, given the enclosure by residential development to the north and west.

The appraisal demonstrates that not only has the rural character of the Site already been influenced by built development to the east and west, but the layout of the development could be designed to respond to the underlying character in respecting topography, vegetation and historic field patterns.



Topography & Views Plan - produced by LDA Design

Viewpoints

In visual terms, the combination of topography and vegetation cover means that the actual visibility of any proposed development with the Site would generally be limited to local views within 500m of the Site, as far as Woodgreen Road to the east.

Visibility of any proposed development from isolated more distant views on higher ground to the north and east would be seen in the context of the existing built

area of Waltham Abbey. These longer distance views would also be filtered by intervening vegetation and built development.

It is considered that residential development within the Site could be accommodated, with an appropriate landscape strategy and layout, without undue harm to the character and appearance of the countryside east of Waltham Abbey.



Viewpoint (02) Public footpath south of Upshire facing south west towards the Site (680m, north east)



Viewpoint (07) Promoted viewpoint at Big View, Waltham Forest facing north west towards the Site





Viewpoint (04) Public footpath west of Southend Farm facing north towards the Site (310m, south)



Viewpoint (05) Public footpath east of Old Shire Lane facing north towards the Site (340m south)



Green Belt Review

LDA design has completed a new Green Belt assessment of the Site as a single piece of land rather than as a wider parcel (Green Belt Parcel 069.1). The LDA design assessment concludes that the Site's contribution towards the purposes of the Green Belt is in fact 'Moderate' (or 'Very Low' without purpose 3), as opposed to 'Relatively Strong' and 'High' as the resultant harm if the 069.1 parcel is released.

The report appraises the stage 2 review of the Green Belt prepared for EFDC in August 2016, comparing the Site to the east of Waltham Abbey with the potential development locations around Waltham Abbey identified by EFDC in the Consultation Draft Local Plan.

The findings of the report clearly support the removal of the site from the Green Belt for the following reasons:

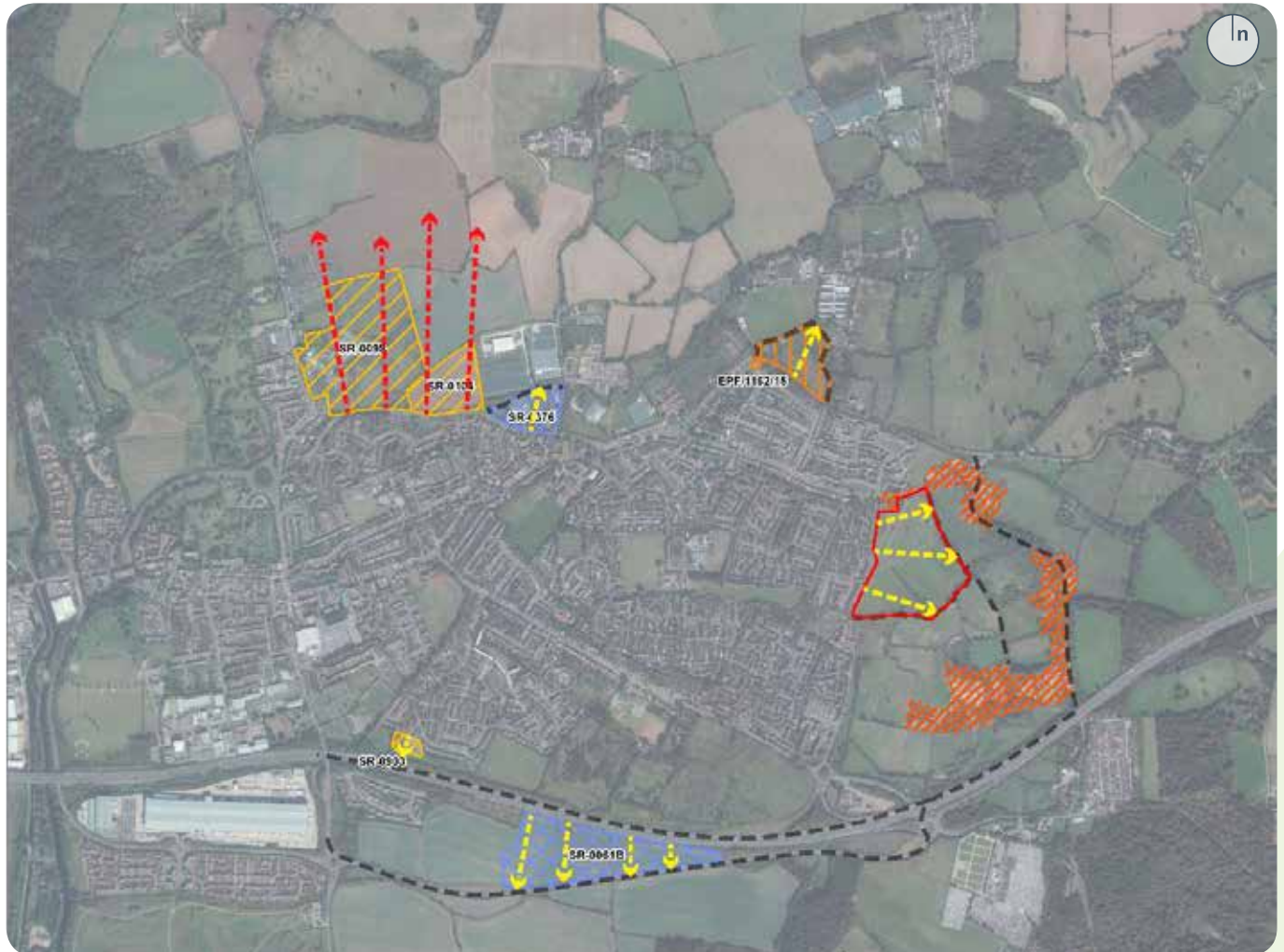
- The Site does not make as strong contribution to the Green Belt as presented in EFDC's stage 2 review for a larger parcel of land.
- The majority of the absolute constraints identified by EFDC do not apply to The Site and its immediate vicinity.
- With the existing vegetation and rising topography on the eastern boundary of the Site lends itself to becoming a strong defensible Green Belt boundary.
- Any future development could be designed to avoid affecting the small areas of potential flood risk and specific local constraints.
- When compared to other potential areas for development around Waltham Abbey, The Site, given its discrete nature, performs at least on par with sites to the south of the town in terms of contribution to Green Belt purposes, ability to create a robust and long-term Green Belt boundary and the lack of absolute constraints to development.











Areas to the north of the town initially appear to contribute to Green Belt purposes to a similar extent, but given the rising topography, perform a great role as open countryside and are important to the future of glasshouse production in the area.

Due to its low contribution to the purposes of the Green Belt the Sites removal from Green Belt would have minimal detriment or impact. Furthermore, given that there is an existing need to provide new homes within the District, the Site has good infrastructure connections, is generally unconstrained and available immediately.

Potential Green Belt Encroachment



Potential Encroachment Plan - Produced by LDA Design

-  Site Boundary
-  Existing defensible boundary features
-  Existing encroachment of development
-  Residential Site with Planning Permission
-  Proposed residential site allocation
-  Potential new employment site
-  Substantial encroachment
-  Limited encroachment

3.5 Ecology

Ecology Solutions have undertaken an ecological assessment of the Site.

The Site itself comprises several semi-improved grassland fields bound by hedgerows and developing scrub. Additional habitats associated with the Site as a whole include ponds, tall ruderal vegetation, hardcore tracks, trees and scrub, some of which is scattered.

The Site was subject to an extended Phase I habitat survey in August 2012, with additional surveys in April 2013 and May 2015. Specific surveys for Bats, Great Crested Newts, common reptiles and breeding birds were undertaken.

Specific bat activity surveys at the Site have identified some populations of foraging and commuting bats. These are largely confined to the eastern and southern boundaries. There is no reason to suspect the future development of the Site would impact on the favourable

conservation status of any locally present bat species.

Surveys for Badgers and a desk based study were also undertaken. Consideration to Dormouse has been made as part of the assessment with potential presence scoped out during initial consultation with the authority and Natural England.

There are no statutory designated sites within or adjacent to the Site. Although there are a number of internationally and national designated sites for nature conservation in the local area.

Warlies Park Local Wildlife Site (LWS), is located approximately 0.2 km to the north-east of the Site. It is recommended that standard engineering practice be employed during the construction phase to limit potential pollution (dust, noise, surface runoff etc.). A number of additional statutory and non-statutory sites are located in the vicinity and these are identified, but no significant adverse effects are anticipated.



View of pond P2



View of high sward grass and scrub



View of tall ruderal area
















View of central hedgerow



Ecological Features Plan - produced by Ecology Solutions

The Site is not considered to be of any significant intrinsic value from an ecological perspective, although the hedgerows, trees and ponds are considered to be of greater ecological value within the context of the Site as a whole. No evidence of the presence of other protected or notable species was recorded on-site during survey work undertaken or from the background data search information received.

The Site is of low ecology and nature conservation value and would remain viable to be brought forward / promoted for a sustainable residential development

	Site Boundary		Hedgerow
	Unmanaged semi improved grassland		Metal heras fence
	Managed semi improved grassland		Wooden fence posts
	Scrub		Tree
	Scattered scrub		Tall ruderal vegetation
	Vehicle track		Metal containers
	Pond		

3.6 Drainage & Topography

The Flood Risk Assessment for The Site was prepared by Create Consulting Engineers.

It was found that, a small portion of the south west corner of The Site lies within Flood Zones 2 (medium risk flood zone) and 3 (high risk flood zone).

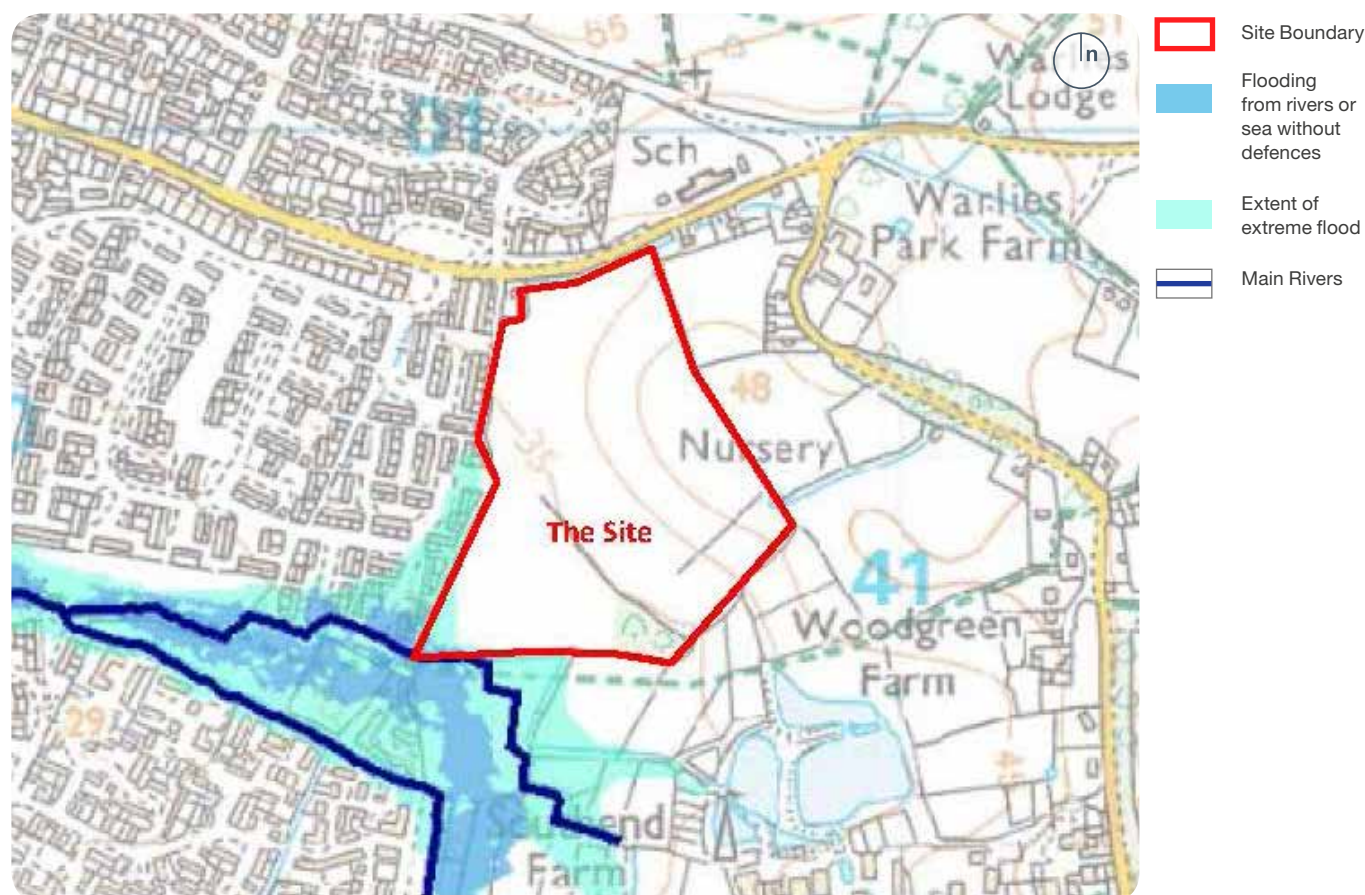
The EA surface water flood maps show a surface water flow path along the northern and western bounds of the Site. This coincides with the topographic lows of the Site which comprise the drainage channel running along its boundary. This allows for opportunity to provide Sustainable Urban Drainage on site.

The nearest watercourse to the Site is Honey Lane Brook which flows along part of the southern site boundary. This watercourse is classified as a Main

River and flows in a westerly direction towards Waltham Abbey and its confluence with Cobbins Brook and consequently the River Lee.

The Site is currently free draining towards a ditch on the northern and western boundary of the Site. Along the Site's western edge the ditch is concrete lined, before outfalling into Honey Lane Brook at the south western corner of the Site. This concrete channel also receives flows from the drain running along the northern boundary of The Site.

To further inform the drainage strategy for the Site, a Site Investigation comprising soakage testing in three trial pits in accordance with BRE365 and five further trial pits was commissioned by Create Consulting Engineers Ltd and undertaken by Ground Technology Services Ltd.



Environment Agency Flood Map (Accessed December 2016)

This Flood Risk Assessment has shown that the scheme can be constructed and operated safely and without significantly increasing the risk of flooding to The Site and surrounding area, providing the mitigation measures outlined in the Flood Risk Assessment report are carried out.

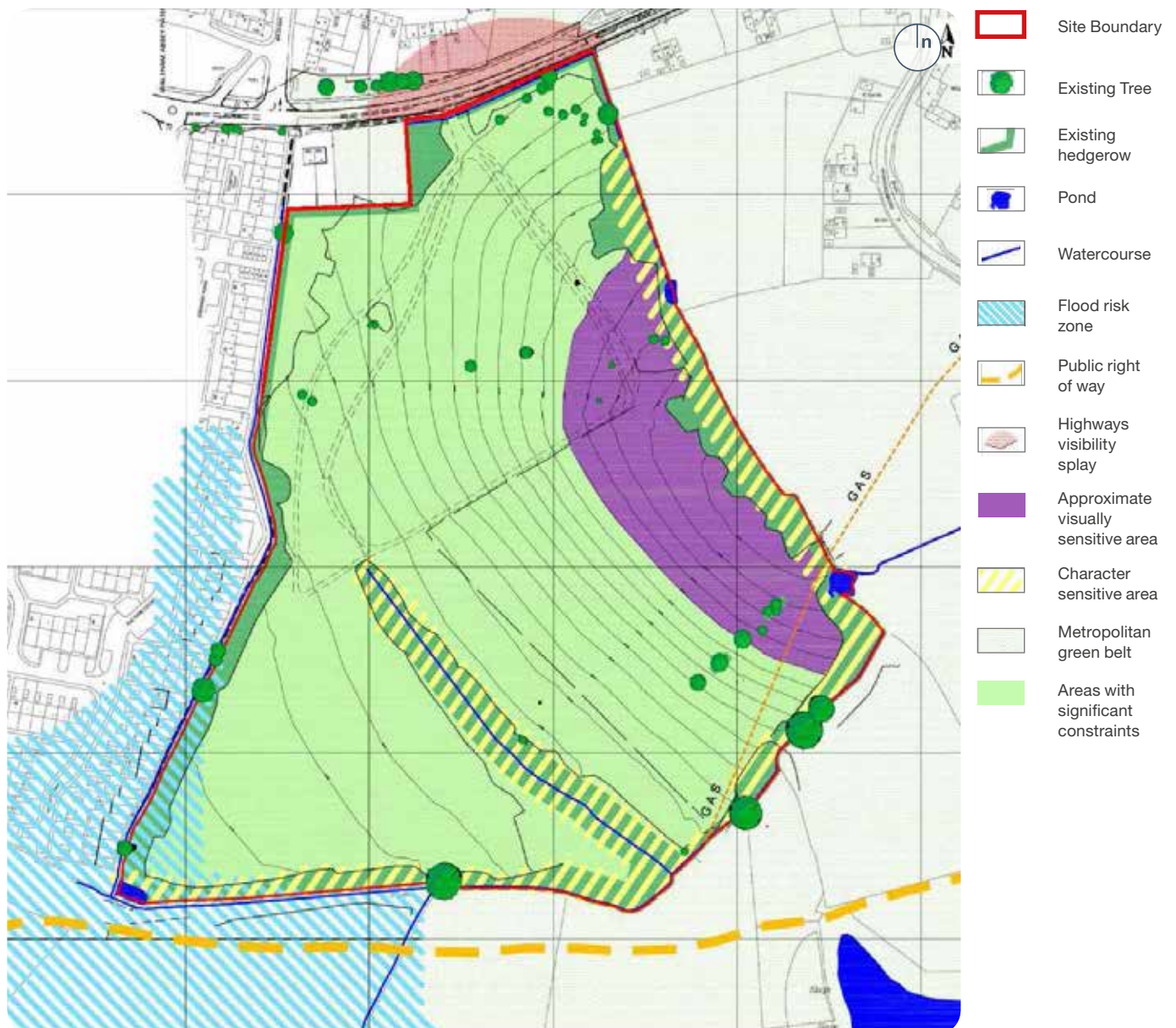
The topography levels at the Site range between 31.3 m AOD in the south western corner and 49.2 m AOD on the eastern side. Gradients fall in all directions from the high point on the Site's central eastern boundary.



Site Topography Plan

3.7 Archaeology

An Archaeological Desk-Based Assessment has been carried out by Archaeological Solutions Limited and confirms that the Site does not contain any Listed Buildings and is not located within a Conservation Area. The Site also has a low potential for archaeological remains dating from all periods.



Archaeological Constraints Plan

3.8 Access

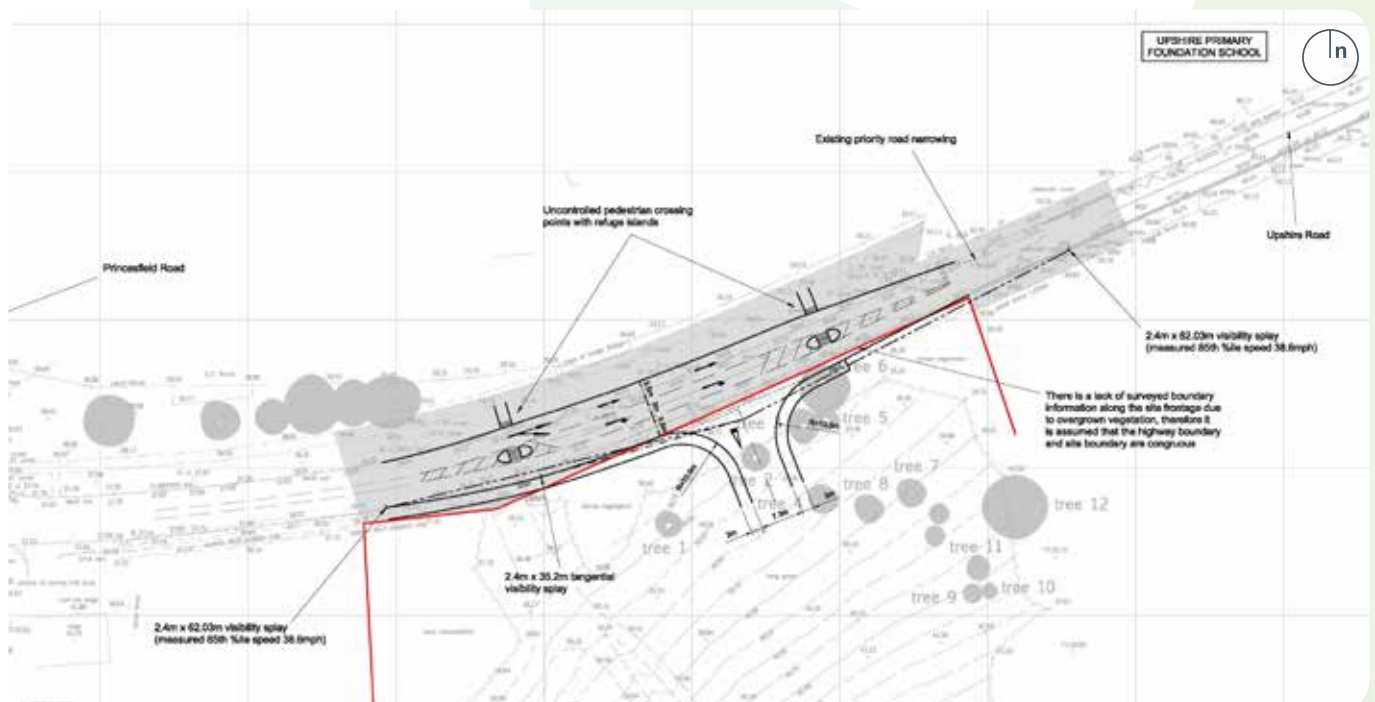
Upshire Road, an unclassified distributor road, is a single carriageway road of approximately 6.5m in width which runs north of the Site. The road runs east to west between the junction with Woodgreen Road (where it becomes Horseshoe Hill) and the junction with Pick Hill (where it becomes Paternoster Hill). The section of Upshire Road adjacent to the Site is subject to a 30mph speed limit and has high level street lighting. Further east the speed limit increases to 40mph.

Vehicular access to the Site will be gained via a new priority T-junction from Upshire Road. The access will be extended into the Site providing access for all vehicles, cyclists and pedestrians.

The proposed access has been designed in accordance with appropriate design standards, and will be built using suitable surface materials replacing the existing unsurfaced access which currently serves the Site. The access point has also been designed to accommodate large goods vehicles, home deliveries along with refuse and recycling collections which will be undertaken from within the Site where there is adequate room for large vehicles to manoeuvre.

Visibility splays of 2.4m x 43m can be achieved in both directions for the access in accordance with the requirements of Manual for Streets. Further, visibility splays of 2.4m x 57.7m (east) and 2.4m x 51.2m (west) can be achieved in accordance with the recorded 85th percentile vehicle speeds. A plan showing the proposed access arrangements is attached at Appendix A7 of this report.

A swept path analysis has also been undertaken based on a rigid 15.5m and 16.5m articulated lorry, a large fire tender and a large refuse vehicle, which are the largest vehicles likely to access the Site.



Upshire Road Proposed Access Junction - produced by tpa

3.9 Site Considerations

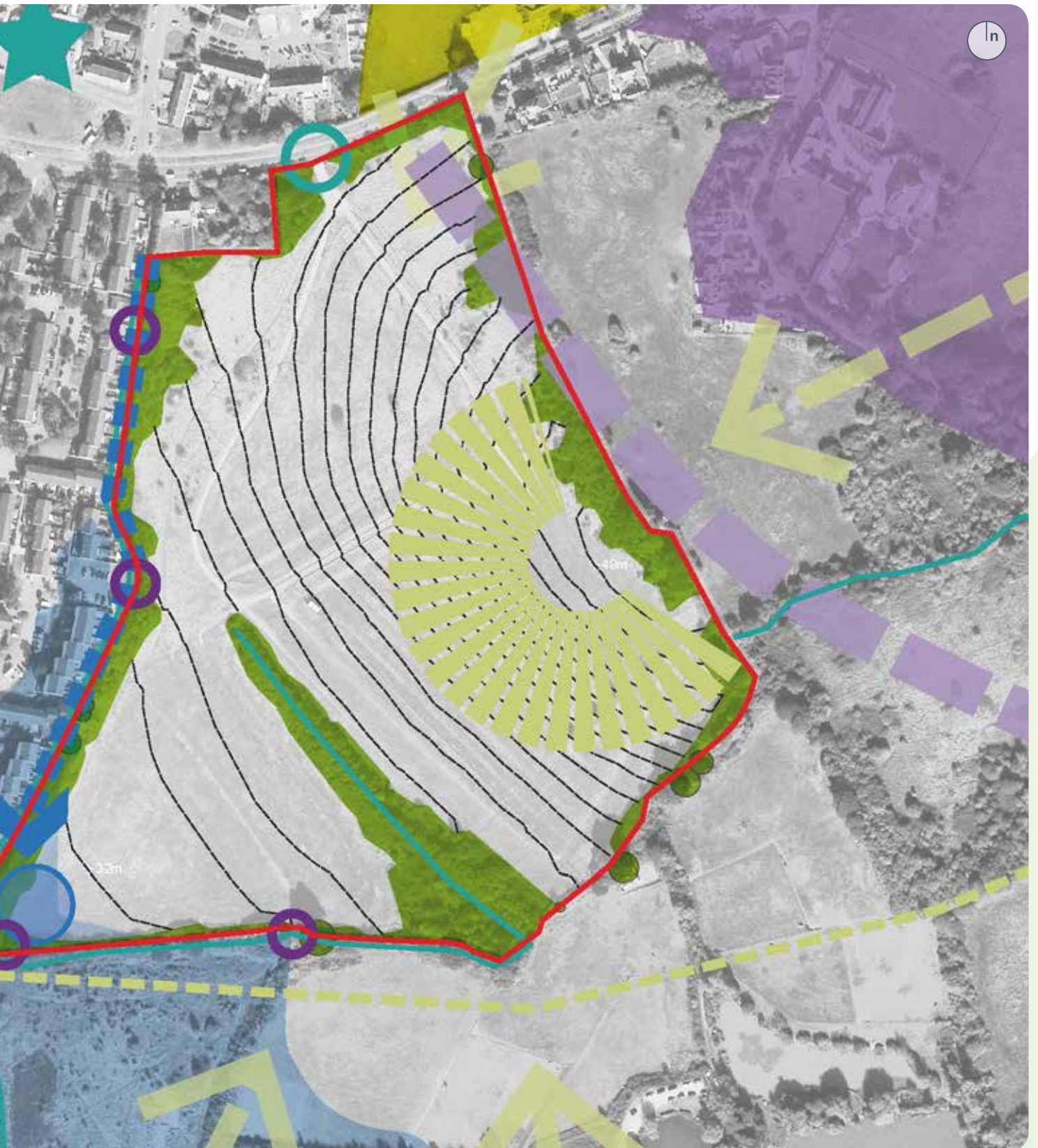
The Site considerations highlight the physical constraints of the Site by responding to the technical and environmental constraints set out by assessments carried out.

Key considerations include:

- The terrain of The Site rises 18m from lower, more level terrain at the south-western corner to a localised ridge along the Site's eastern boundary (at approximately 50 m AOD). The localised ridge forms part of the wider undulating landscape that surrounds Waltham Abbey, including Pick Hill, a similar landform to the north of the Site.
- The 50m contour marks the lower slopes of the Epping Forest ridge to the east of the Site.
- The Site boundaries are generally defined by hedgerows, including some mature trees and areas of unmanaged scrub. The tree line along The Site's eastern boundary, associated with the higher ground of the localised ridge, prevents open views into the Site in views from the east, it is this ridge that gives the opportunity to create a strong and premanent new Green Belt defensible boundary. The hedgerow along the southern boundary provides a strong, defensible boundary, and screens the lower terrain of the Site in views from public footpaths to the south of the Site. The hedgerow along the northern boundary, to the south of Upshire Road, is intermittent and some views into the Site are available, particularly at the current site access point.
- A public footpath is located to the south of the Site. The footpath passes through a landscape corridor that leads towards the centre of Waltham Abbey to the west. To the east the footpath connects with the wider rights of way network and nearby Epping Forest.
- A belt of vegetation extends from the southern boundary of the Site in a north easterly direction, dividing the Site into two parcels of land.
- The Site is located immediately adjacent to the eastern residential edge of Waltham Abbey. The Abbots Drive development, at the Site's western boundary, comprises three storey flats which have a strong urbanising influence on the character of the Site. Similarly, the houses to the north of the Site located on rising ground (Pick Hill) also exert a strong influence on the character of the Site.
- A watercourse and its associated flood plain are located at the Site's southern boundary.
- Access points for both vehicular and pedestrian access have been identified, helping to connect the Site with the wider urban context and countryside.



Site Considerations Plan - produced by LDA Design



4.0 The Vision

4.1 Design Principles

The following sequence of diagrams show the key principles for the development of the Land East of Waltham Abbey.

The principles have been developed in response to baseline analysis and established good practice.

The Site Today

The Site today consists of 11.6 ha of land. It is bound to the north by Upshire Road, grazing land to the east and south and existing settlement to the west.



Retaining Existing Landscape

Retain and enhance natural features including mature boundary trees and hedgerows for the benefit of existing habitats and ecosystems. Also to help to mitigate the visual impact of future development.



Creating Green Corridors

Creating linear habitats & green corridors to integrate key landscape assets and help strengthen boundary edges, acting as landscape buffers.



Establishing Development

Establishing a core development area in response to the Site considerations, landscape features and LVIA.



Sustainable Urban Drainage

Use the natural topography of the Site to create a SUDS strategy that utilises open area of green space.



Create Green Gateways & Pocket Parks

The Site will feature a key area of strategic open space along with pocket parks for the local community to enjoy.



Movement

Vehicular access is provided via a looped distributor road. Pedestrians are prioritised on shared surfaces. A number of connecting paths feature along the boundary edges that link the Site to existing development and wider landscape.



5.0 The Masterplan

Land East of Waltham Abbey provides an opportunity for a new residential neighbourhood set in a natural landscape bowl adjacent to the edge of Waltham Abbey. The proposal will enable delivery of much needed new homes including affordable homes within Waltham Abbey and provide pedestrian links to surrounding amenities and the wider landscape.

Community Benefits

The Site has been comprehensively designed to enable the delivery of:

- A new neighbourhood of up to 300 homes
- Play area
- Pedestrian and cycle access to nearby facilities
- Sustainable Urban Drainage
- Habitat creation
-

The Numbers & Context

- Gross Site Area 11.6 ha
- Up to 300 homes
- Typical housing mix consisting of detached, semi-detached and terraced family homes
- 40% affordable homes
- 2.9 ha of Public Open Space

Key

- | | |
|---------------------------------|-----------------------------------|
| 1 Main Access from Upshire Road | 6 Tree lined street |
| 2 Pedestrian Access | 7 Sustainable Urban Drainage |
| 3 Open space | 8 Strong Landscaped Boundary Edge |
| 4 Central Green & Play Space | |
| 5 Retained Trees | |



Proposed Development Framework



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