

EPPING FOREST DISTRICT LOCAL PLAN

EXAMINATION HEARINGS

HOMEWORK NOTE 28

MATTER 15: PLACES AND SITES (POLICIES P 1 – P 15) P 6 NORTH WEALD BASSETT

ISSUE 2: ARE THE PLAN'S POLICIES FOR THE SPECIFIC PLACES AND SITES WITHIN THE DISTRICT JUSTIFIED, EFFECTIVE AND CONSISTENT WITH NATIONAL POLICY; AND ARE THE SPECIFIC SITE ALLOCATIONS THEY INCLUDE JUSTIFIED AND DELIVERABLE?

HW28: FURTHER DETAIL ON THE RELATIONSHIP BETWEEN THE TWO MASTERPLAN AREAS IN NORTH WEALD BASSETT

1. The Council provides this note which concerns Matter 15, Issue 2 and the Inspectors request that the Council provides further detail on the relationship between the two proposed masterplan areas within North Weald Bassett.
2. As outlined in the Council's response to Question 2 within the [hearing statement for Matter 15, Issue 2](#), the Council considers that improved/increased public transport provision is necessary to accommodate the scale of development proposed in North Weald Bassett.
3. The Council therefore proposes amendments to the supporting text after paragraph 5.99 and to Part F of Policy P 6, to make reference to the need to deliver this type of infrastructure, in accordance with the agreed [Statement of Common Ground with Essex County Council](#) (ED37A). A key focus of the amendment after paragraph 5.99 is that the two Masterplan Areas within North Weald should not be considered in isolation in developing coordinated sustainable transport choices opportunities.

4. This note will discuss both Masterplan Areas in turn and explain how the Council intends to ensure a coordinated and joined up approach is taken in bringing forward key pieces of infrastructure to facilitate the proposed development in the village.

The North Weald Village Masterplan (Residential-led)

5. As was set out by the Council during the hearing session, the North Weald Village Masterplan (Parts K to M of Policy P 6) is progressing well and all five landowners within the Masterplan Area have agreed and signed a [Statement of Common Ground with the Council](#) (ED42).
6. The Masterplan process to date has been informed through topic based discussions between the site promoters, the Council and Essex County Council on matters relating to sustainable transport, access and land drainage principles.
7. Following these meetings and informal engagement within the local community, the initial draft Masterplan was presented by the site promoters to the Council's Quality Review Panel on the 14 June 2019. The Panel emphasised the requirement for the two Masterplan Areas within North Weald Bassett to adopt a coordinated and joined up approach to bringing forward key pieces of infrastructure in the village.
8. In particular the need for a well-connected and well-integrated sustainable transport offer to provide attractive walking and cycling routes to key destinations as well as an improvement to the existing bus offer within the village were identified as being key to accommodating the level of development proposed in North Weald Bassett.
9. This will form the basis of future discussions through the masterplan process with consideration being given to the most appropriate location for the community facilities and other infrastructure requirements as set out in Parts F and L of Policy P 6 and will form part of the engagement with North Weald Bassett Neighbourhood Plan Group and the Parish Council.
10. The Council proposes, through this note, an amendment to (ii) of Part F of Policy P 6 as follows:
 - (ii) Local centre including retail, community and appropriate provision of health facilities;

(The proposed amendment is consistent with the existing (ii) in Part L of Policy P 6.)

The North Weald Airfield Masterplan (Employment-led)

11. The North Weald Airfield Masterplan is at an early stage of production. A planning brief to appoint appropriate masterplan specialists was agreed by the Council's Cabinet Committee on 11 April 2019 (EB142B) and the Council is currently seeking expressions of interest to bring forward the site. The deadline for such expressions is on 5 July 2019.
12. One of the key aspects of the brief (see EB142A) is to emphasise the Council's commitment that there will be a joined up and co-ordinated approach between the two Masterplan Areas in North Weald Bassett (page 6). This includes entering into early discussions with the promoters of the other Masterplan area regarding the provision and phasing of key pieces of infrastructure necessary to bring forward the entirety of the development proposed in North Weald Bassett.
13. The Council is also committed to entering early discussions with the site promoters of the other Masterplan Area regarding the most opportune strategic location for key pieces of infrastructure for the village including the new primary school and the new local centre which are identified in Part L of Policy P 6 as key requirements for the village.
14. It is anticipated that the discussions between the Council's Estates Team, as landowner of the airfield and the site promoters of the village Masterplan will take place over the coming weeks. A programme of engagement including early discussions with North Weald Bassett Neighbourhood Plan Steering Group and the Parish Council will be developed in conjunction with the promoters of the residential led scheme. As set out on page 13 of the brief (EB142A) the Council believes robust stakeholder engagement is critical and expects the Masterplanning team to engage and work collaboratively with all stakeholders who are integral to realising the vision for the North Weald Airfield Masterplan area including residents, landowners, businesses, Ward Members, EFDC Cabinet, Town and Parish Councils and the NWB Neighbourhood Plan Steering Group. Further detail on engagement and accompanying processes can be found in the Strategic Masterplan Briefing Note (EB133) and should be agreed at an early stage and comply with the Council's Statement of Community Involvement.