

5	EPF/2587/23 Nick Finney	Land to South of Vicarage Lane, North Weald Bassett	Application for hybrid planning permission, seeking outline planning permission with all matters reserved, except for principal means of vehicular access from the A414 and Vicarage Lane West, for a mixed use scheme comprising residential development (Use Class C3); reserved land for a primary school with associated playing fields (Use Class F1); mixed use development including retail, early years or community uses (Use Classes E and F2); associated green infrastructure, including public open space, formal and informal play and recreation areas; drainage infrastructure; other associated site infrastructure; and, diversion and extinguishment of public rights of way. Detailed planning permission sought for the primary road; Suitable Alternative Natural Green Space (SANG) provision; and surface water attenuation@
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The Parish Council has always expressed its objection to the fact that North Weald Bassett Parish has been allocated a quarter of the development proposed for the entire Epping Forest District, stating that this is disproportionate and unfair on existing residents. It has also consistently expressed concern about the cumulative traffic impacts that not only this development site will have, but all the development sites in the Parish will have on our local roads, including the A414, B181, B1393, Church Lane, and Junction 7 of the M11. The natural reaction is to object to all elements of the proposals for these reasons, however the site is allocated for development in in the Epping Forest District Local Plan meaning development of the site is as good as guaranteed. As such, the Parish Council has chosen to work with the developer of this site for a number of years in order to try and influence the development to ensure it fits well with the current village, and causes as little disruption to our current residents as possible. This has, at times, involved working with the Neighbourhood Plan Steering Group, and using the feedback from residents from the 2018 parish wide survey, and the public consultation events in 2019. For this particular site, the Parish Council feels it has been successful in its attempts to influence the development, and has found the developer has listened to every piece of feedback given and tried where possible to accommodate changes in the development. However, there are elements of the development that remain of concern to the Parish Council. The Parish Councils response to this application will be dealt with on a matter by matter basis as detailed below.

#### DETAILED PLANNING PERMISSION

- **Primary Road** – The Parish Council has no concern regarding the proposed route of the primary road through the development, however would like to see specific speed reduction measures included to ensure speed is adequately managed, such as vertical deflections (speed humps and raised intersections), roadway narrowing, and chicanes.
- **Suitable Alternative Natural Green Space (SANG) provision** – The Parish Council has no concerns regarding this provision, subject to there being no flood risk to the neighbouring allotments or properties.
- **Surface water attenuation** – At this point, the Parish Council would like to **raise an objection** to the proposal that surface water will run off into the Cripsey Brook. Whilst members of the Parish Council have an understanding as to how the attenuation basins are proposed to operate on the site, they are aware of the regular flooding issues on the A414 by the Vojan restaurant, which in times of rainfall becomes flooded and is impassable by car. The A414 is obviously a major part of the road network, and to direct water into the Cripsey Brook which flows towards this particular area cannot be supported, without evidence provided showing how it will not exacerbate this issue. Local Plan Policy DM15 states that the Council requires all development proposals to demonstrate that they **avoid and reduce** the risk of all forms of flooding to future occupiers and do not increase the risk of flooding elsewhere. The developers are aware of the historic flooding issues for North Weald Bassett (the original name of the settlement being called ‘Weald Gullet’) and the Local Planning Authority should pay particular attention to this matter.

#### OUTLINE PLANNING PERMISSION – ALL MATTERS RESERVED EXCEPT FOR

- **Principal means of vehicular access from the A414 and Vicarage Lane West** – The Parish Council has no particular concern regarding the two access points to the development or the creation

of a new roundabout on the A414 to allow access to the site, other than the disruption this will cause during construction phase both on traffic along the A414 and for residents along Vicarage Lane West, however it is understood that such disruption is not considered a valid planning matter for objection as it can be controlled by way of condition. The Parish Council and Neighbourhood Plan Steering Group made it clear from the beginning of the proposals that it would not support access to the development from the current settlement south of the site. However, the Parish Council would again like to raise the issue of Church Lane. Church Lane is a well-known rat run which can be very dangerous at times, and as yet it is unclear what is being proposed for this road. Without a suitable and adequate plan for this road, this is going to cause major issues for Church Lane with vehicles from the development also using it as their primary route to get to Epping, thus affecting Church Lane, Wellington Road, and the roundabout onto the main B181. The Parish Council also has concerns regarding the turning head located on Vicarage Lane West near to the roundabout, and whilst it understands the needs for this, the current turning head is plagued by regular fly tipping and antisocial behaviour. If this is deemed absolutely necessary, it should be designed to include CCTV monitoring and constant visibility to reduce the temptation to fly tip.

- **Mixed use scheme comprising residential development (Use Class C3)**

The Parish Council has no concerns regarding the proposed mixed use scheme of the site.

- **Reserved land for a primary school with associated playing fields (Use Class F1)**

Initially through working with the developer, the option of expanding the current St Andrews Primary School was explored. This was primarily based on the fact that the school has a great local connection with North Weald and its history, and so as to not create what would in effect be the 'old' and 'new' school. However, this was on the proviso that vehicular access was provided north of the St Andrews School site to alleviate the constant and disruptive issue of vehicles using School Green Lane and Beamish Close when dropping off and collecting children. However, it is seen from the proposed Strategic Masterplan of the site that this is not being proposed (albeit some form of coach drop off / collection point is). Without this dedicated vehicular access to the north of the school, the Parish Council is unable to support the expansion of St Andrews School, and therefore supports the provision of the land on site for the proposed primary school and suggests that such a school should be multi-faith. However, specific measures should be in place to ensure parking by parents along Queens Road does not become an issue, and evidence of this should be submitted with any Reserved Matters application.

- **Mixed use development including retail, early years or community uses (Use Classes E and F2);**

The Parish Council has no objection to the proposed retail, early years or community uses, however expects that the buildings used for community uses are structured in such a way that remain in community use in perpetuity, and are not linked to one specific faith.

- **Associated green infrastructure, including public open space, formal and informal play and recreation areas**

The Parish Council supports these proposals. As part of any Reserved Matters application, the Parish Council will expect to see measures to ensure motorbikes and quad vehicles are restricted from using the access paths into and from the site.

- **Drainage infrastructure**

As detailed above, at this point the Parish Council would like to **raise an objection** to the proposal that surface water will run off into the Cripsey Brook. Whilst members of the Parish Council have an understanding as to how the attenuation basins are proposed to operate on the site, they are aware of the regular flooding issues on the A414 by the Vojan restaurant, which in times of rainfall becomes flooded and is impassable by car. The A414 is obviously a major part of the road network, and to direct water into the Cripsey Brook which flows towards this particular area cannot be supported, without evidence provided showing how it will not exacerbate this issue. Local Plan Policy DM15 states that the Council requires all development proposals to demonstrate that they **avoid and reduce** the risk of all forms of flooding to future occupiers and do not increase the risk of flooding elsewhere. The developers are aware of the historic flooding issues for North Weald Bassett (the original name of the settlement being called 'Weald Gullet') and the Local Planning Authority should pay particular attention to this matter.

- **Diversion and extinguishment of public rights of way.**  
The Parish Council has no objection to these proposals in principle, however expects to see full and detailed proposals received from the Highway Authority for a formal consultation