



May/June 2023

Community consultation leaflet regarding the proposed Strategic Masterplan for North Weald Bassett

A Strategic Masterplan for North Weald Bassett

A strategic masterplan is being prepared to guide the future development of North Weald Bassett. This includes around 1,050 new homes and new infrastructure, as set out in the recently adopted Epping Forest District Local Plan.

Vistry Group is one of the UK's leading house-builders and is leading a team to develop this Masterplan. This leaflet provides an overview of the current draft proposals and how you can provide your feedback. Further information is available at nwbmasterplan.co.uk or at our exhibitions (see back page for details).

- 1** 11 hectares of open space where residents can relax, socialise and play. The proposed open space will feature extensive planting including new trees and biodiverse plant species.
- 2** Walking routes for recreation and to connect the planned community facilities, open spaces, new homes and the existing village. The routes will feature extensive planting. A number of routes will be specifically designed for cyclists.
- 3** Expanded and enhanced Memorial Playing Fields into a central sports hub, with investment in improved sports and play facilities including a new junior/mini pitch.
- 4** Dedicated recreation space and equipment aimed at teenagers.



- 5** Equipped children's Play Space.
- 6** A linear park featuring extensive biodiverse 'beeline' planting, creating an attractive area to be used by pollinators. The linear park will also include interactive 'play on the way' elements, such as balancing beams and stepping stones.
- 7** A new community building providing a range of services and activities which will complement the existing recreation offering at Queen's Hall; and land for health facilities.
- 8** Improved access to St Andrew's Primary School via a dedicated new northern access and layby for pickups and drop-offs, improving safety and convenience.
- 9** Dedicated pedestrian and cycle access only from Queen's Road.
- 10** Buffer planting on border of masterplan area.
- 11** Optional reserve site for a new primary school.
- 12** Option for expansion at St Andrew's Primary School.
- 13** Retail units with convenient access to essential goods, reducing the need for unnecessary car journeys to out of town retail.
- 14** Five travellers pitches, as set out in the Local Plan (indicated by a star, although exact location to be determined).
- 15** A range of new energy efficient homes (within the beige areas on the plan) with dedicated parking and EV charging points.
- 16** New A414 roundabout junction, delivering direct access to the masterplan area, making it safer, more convenient and minimising the impact on local highways.
- 17** Pedestrian and cycle linkages to North Weald Airfield, providing easy and sustainable access to a key employment area and local facilities in the surrounding area.
- 18** Proposed Community Orchard.
- 19** Secondary vehicular access to the main masterplan area.

Church Lane

Vicarage Lane West

A414

A414

High Road

Queens Road

The Masterplan Vision

“To create a landscape-led development which utilises existing landscape features; places an emphasis on social connectivity and integration with the village; fosters a sense of community with the creation of neighbourhoods; and acknowledges the history of North Weald Bassett.”



New homes

The strategic masterplan seeks to establish the principles which will shape future planning applications for development within its area. It is intended that the detailed design of neighbourhoods and individual buildings will be considered through future planning applications. However, the expectation is that a variety of housing types will be provided. Following consultation on the masterplan the first planning applications are expected to be submitted later this year.

Existing homes in North Weald Bassett are principally made up of 2, 2.5 and 3 storey homes with some bungalows. The character of the village and surrounding area means that high rise development (greater than three-storey) would not be appropriate in the masterplan area and building heights will reflect the existing character of the village.

The approximately 1,050 new homes will be built to modern standards of energy efficiency and be cheaper to run.

New homes will include those suitable for first time buyers, families, disabled and the elderly. 40% of homes would be provided as affordable housing, including first homes, social rented housing and shared ownership homes, that would be available to local people.

View along internal Pedestrian Cycle Path



Education provision

It is proposed to provide a new drop-off point and access to St Andrew's Primary School to the north. This would also be suitable for larger vehicles associated with school trips. Provision needs to be made for additional primary school places within the masterplan area and two options are being considered at this stage:

Option 1 – the expansion and modernisation of St Andrew's Primary School within existing school boundaries. This would enable an additional form of entry through the

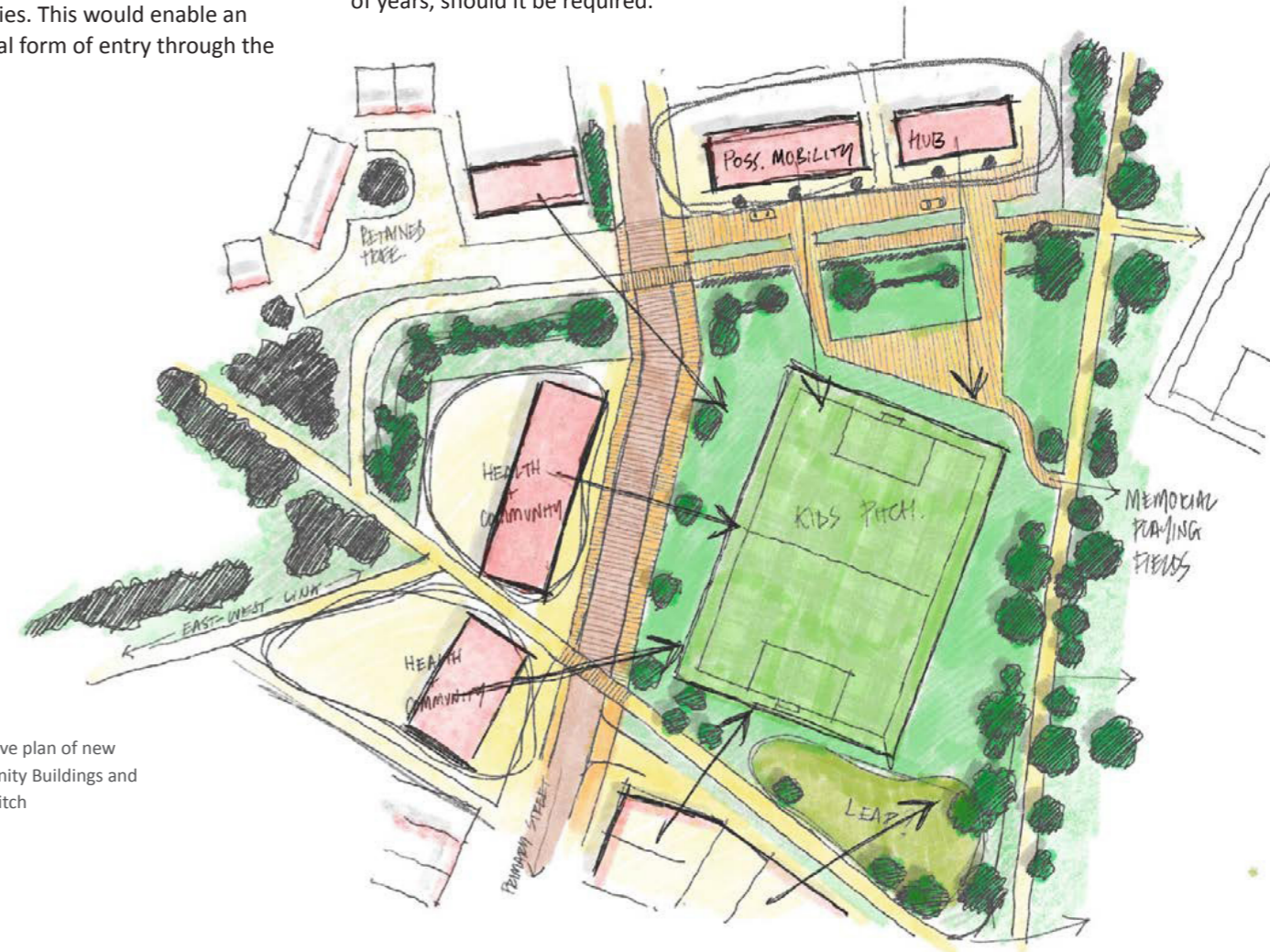
provision of new classrooms, alongside new sports facilities and the potential to enclose the swimming pool making it an indoor facility.

Option 2 – the creation of a second village primary school on land reserved within the masterplan area.

Through initial local discussions, the expansion of St Andrew's Primary School is emerging as the preferred option to provide new school places. However, land will need to continue to be reserved for a potential new school for a number of years, should it be required.

Community infrastructure

Alongside the delivery of new homes, a range of community facilities are planned within the masterplan area. The new community building and land provided for healthcare facilities would create a social heart to the masterplan by linking with new and improved facilities at the Memorial Playing Fields, St Andrew's School and any additional primary school provision.



Illustrative plan of new Community Buildings and Junior Pitch

Local shops and services

New retail units with parking would be included which would be suitable for a small convenience food shop and two or three additional premises for local services. The new shops are proposed to be located close to the main roundabout access to be easily accessible to residents, minimise disruption and also cater to passing trade. This will be intentionally smaller than the existing retail provision in the village so that it complements existing shops and services.

Community facilities

Queens Hall currently provides a range of sporting, social and pre-school functions. By focusing additional sporting facilities around the Memorial Playing Fields, it is proposed to expand these uses so Queens Hall becomes the main sports and social focus within the village.

These uses will be complemented by a new, additional community building which would primarily be for a civic or faith use but multi-purpose so that is suitable for a range of users and clubs.

Land for health uses

Land is also reserved for a new health facility within the village with its own parking. This will ultimately be commissioned by the NHS or NHS service providers. Financial contributions will be paid towards health service provision from new development.

A Landscape-Led Masterplan

The masterplan aims to incorporate the proposals around the well-established existing trees and hedgerows. Retaining, diverting and expanding on the extensive network of formal and informal footpaths, including existing links to the wider countryside, will seek to encourage walking and cycling. All residents would live within 150 metres of a green way or open space.

The two large public open spaces at the expanded Memorial Playing Fields and Church Fields will provide new and improved opportunities for recreation. However, there will be a mix of formal open spaces, structural landscaping and facilities provided across the masterplan area, including:

- Ecological habitats, including a linear park with wildflower rich planting to act as a "bee corridor"
- Improved public Right of Ways
- Retention of existing mature trees and hedgerows
- Improved sports pitches and a new junior football pitch
- A green buffer between new and existing housing
- New and improved play spaces
- Informal open areas suitable for dog walkers
- A community orchard



Church Fields

Church Fields is a proposed new parkland (to be known as a Suitable Alternative Natural Greenspace) located on an existing right of way, connecting the main village to St Andrew's Parish Church. It would act as a space for informal recreation and cover an area of circa 5 hectares (roughly twice the size of Memorial Playing Fields). Recreational walking routes are included, together with opportunities to include a children's play space and an area dedicated to teenagers.

It is also proposed to incorporate water features, such as ponds, to act as drainage features and native planting which would allow this area to be suitable for a range of species and habitats. This green space would also link into the wider countryside surrounding North Weald and open space between this masterplan area and the Airfield masterplan area.



Memorial Playing Fields

The Memorial Playing Fields could become more of a focus for formal sporting provision in the village with further investment and expansion of facilities.

This will include improvements to the existing cricket and football facilities as well as installation of new junior playing pitches together with a new multi-use games area.



Illustrative plan of Memorial Playing Fields



Transport and access

A new A414 roundabout

The primary access into the masterplan area is proposed via a new roundabout on the A414 at the existing Vicarage Lane West junction. This option was developed as it provides:

- A traffic calming and speed reduction feature to improve road safety on the A414 whilst maintaining it as a strategic road corridor
- Improved access to public transport by enabling bus travel eastwards on the A414 from the site (the current road layout would require buses to use Rayley Lane meaning a 3km detour for eastward journeys)
- Safer pedestrian and cycle crossing with a central refuge area over the A414 and reduced vehicle speeds

The proposed new roundabout opens up the opportunity for eastward vehicular access from Vicarage Lane West onto the A414. Eastward access is currently proposed to be public transport only. Secondary accesses will provide access to other sites within the masterplan area.

Other highway infrastructure upgrades

Alongside the proposed new access roundabout, it is proposed that there will be upgrades to the Talbot Roundabout funded through developer financial contributions.

Public transport

A number of options to upgrade bus services are currently being considered. Options include the expansion of existing services, the reinstatement of services direct to Harlow and also commuter services capturing local villages and terminating in Epping (either the underground station or town centre).

Next Steps



May

2023

Consultation
Launch

May-June

2023

Consultation
Period

July

2023

Revised
Masterplan

August

2023

Submit
Masterplan

Autumn

2023

Submit Outline
Planning Application

Have your say

We would very much welcome your views on our emerging plans. To learn more about the current proposals and to provide your feedback, you can:

- Visit our website to submit your feedback
- Scan the QR code on the bottom of this page
- Use the enclosed feedback form and freepost return envelope
- Attend an in-person exhibition

The details of the exhibition events are as follows:

Thursday 15 June

between 4pm and 8pm at St Andrew's Primary School

Saturday 17 June

between 10am and 2pm at St Andrew's Primary School

Wednesday 21 June

between 4pm and 8pm at Thornwood Common Parish Hall

Slots can be booked for guided walks around the site on the Thursday and Saturday through the website.

Contact Us

We hope that this newsletter has been helpful in providing an overview of the emerging masterplan for North Weald Bassett. After the masterplan has been submitted to the District Council this Summer, it is anticipated that the Council will undertake its own formal consultation.

If you have any questions regarding the proposals, please do not hesitate to get in touch with our community representatives DevComms, through the contact details or our dedicated website below:

Email nwb-masterplan@devcomms.co.uk

Phone **0800 080 3166**

Website www.nwbmasterplan.co.uk



Vistry Group