



North Weald Airfield – Strategic Masterplan Frequently Asked Questions (FAQs)

1. <u>General</u>	
<p>1.1 Strategic Masterplan</p> <p>What is a Strategic Masterplan and why is one being prepared for land at the airfield?</p>	<p>The Strategic Masterplan is informed by the draft Epping Forest Local Plan, technical studies and surveys, and stakeholder and community consultation.</p> <p>The Strategic Masterplan is not a planning application for development of the land. It sets a vision and ‘spatial design parameters’ for how the development could be laid out.</p> <p>Future planning applications will need to be worked-up within these agreed parameters which will guide future decision-making.</p> <p>A Strategic Masterplan is a document that, once endorsed by Council, will be used to guide future development at the North Weald Airfield site.</p>
<p>1.2 The Site</p> <p>What land is included in the Strategic Masterplan?</p>	<p>Land to the east of the main runway within the North Weald Airfield boundary is included in the Strategic Masterplan.</p> <p>The land is owned by Epping Forest District Council.</p>
<p>1.3 Airfield Uses</p> <p>Will airfield uses continue at the site?</p>	<p>Policy P6 (O) in the emerging Epping Forest Local Plan requires that the North Weald Airfield Masterplan makes provision for the retention and expansion of aviation uses to the west of the main runway.</p> <p>This is an objective of the Strategic Masterplan and airfield operations will not be impeded by the proposed employment development</p>



<p>1.4 HMRC Customs Facility</p> <p>Can you confirm that the Inland Revenue customs facility (HMRC site) is only under option until 2025 and will be closed prior to development of that part of the airfield?</p>	<p>The HMRC facility is not expected to be in place when the masterplan development is operational.</p> <p>The current end date for the facility is 2025 and there is no automatic right to extend granted in the lease. HMRC may vacate earlier.</p> <p>Detailed phasing plans for the Strategic Masterplan would allow development to occur without physical concerns or concerns for vehicle movements.</p>
<p>1.5 Airfield Side</p> <p>Is there a Strategic Masterplan being prepared for the west side of the masterplan, within the airfield boundary for the remainder of the site?</p>	<p>Epping Forest District Council is undertaking a concurrent piece of work for the west side of the North Weald Airfield site to ensure consideration is given to the airside users of the site.</p>
<p>1.6 Integrating with other masterplans in North Weald</p> <p>How will the masterplan integrate with other master plans in North Weald, particularly the North Weald Bassett masterplan concerning the A414, Church Lane etc?</p>	<p>Epping Forest District Council are collaborating closely with the developers promoting the North Weald Bassett Masterplan to ensure joined-up thinking on the emerging masterplans.</p> <p>A transport assessment is currently being undertaken in conjunction with the residential masterplan to ensure an appropriate approach is taken to traffic and access. The two masterplan areas are also intended to be linked by pedestrian/cycle routes.</p>
<p>1.7 Other masterplans</p> <p>How will the masterplan integrate with other master plans in North Weald, particularly the North Weald Bassett masterplan concerning the A414, Church Lane etc?</p>	<p>Epping Forest District Council are collaborating closely with the developers promoting the North Weald Bassett Masterplan to ensure joint-up thinking on the emerging masterplans.</p> <p>A transport assessment is currently being undertaken in conjunction with the residential masterplan traffic information to ensure an appropriate approach is taken to traffic and access. The two masterplan areas are also intended to be linked by pedestrian/cycle routes.</p>



	<p>A new spine road is proposed to run north-south through the masterplan site to reduce pressure on Church Lane and through the village.</p> <p>Further details will come forward as part of detailed full planning applications in the future.</p>
<p>1.8 Impact on People</p> <p>What impact will the development have on others or the wider population?</p>	<p><u>Employment opportunities:</u> The Strategic Masterplan will provide opportunities for local and varied employment directed to local needs, reducing the requirement to commute for local residents.</p> <p>Employment opportunities will also overlap with - and therefore secure - the on-going use of the airfield. And future uses will be purposefully pitched at a sustainable and digital economy.</p> <p><u>Sustainable Travel</u> The Strategic Masterplan will be supported by sustainable travel initiatives that will have a greater benefit on the local area.</p> <p>Environmental Benefits: The Strategic Masterplan will be guided by principles for sustainability which will lead to direct and indirect contributions to the environment, natural space and heritage needs.</p> <p>Other benefits would be identified in consultation with statutory and on-statutory stakeholders.</p>
<p>1.9 The Masterplan Team</p> <p>Who is preparing the Strategic Masterplan?</p>	<p>The Strategic Masterplan is being prepared by Epping Forest District Council who is the landowner of the site.</p> <p>Epping Forest District Council have appointed a team of technical consultants to prepare the Strategic Masterplan and lead the masterplanning process, including:</p>



	<ul style="list-style-type: none"> - Turner and Townsend – Project Managers leading the process - RPS – Planning Consultants, Masterplanners, and Environmental Consultants - Soundings – Stakeholder and Community Engagement Consultants <p>The consultant team is working with Epping Forest District Council planning and other officers to ensure that the plans are policy compliant.</p>
<p>1.10 Planning Applications</p> <p>Can development applications be lodged for land on the site before the Strategic Masterplan is finalised?</p>	<p>Yes, development applications can be made but they will be considered against the relevant planning policy framework.</p>
<p>1.11 Site Tenants</p> <p>What if I am an owner, tenant or user of the site – will I have to move?</p>	<p>The Strategic Masterplan seeks to ensure airside and non-airside uses at the site are in the appropriate locations.</p> <p>If any existing uses or tenancies do need to relocate, this will happen over some time with further discussions to be undertaken with Council to ensure business is not impeded.</p>
<p>2. <u>Transport and Access</u></p>	
<p>2.1 Increased Traffic Impacts</p> <p>There is already a high volume of traffic within the North Weald village and local roads. How will traffic associated with the Airfield development along with the proposed 1,050 new homes as part of the North Weald Bassett Masterplan be minimised?</p> <p>Will you take into consideration the new HMRC transit facility proposed at the north of the site.</p>	<p>The draft Epping Forest Local Plan in promoting sites for development has already been assessed to include the likely impacts from development on the strategic sites.</p> <p>The traffic impacts associated with the North Weald Airfield Masterplan has therefore been taken into consideration.</p> <p>However, further transport assessment work is still being undertaken in consultation with Essex County Council Highways.</p>

<p>2.2 Congestion on the B181</p> <p>The proposed new access will not alleviate existing traffic congestion problems on the B181</p> <p>How will North Weald Village be protected from the additional traffic this proposal will generate? The area already acts as a funnel for many travellers to Epping.</p>	<p>To mitigate impacts, we are considering a number of interventions that will undergo further testing and review. These potentially include:</p> <ul style="list-style-type: none"> - the enlargement of the A414 roundabout to cope with HGV traffic. - Control over access south on to/from Epping Road - Proposed new spine road to reduce traffic on Church Lane and through the village <p>Full details will come forward as part of detailed full planning applications in the future.</p>
<p>2.3 Proposed New Spine Road</p> <p>A new Spine Road is proposed to run from north to south through the Airfield site.</p> <p>Where will this road link up to the north and the south</p> <p>Will the Spine Road link to Hurricane Way? Not necessarily, access is still being assessed</p>	<p>The new spine road will run through the site, the north entrance will begin from Merlin Way, potentially in the form of a roundabout and the south from Epping Road.</p> <p>It is imagined that most traffic will enter and leave from the Merlin Way access point as the most direct route to the A414 and M11.</p> <p>The north-south spine road aims to provide an alternative route to Church Lane helping retain its rural character.</p> <p>Traffic routing controls may be required. It also aims to provide a link to the village of North Weald via its southern access point, improve connectivity for not only vehicles but pedestrians and cyclists.</p> <p>Details will come forward as part of detailed full planning applications.</p>
<p>2.4 Public Transport</p> <p>Will there be any public transport to benefit people working and living here?</p>	<p>We are in discussion with the neighbouring North Weald Bassett Masterplan located east of the airfield site as to how we can improve local transport links.</p>



	<p>This is a wider transport issue that will be led by Epping Forest District Council and Essex County Council as the highway authority, but the site will need to benefit from good public transport links given that people will be working in this location.</p>
<p>2.5 Timing of Road Improvements</p> <p>When will the proposed improvements to the road network happen, and other infrastructure requirements?</p>	<p>We are in the very beginning phases of the masterplanning process and there is still some time before changes will come forward on the site as a result of this work.</p> <p>Some improvements will precede development and some will come forward as part of future development. This will be determined and agreed through the planning process and in discussion with Essex County Council Highways.</p>
<p>2.6 Other means of movement</p> <p>Are any other methods of access proposed for the site rather than just cars?</p>	<p>New pedestrian and cycle links will be introduced to encourage walking and cycling including, where appropriate, links to the North Weald Bassett Masterplan area.</p> <p>The planned provision of public open space (SANG) between the two masterplan areas will provide new and improved pedestrian and cycle linkages</p>
<p>2.7 Links with North Weald Bassett masterplan Site</p> <p>Are there any links proposed between the North Weald Airfield Strategic Masterplan and the North Weald Bassett Masterplan site to the east?</p>	<p>The North Weald Bassett Masterplan includes the proposal of 1,050 new homes plus new community facilities.</p> <p>Epping Forest District Council and the promoters of the North Weald Bassett Masterplan are in discussion about the two masterplan areas and matters that affect both proposed developments. Details will come forward as part of detailed full planning applications in the future.</p>

3 Heritage	
<p>3.1 Strong Village Feel</p> <p>There is a strong village-feel to North Weald – how will this be retained?</p>	<p>The principles of developing the North Weald Airfield Strategic Masterplan and North Weald Bassett Masterplan areas has been tested and established through the Local Plan process.</p> <p>The likely impacts of both developments will be further tested as part of future planning applications.</p> <p>In guiding future development, the North Weald Airfield Strategic Masterplan will consider how impacts can be minimised including through discussions with key statutory and non-statutory stakeholders.</p>
<p>3.2 Respecting Local Character</p> <p>How will you ensure future development will be in keeping with the existing character, particularly in regard to roof lines?</p>	<p>The Strategic Masterplan will include design parameters to ensure that future development will be guided to a form that will not result in unacceptable design impacts.</p> <p>The design parameters will be influenced by airfield safeguarding regulations which will ensure that new buildings do not impede flight activities.</p>
<p>3.3 Local Economy</p> <p>What consideration is being given to the impact on existing shops in the village?</p>	<p>The new employment site will generate a new workforce in this location are likely to use nearby village facilities including the shops, promoting economic benefit for the local area.</p>
<p>3.4 Adjoining Properties</p> <p>How will you ensure that future development will not have a detrimental effect on the existing properties in close proximity to the Airfield?</p>	<p>Green buffers are proposed at the edge of the site to ensure neighbouring residential areas are shielded from future development, and retain their edge-of-village character.</p>



<p>3.5 Historic links and activities</p> <p>There is a strong historic link to the airfield and associated activities –will these uses continue?</p>	<p>The airfield has a very important history and the Strategic Masterplan wants to retain and celebrate this as part of the new development coming forward.</p> <p>The Local Plan policy requirements for the Strategic Masterplan include the retention and expansion of aviation uses.</p>
<p>3.6 Airfield Museum</p> <p>What will happen to the Museum?</p>	<p>The proposals for the museum are being discussed with key stakeholders. The museum could be retained in its current location, or a new museum facility could be created within the Masterplan area.</p>
<p>3.7 Debt of Honour & Norwegian Stone</p> <p>What will happen to the Norwegian Stone and Debt of Honour?</p>	<p>The importance attached to the Norwegian Stone and the Debt of Honour are fully recognised. The intention is to retain these features and provide them with an appropriate setting.</p> <p>Heritage matters are a key consideration and comments are welcomed and those received are being considered. Final details will come forward as part of detailed full planning applications.</p>
<p>3.8 Air Traffic Control Tower</p> <p>What will happen to the Control Tower?</p>	<p>A new Air Traffic Control Tower will be needed.</p> <p>The existing Air Traffic Control Tower is a Listed Building. The intention is to retain the building and keep it in active use as part of the masterplan proposals. It could be used for complimentary uses such as a café, education or museum. There are no fixed plans at present and comments are encouraged.</p> <p>A new control tower will need to be built in a suitable location to ensure that operationally, it is appropriate but also to avoid harmful impacts. The masterplan includes a potential location for a new tower.</p>



<p>2.8 Views from North Weald Village</p> <p>What will happen to the views of the control tower from North Weald Village?</p>	<p>The control tower is an important heritage asset to the site and as a listed building it will remain in its existing location. The masterplan layout will ensure that the building is provided with an appropriate setting and views of the tower will still be enjoyed.</p>
<p>3.9 North Weald Basset Cemetery</p> <p>North Weald Bassett Cemetery is located in Vicarage Lane West. This location was selected as it is a tranquil area, surrounded by natural beauty.</p> <p>How will you ensure that there are appropriate acoustic barriers to prevent this area being impacted by noise pollution?</p>	<p>Further technical assessment is being carried out to consider the likely noise impacts from the development. Full details, including any need for specific noise mitigation, will come forward as part of detailed full planning applications.</p>
<p>4 <u>Uses and Amenities</u></p>	
<p>4.1 Housing?</p> <p>Is any housing proposed as part of the Strategic Masterplan?</p>	<p>No. The site is allocated as a New Employment Site in the emerging Epping Local Plan.</p> <p>The emerging Local Plan allocation proposes B1, B2 and B8 class uses at the site – this means offices, industrial and warehouse and distribution uses.</p>
<p>4.2 Employment Space?</p> <p>How much employment space will be provided and how many jobs with this allow?</p>	<p>The Strategic Masterplan allows for 10Hectares of land to be developed for employment floorspace. The indicative layout allows for approximately 106,000 sqm floorspace. The number of jobs to be created will depend on who occupies the units.</p> <p>A range of unit sizes has been proposed in the indicative layout to accommodate a range of business operations including small units for start-up businesses. We are currently undertaking market and commercial feasibility testing to understand what the future employment needs will be at the site.</p>

<p>4.3 What Businesses?</p> <p>What types of businesses will be targeted?</p>	<p>All businesses that fall in the B1/B2/B8 use class are appropriate for this location – this includes offices, industrial and warehouse and distribution uses. To ensure flexibility, a range of unit sizes will be provided to allow space for new or developed businesses, whilst also ensuring that maximum employment opportunities are achieved.</p>
<p>4.4 What about Digital?</p> <p>Will future use and development focus on digital/modern economy?</p>	<p>The development aims to be orientated to the right form of business for the next 50 years. We want to make it attractive for economic and employment reasons but also for it to be sustainable.</p>
<p>4.5 Broadband</p> <p>Will broadband speed be an issue in the area?</p>	<p>The airfield is served well with broadband. The Digital Innovation Zone recently won the award for 2020, which is a UK-wide competition. The Digital innovation Zone got high speed broadband into the airfield therefore this is unlikely to be an issue within the area.</p>
<p>4.6 Jobs</p> <p>How do you know that any new residents will want to take up jobs on the Airfield?</p> <p>How do you know that they will be able to afford to purchase a property on the proposed new housing developments?</p>	<p>An opportunity will be created that will allow local residents to benefit from increased local employment, reducing commutes that can impact personal time as well as the environment.</p> <p>On a practical basis, Epping Forest District Council will ensure to discuss opportunities to maximise these living and working opportunities with future developers of the site.</p>
<p>4.7 Ethical Businesses</p> <p>Will there be a requirement for ethical and sustainable businesses?</p>	<p>Yes, this is a key distinguishing factor for this development regarding build, energy and use of new technology</p> <p>This is not only being targeted as a good way to protect the place and the community but because it is also a sensible economic thing to do.</p>



<p>4.8 Location of Amenities</p> <p>Why are all the amenities being provided in the north of the site away from the village?</p>	<p>The locations for complimentary uses are not fixed and are subject to further consideration.</p>
<p>4.9 Market</p> <p>What will happen to North Weald Market?</p>	<p>The North Weald Market which occurs every Saturday operates on the airfield site. During the recent stakeholder meetings there have been discussions on understanding the importance of these activities and it has been made clear this is very important to North Weald residents.</p> <p>There is potential for the market use to be accommodated on the site and we are keen to have further conversations to understand the needs and aspirations for the Market and its users.</p>
<p>4.10 Leisure Facility</p> <p>Why was it decided to remove the leisure facility from the emerging Local Plan allocation?</p>	<p>This was a decision taken by the Epping Forest District Council Local Plan team following Examination of the draft Local Plan and advice from the Planning Inspector.</p> <p>This decision is subject to further consultation when Epping Forest District Council publish Main Modifications to the draft Local Plan following the Planning Inspector's report.</p>
<p>5 <u>Environment and Sustainability</u></p>	
<p>5.1 Air Quality</p> <p>What is the strategy to manage the air quality at the airfield?</p>	<p>This is the subject of discussions with Council officers, statutory and non-statutory stakeholders and will develop including at the planning application stage.</p>
<p>5.2 Light Pollution</p> <p>Have you considered lighting and light pollution?</p>	<p>This is the subject of discussions with Council officers, statutory and non-statutory stakeholders and will develop including at the planning application stage.</p>



<p>5.3 SANG</p> <p>Can you please provide evidence for the SANG will be adequate for this development?</p>	<p>The SANG is a matter for the North Weald Bassett Masterplan. The Airfield Masterplan simply needs to facilitate access to/from it to enhance east-west connections.</p>
<p>5.4 Protected Species</p> <p>The consultation refers to some areas of the site being considered suitable to support protected species - can you elaborate on this?</p>	<p>There are various areas of the site which already potentially house protected species, i.e. birds, bats and amphibians.</p> <p>Further assessment is required to understand the baseline position so that mitigation can be provided where necessary in delivering the employment development.</p> <p>This will be dealt with under the full planning applications that come forward on the site.</p>
<p>5.5 Monitoring Pollution</p> <p>How do you currently monitor the impact of air and noise pollution in the North Weald Bassett Parish which emanates from not only the M11 and surrounding roads, but also from the Airfield? What evidence do you have?</p>	<p>Recent evidence was gathered in terms of impact as part of the draft Local Plan although the airfield has been in existence and operating in military and civilian guise since 1916.</p> <p>The motorway was fully opened in 1980. Monitoring of the issues is part of the intended approach to the development and is a requirement of the Local Plan.</p>
<p>5.6 Sustainability</p> <p>How will you ensure high standards of sustainability?</p>	<p>High standards for sustainability and energy are both drivers for the Strategic Masterplan.</p> <p>Various measures are being proposed for the future energy strategy including high insulation standards, very efficient building services and installation of solar panels.</p>

6 Consultation	
<p>6.1 Consultation Timelines</p> <p>What are the timelines for consultation?</p>	<p>Consultation and engagement to inform draft masterplan</p> <ul style="list-style-type: none"> • October 2020 – November 2020 Key stakeholder group meetings • November 2020 Deliver flyer locally to inform engagement • November 2020 Digital exhibition sharing emerging Strategic Masterplan • November 2020 Workshops with key stakeholder groups during public exhibition • January 2021 Developing masterplan in response to community feedback • March 2021 Cabinet endorsement of draft plan for statutory consultation • Six-week statutory engagement to follow in late Spring 2021
<p>6.2 Inclusion</p> <p>How will you ensure that people who do not have access to technology can participate?</p>	<p>Given the current public health situation we understand that our engagement process must be digital, but we will continue to keep you informed and there will be opportunities for everyone to discuss and inform the emerging Strategic Masterplan.</p> <p>In order to do this, we will be sending a flyer to everyone’s door and printed materials will be available upon request. Our inclusive consultation process will be adapted to prioritise people’s health and safety.</p>
<p>6.3 Consultation Boundary</p> <p>Residents in Thornwood and Hastingwood have been left out of some recent consultation, how will you ensure this does not happen for this consultation</p>	<p>Our team has ensured all neighbouring wards including Thornwood and Hastingwood have been included within our consultation process.</p>
<p>6.4 Providing Feedback</p> <p>How can I provide feedback on the emerging Strategic Masterplan?</p>	<p>We invite you to view the emerging Strategic Masterplan online at our website www.nwairfieldconsultation.co.uk</p>



	<p>and view the consultation materials online from Thursday 26th November 2020.</p> <p>You can provide feedback in a number of ways</p> <ul style="list-style-type: none"> - Online feedback form on our website - Email your feedback form or comments to northwealdairfield@soundings.com - Download the feedback form and drop it at the Thornwood Parish Town Hall, or post it to us at the address below <p>Soundings 148 Curtain Road London EC2A 3AT</p> <p>Public consultation will close at 11.59pm Thursday 17 December 2020.</p>
<p>6.5 Masterplan Timelines</p> <p>What are the timelines for the Strategic Masterplan process?</p>	<p>The Council has prepared a briefing note which needs to be followed when completing a Strategic Masterplan. This includes:</p> <ul style="list-style-type: none"> • Establishing a Planning Performance Agreement. • August 2020 – Ongoing Defining the baseline context, identifying site considerations and environmental surveys • June 2020 – October 2020 Identification and testing of options for the Strategic Masterplan within site assessment • Consultation and engagement to inform draft masterplan • October 2020 – November 2020 Key stakeholder group meetings • November 2020 Deliver flyer locally to inform engagement • November 2020 Digital exhibition sharing emerging Strategic Masterplan



	<ul style="list-style-type: none"> • November 2020 Workshops with key stakeholder groups during public exhibition • January 2021 Developing masterplan in response to community feedback • March 2021 Cabinet approval of preferred option draft plan for statutory consultation • Statutory Consultation • May 2021 – June 2021 If agreed by cabinet, a six weeks public statutory consultation will be undertaken • August 2021 Cabinet to endorse the Strategic Masterplan as material planning consideration to guide future development at the site
<p>6.6 Key Stakeholders</p> <p>Are you in communication with Countryside who are preparing the North Weald Bassett Strategic Masterplan?</p>	<p>Yes, we are in regular communication with Countryside to understand their activities and timescales.</p>

WORKING DOCUMENT