

## Revised plans for the land to the north of Dowding Way, Waltham Abbey



View of the revised proposals looking north along the Green Corridor

**Following our previous newsletters issued in 2018, Next would like to update you on the proposals for the land to the north of Dowding Way.**

As you will likely be aware, in 2018 we submitted a planning application (reference number EPF/1413/18) to Epping Forest District Council (EFDC) for a new, state-of-the-art Regional Service Centre in Waltham Abbey.

Working with new lead architect, pHp Architects, the design team has been developing the scheme in response to feedback received from the community and stakeholders, as well as EFDC's independently appointed Quality Review Panel with the latest Formal Review held in August 2019.

As a direct result, we will shortly be submitting revised plans to EFDC as part of a new application, which aims to respond to this valuable feedback.



View of the proposed southeast entrance

### Summary of Phase 1 scheme changes:

- A revised design, incorporating new high-quality cladding to enhance the appearance of the building and complement the existing and proposed natural landscape features.
- Incorporation of a Next Photo Studio within the proposed building envelope, designed to create market-leading creative content for Next's brand, in turn generating 111 jobs - including a range of roles from photographers and stylists to set designers and studio managers.
- The Next Photo Studio will offer a graduate and trainee scheme, available to residents from the local area and wider district.
- Introduction of a 'Green Corridor' through the site alongside green walls to increase the amount of planting and promote biodiversity.
- High-quality landscaped areas for staff to enjoy, including a 'trim trail' to promote fitness and mental health.
- A range of environmental sustainability measures, including solar panels across the entire roof of the building, and electric vehicle charging capability throughout.
- Creation of new attenuation ponds around the site to provide sustainable infrastructure, support biodiversity by creating habitats for wildlife and provide high-quality landscaping.

### Summary of key benefits:

- Overall investment of circa £53 million into the local area.
- Provision of 536 to 1,066 full time equivalent jobs across the scheme including 111 jobs in the photo studio. The precise number of jobs will depend on the specific employment use for Phase 2.
- Provision for circa 100 construction jobs per month while building the development.
- Between £1.3 to £2.5 million per year in employee spending, which will benefit local shops and services in Waltham Abbey and the wider economy.
- Investment in sustainable local infrastructure including enhancing existing walking and cycling routes to provide improved connections to the wider community.
- New public transport access to the site including the introduction of a Demand Responsive Transport scheme which will benefit both staff and visitors to the site and local residents.
- Routing Management Plan proposed to prevent all commercial vehicle movements from routing through the Epping Forest Special Area of Conservation.



View of the proposed entrance from Dowding Way

**What's next?**

We are aiming to submit a new planning application to EFDC shortly.

We are also holding two information days in October for members of the community to meet our team and find out more about the revised plans.

If you would like any more information or to provide any further feedback, please do not hesitate to contact us.

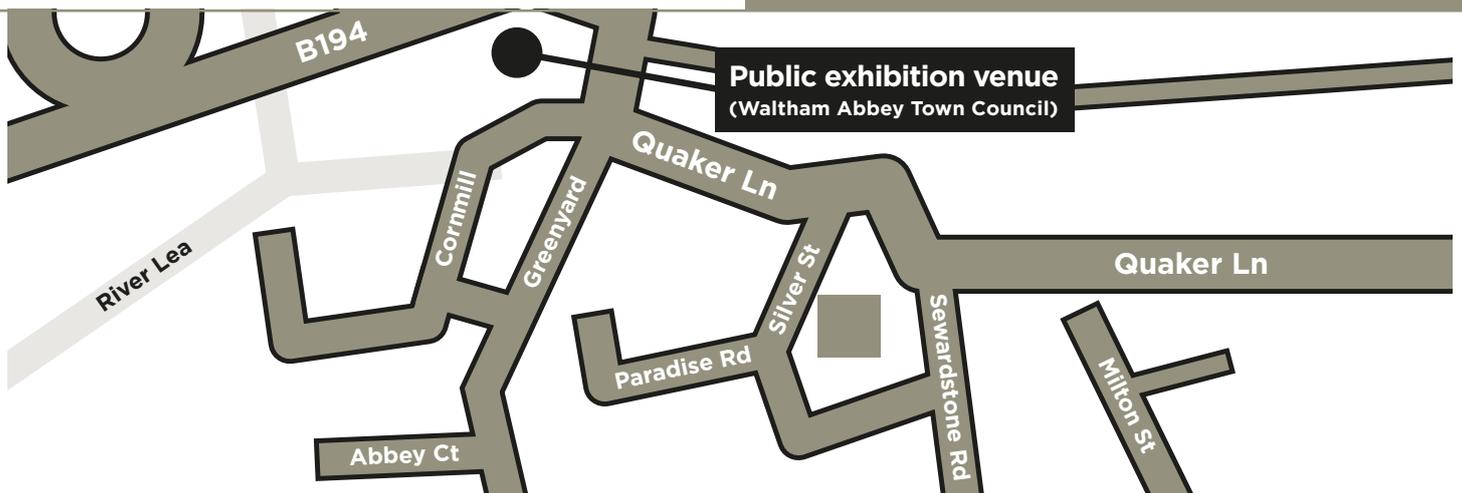
**When**

Tuesday 15 October 2019, 4pm – 8pm

Wednesday 16 October 2019, 4pm – 8pm

**Where**

Waltham Abbey Town Council, Town Hall,  
Highbridge Street, Waltham Abbey, EN9 1DE



**We value your feedback**

A short survey is enclosed with this newsletter. We would be grateful if you could return this survey to provide us with any further comments you may have at this stage. All feedback received will be submitted to the Council, who will be carrying out their own statutory consultation with the community in due course.

We would like to extend our thanks to all those who have engaged with the planning process to date.

**Any questions?**

**Please get in touch**

For more information please contact Cascade Communications, who are co-ordinating our community engagement, on:

**E:** [consultation@cascadepr.co.uk](mailto:consultation@cascadepr.co.uk)

**T:** 020 7871 3565

**W:** [www.dowdingwayproposals.co.uk](http://www.dowdingwayproposals.co.uk)