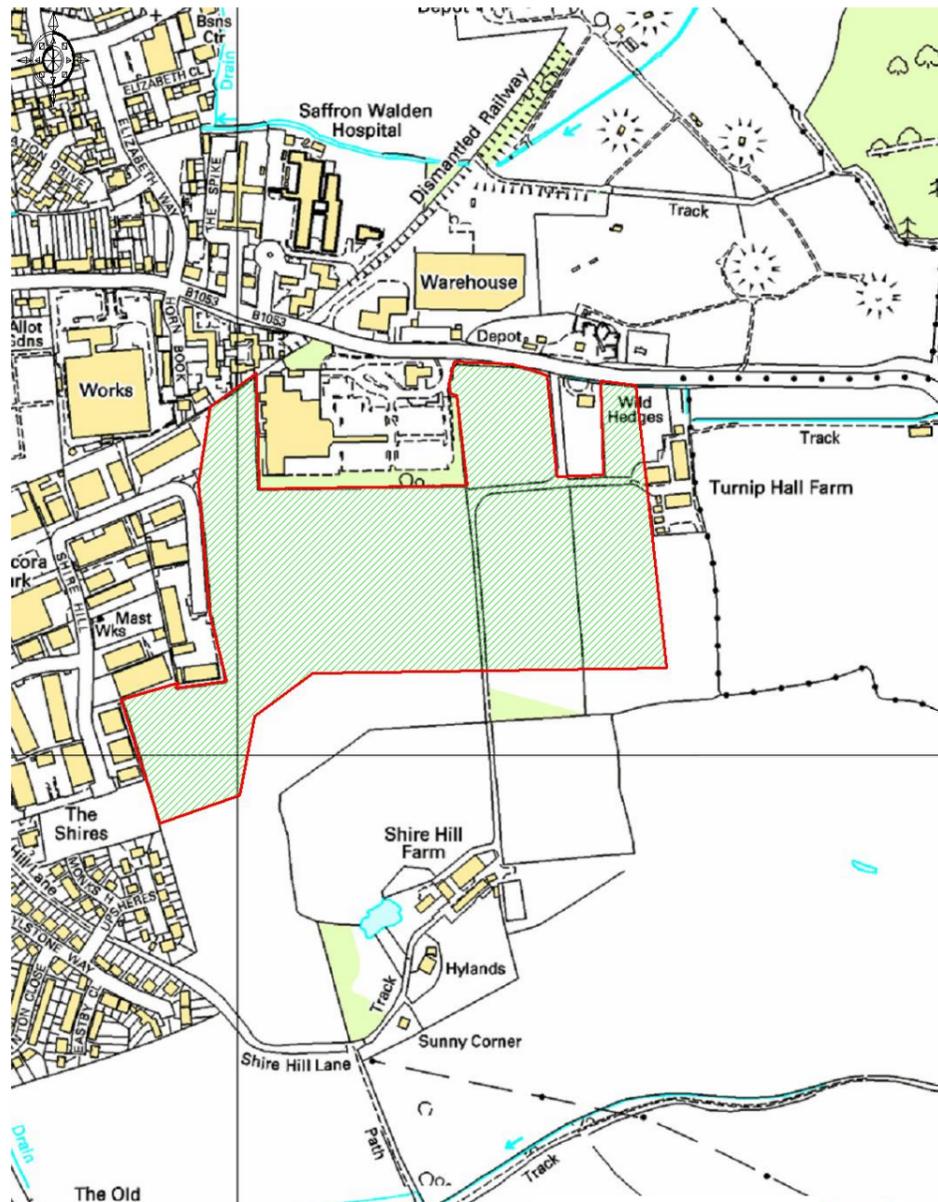
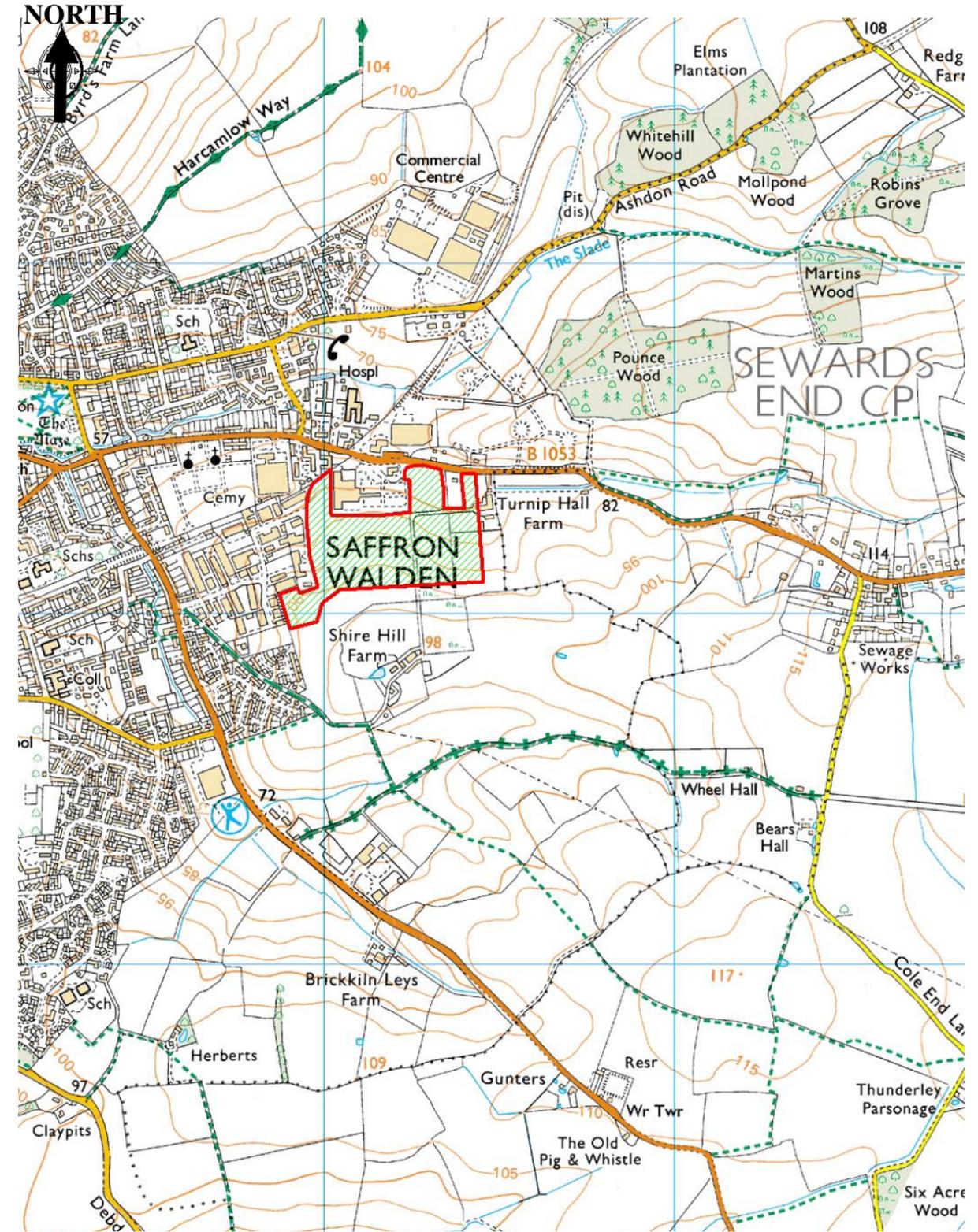


Introduction

Manor Oak Homes are working with a team of consultants to submit an outline planning application for a housing led mixed use scheme on the land to the south of Radwinter Road, Saffron Walden, for the provision of up to 300 new homes (including retirement homes) and public open space with the remainder of the site identified for business units. The site is shown on the adjacent plan and is the land edged red. The site is approximately 13 hectares.

This consultation exercise enables members of the public to have sight of the proposals and speak with members of the project team to understand the scheme design.



Site Location Plan

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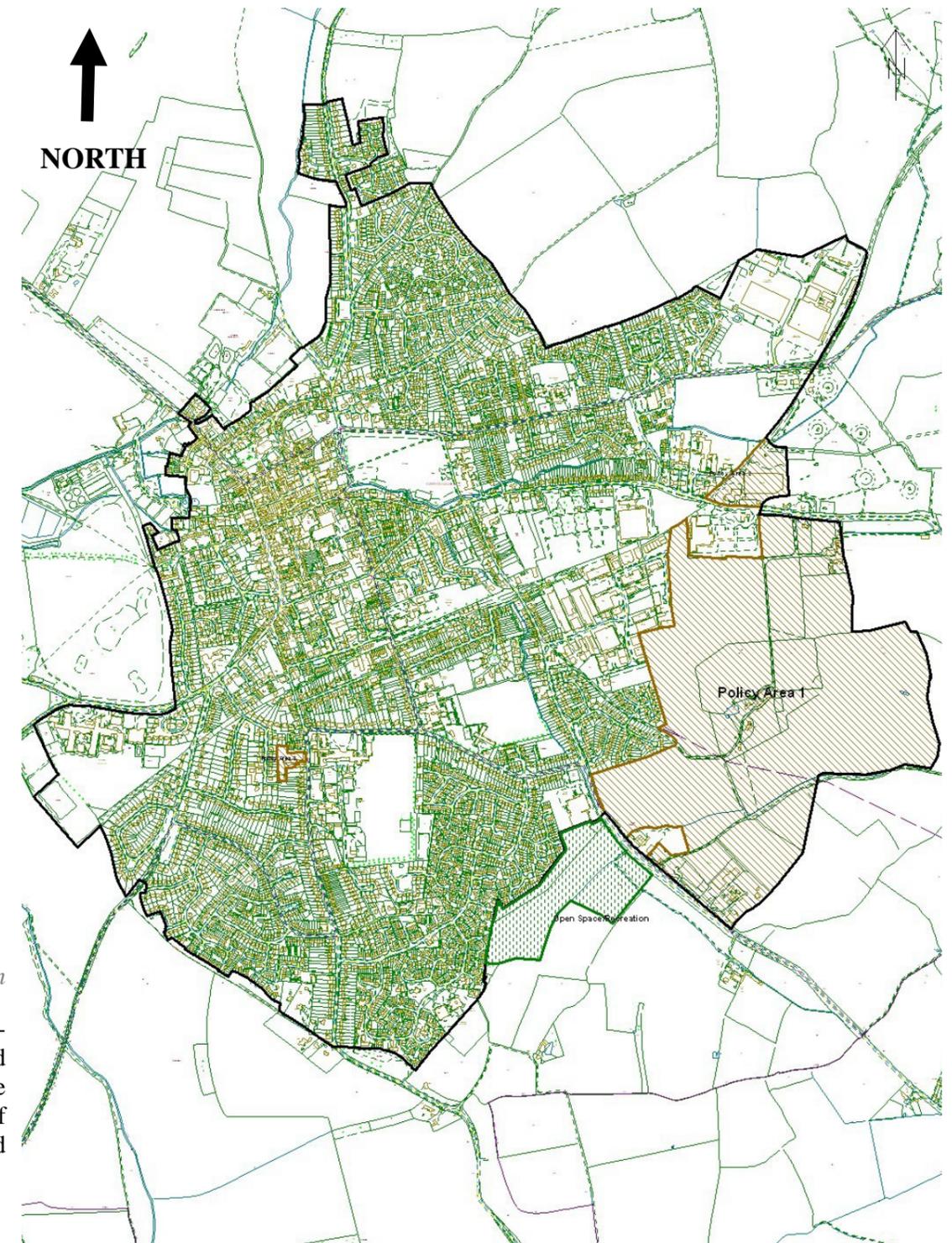


Planning Context

In January 2012 the Uttlesford District Council published 'Town and Village' profiles which provided details for Saffron Walden in the context of housing, employment land, infrastructure, transport, minerals and waste, the historic environment and recreational land and concluded that the land to the east of Saffron Walden was the most appropriate location for new growth.

A key milestone for the emerging review of the Council's housing strategy was reached in June 2102 when the Council published its 'Consultation of proposals for a Draft Local Plan'. The draft Local Plan identified a housing requirement for 9870 new homes between 2001 and 2028. Subsequent to the consultation in June 2012 the District Council has now confirmed that the original housing requirement was not sufficient to meet full objectively assessed housing need. The District Council has therefore recently commenced consultation on additional housing numbers and sites. The District Council now state there is a requirement for 10,460 homes between 2011 and 2031 and have identified 4 additional sites for housing, including an additional site in Saffron Walden (the Ashton Road Commercial Centre).

Policy SP6 of the draft local plan identified land allocations in Saffron Walden for 800 dwellings. Saffron Walden Policy 1 of the June 2012 Draft Local Plan proposes an area of land to the east of the town for development. As part of this Policy, the land to the east of Saffron Walden is allocated for 800 dwellings, 6 hectares of employment land, and including new recreation and open space uses. The Manor Oaks Homes land lies within this area.

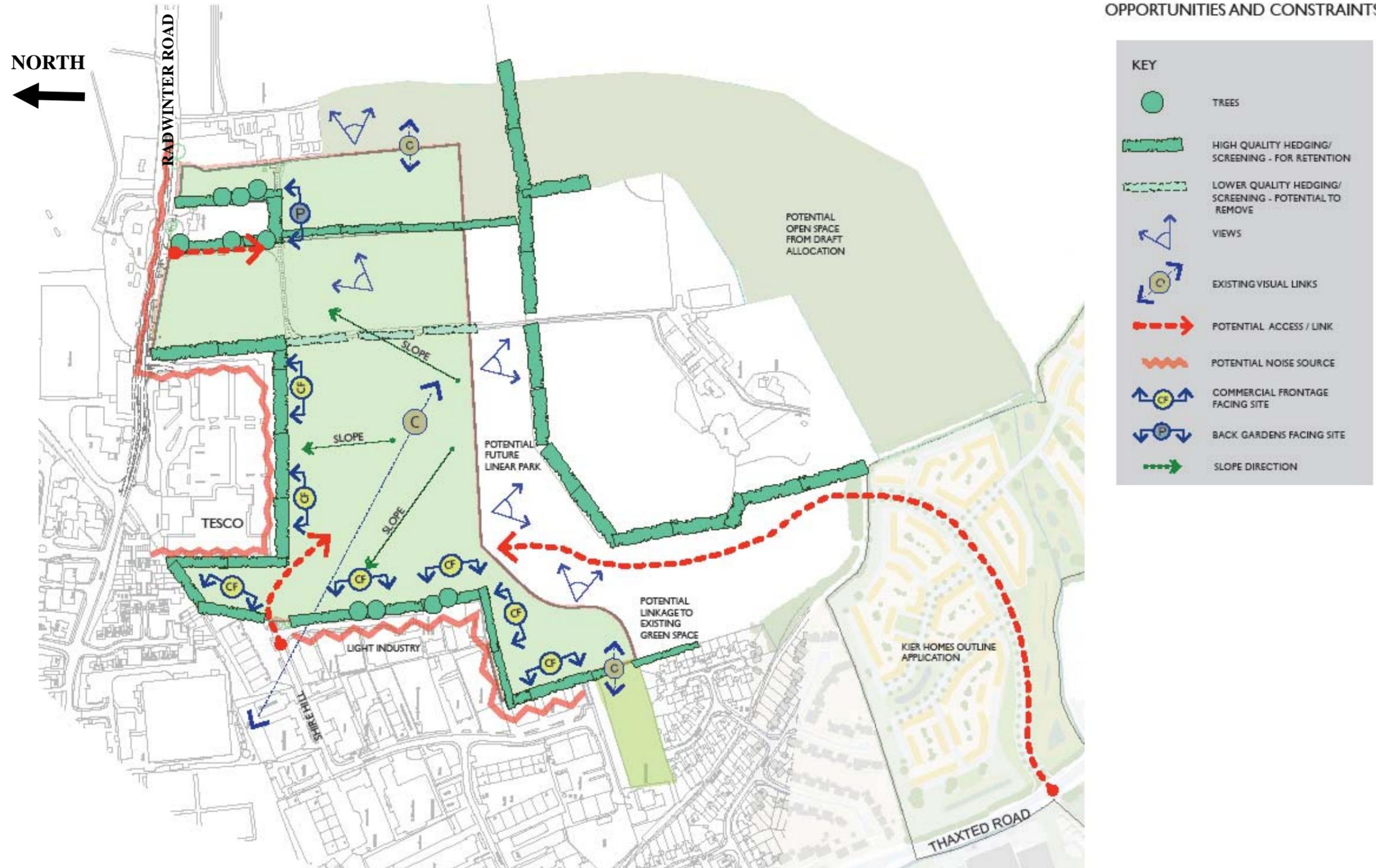


Site Allocations for Saffron Walden

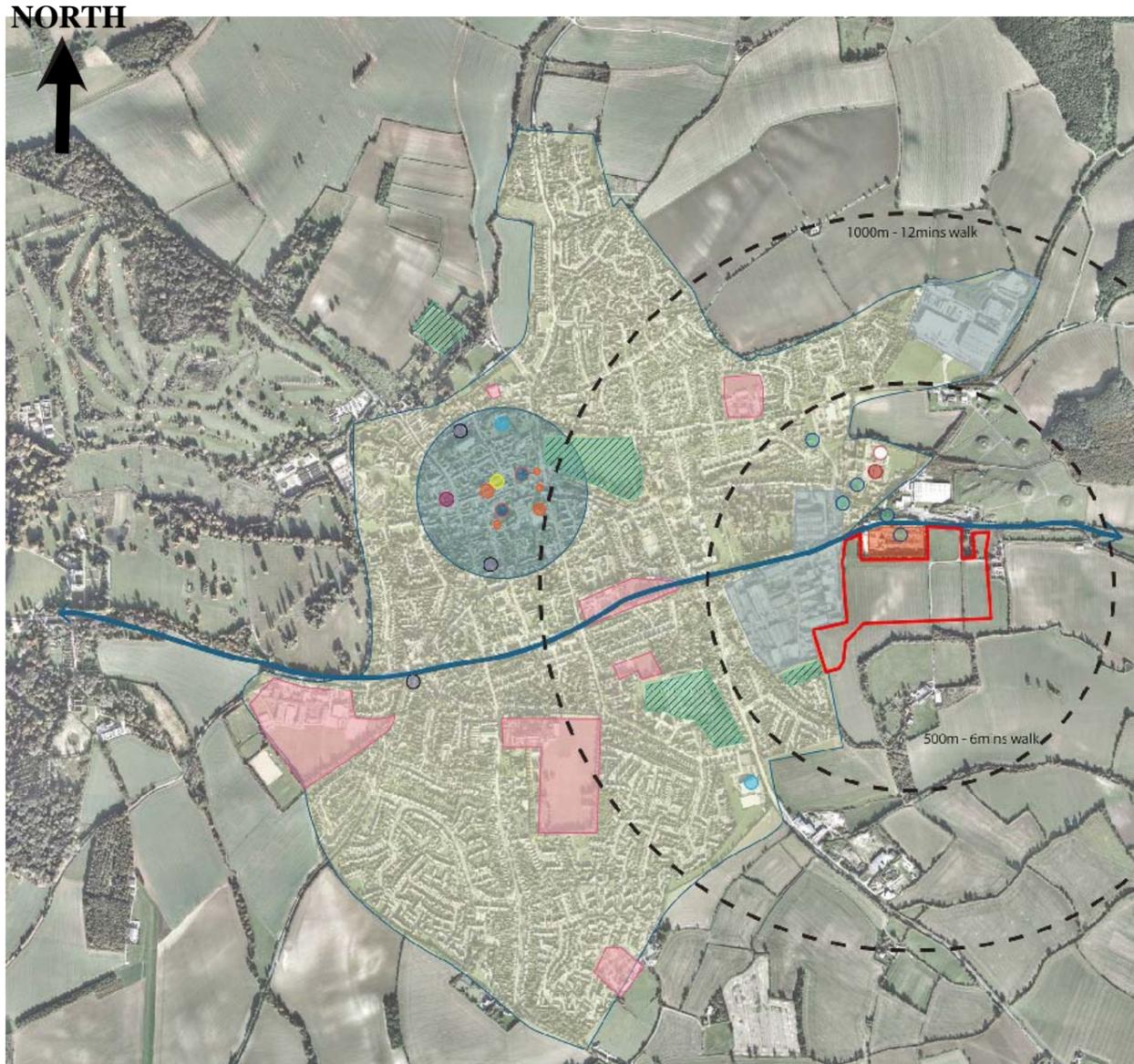
Saffron Walden Local Plan Policy 1 -
Land between Radwinter Road and Thaxted Road and land to the south of the Lord Butler Leisure Centre and west of Thaxted Road



Opportunities and Constraints



Accessibility



This plan shows the site in relation to key existing local facilities in Saffron Walden and provides an indication of the walking distances from the site to the facilities. These demonstrate that the site is well positioned to access the range of facilities in a sustainable manner as all the facilities are within reasonable walking distances.

The development site is located in an accessible location with a significant number of regular and irregular bus services operating in close proximity of the development site.

The development will be primarily accessed off Radwinter Road via a new right turning lane junction. A secondary access will be provided off Shire Hill creating a link between Radwinter Road and Thaxted Road. The proposed development will not preclude the desire of the Uttlesford District Council to provide a high quality link between Radwinter Road and Thaxted Road.

A Transport Assessment is currently underway which will identify the impact of the assessment on the highway network.

The proposed development is predicted to generate the following number of peak hour vehicle trips:

Proposed Vehicle Trip Numbers

Use	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Residential per dwelling	41	106	147	98	59	157
Care Village per bed	3	3	6	2	3	5
B1 Office per 100m ²	39	6	45	8	46	54
Total	83	115	198	108	108	216

Site Analysis

Trees

The site has been subject to a full Tree Survey. Due to the agricultural nature of a large part of the proposed site, the arboricultural component is mostly restricted to field boundary hedgerows both around and within the site boundaries. These are of mixed quality and their value arises primarily from their visibility.

Some trees are located in the field in the north-eastern corner of the site. However, these are mostly of poor form and without long term potential.

The most significant trees are located on adjacent land to the north of the site, particularly the establishing screening belt associated with the retail store and within the residential property which extends into the site. It is expected that impacts on these trees will be minimal.

Some trees and hedgerow will be lost, mainly associated with new and revised highways access points. However, the proposed landscape treatment will introduce significantly more trees and other planting than that removed. It is expected that the proposed scheme will result in a significant increase in the number and diversity of trees on the site.



Ecology

An Extended Phase 1 Habitat Survey was conducted in relation to the site in September 2013. The site contains pockets of habitat that are considered to be of some value to wildlife, although over 95% of the area is of minimal wildlife value.

Hedgerows, scattered trees, scrub and tall ruderal vegetation provide potential breeding and/or foraging cover for common birds. The north-eastern section of the site is thought to be of some value for foraging or commuting bats, but this is mainly as a corridor to habitats on adjacent land.

No nationally or internationally important species were found on the site. At a local level, among those species featured in the Essex Biodiversity Project Action Plan only a Brown Hare and a Song Thrush were seen. It was concluded that there was low potential for invertebrate species listed as a priority in the UK Biodiversity Action Plan and/or Local Biodiversity Action Plan.

The proposed development is unlikely to impact significantly on wildlife, and will not lead to a significant loss of habitat in the area. Any losses can be mitigated by a robust and comprehensive landscape strategy

Archaeology

An archaeological evaluation has been undertaken in the site. There are no Essex Historic Environment Records (EHERs) for the site itself with no previous archaeological investigations having occurred here. Despite a lack of any records pertaining to the proposal site itself, a desk-based assessment has pieced together some of the history of the site with known ownership and use from at least the medieval period, but with some indications of earlier activities from the Saxon and possibly the Roman periods.



Site Analysis

Air Quality

The development site is located 300m east of an area identified by the Local Authority as an Air Quality Management Area due to exceedance of the Air Quality Limit Value for nitrogen dioxide. Therefore, any traffic generated by the proposals has the potential to cause adverse impacts to existing pollution levels within this sensitive area. Additionally, construction works may cause air quality impacts as a result of fugitive dust emissions. An Air Quality Assessment is therefore to be undertaken in order to assess potential impacts on pollutant levels as a result of the proposals on the Air Quality Management Area at sensitive locations in the vicinity of the site.

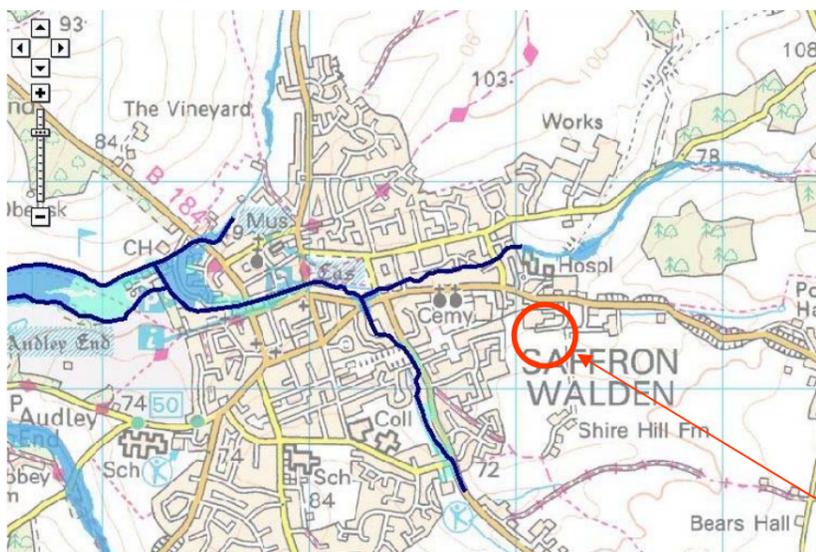
A qualitative assessment of fugitive dust impacts during the construction phase of the development has been undertaken. Assuming good practice dust control measures are implemented, the residual significance of potential air quality impacts from dust generated by earthworks, construction and trackout activities was predicted to be negligible. Any potential impacts during the operational phase will be reported and the appropriate mitigation measures suggested in order to protect local residents in the vicinity of the site from poor air quality.

Drainage

The drainage for the development site will be designed in line with current legislation including Sustainable Urban Drainage Systems (SUDS) will be incorporated including plot soakaways, permeable paving and swales, where applicable. Detention basins will be utilised to attenuate surface water back to greenfield runoff rates ensuring that risk of flooding does not increase. The detention basins will be dry feature.

Noise

A noise survey has been completed around the site in order to measure noise impacts from road traffic and commercial noise sources. Whilst these are not expected to be a significant constraint to development, any exceedance of noise criteria stipulated by Uttlesford District Council will be mitigated against using standard noise attenuation measures in order to control noise in external and internal habitable areas, thus affording a satisfactory level of amenity for future occupiers of the development.



Flooding

The site is located within Flood Zone 1 as defined by the Environment Agency's Flood Map, Flood Zone 1 is defined as a low flood risk zone with a risk of flooding less than 1 in 1000 years or 0.1%.



The Masterplan

The indicative masterplan shows:

- a development of approximately 220 houses and 40 apartments;
- most of the proposed dwellings will be in the form of family homes ranging from 2 bed to 5 bed;
- the apartments will be 1 and 2 bed;
- circa 30 extra care apartment and 12 extra care bungalows;
- incorporated into the site will be approximately 40% affordable housing;
- 1800 sq.m of business use floorspace (Use Class B1);
- approximately 1.55 hectares of public open space including linear parks, landscape links and local play areas;
- cycle and pedestrian links;
- vehicle access from Radwinter Road and Shire Hill.



Landscape Masterplan

NORTH



Key			
	Site Boundary		Wildflower Meadow
	Existing Vegetation		Wetland Meadow
	Proposed Avenue Tree		Grass
	Proposed Landscape Tree		Proposed Pond
	Proposed Shrub		Playground

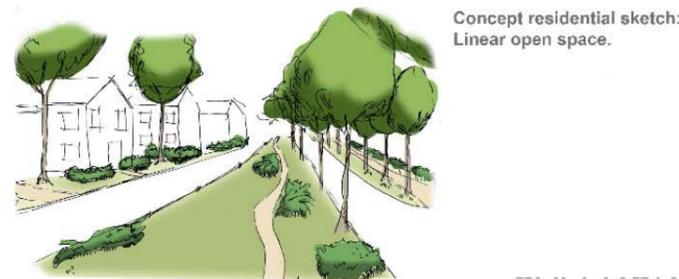
Landscape

The site is located on the south slope of a valley. The land rises up to the plateau of Shire Hill Farm providing views from the site towards the north. The west end of the site slopes down to the urban area of Saffron Walden itself.

The proposed development would be divided by a main access road branching into a network of narrow lanes of irregular pattern. The new built form along the northern boundary will continue the commercial character of the Radwinter Road frontage, with the urban character of Saffron Walden in a residential area behind. Further south the development would become more scattered with density falling as the land rises.

A proposed linear park to the south of development links to strategically placed public open spaces within the built up areas. Pedestrian paths create a green infrastructure network and an opportunity to connect to existing open spaces within the Saffron Walden urban area. Public open spaces adjacent to the main access road provide soft focal points.

Proposed water features within green spaces enhance the landscape and increase biodiversity through the use of native species. Proposed vegetation associated with ponds attracts wildlife and further enhances these spaces to provide year round interest.



Concept residential sketch:
Linear open space.



Public Open Space Detail

NORTHERN SECTOR: FORMAL LANDSCAPE TREATMENT

Defined by formal avenue planting which frame main vehicular route and provide visual reference for connectivity/linkages. Pedestrian movement is encouraged parallel to the central route allowing for intentional glimpsed view of surrounding water features and built form. This structured landscape approach provides a direct visual and contextual link between the northern sector of the site and the adjacent urban and industrial elements.



Proposed reed beds to provide natural habitat and soften edge of proposed pond.

Water and marsh plants planted in little groups will add interest to the space and soften the edge of the pond.

Grass around formal pond could include some species of wild flower to add colour to the space. Introduction of informal, mown path will soften the shape of the pond.

Formal pond associated with crescent built form and adjacent to formal avenue provides focal point and space for relax within the urban development.

Inspiration Images



SOUTHERN SECTOR: INFORMAL LANDSCAPE TREATMENT

Defined by a soft landscape strategy allowing for more interesting setting. Specific treatments may include mown footpaths, open greens with groups/clusters of tree planting. Pedestrian movement is fluid providing for informal recreation and potential for picnics and family usage. Play spaces include natural elements and varied pieces of equipment provide a diverse experience for children. The green is intentionally located to ensure adequate levels of passive surveillance from adjacent dwellings.

Inspiration Images



Examples of play equipment



Native tree planting within patch of wild flower mix add visual attraction to the space and vertical accents softening built up edge.

Natural playground create space for imaginative play for children.

Mown paths allow for yearly changes of pedestrian movement directions.

Benches within the open space provide opportunity for relax and seating area for parents overlooking playing children.

Retained and enhanced hedge create green background to the views across the space.



What happens next?....



We welcome your views on the proposal and would ask you to complete and return a comments form if you wish to express an opinion on the proposals at this stage. It is intended that following review of all the submitted comments and observations from today's exhibition the plans will be progressed and submitted to the Local Planning Authority (Uttlesford District Council).

Thank you for taking the time to attend this public exhibition and should you have any questions please do not hesitate to speak with a representative on hand to answer your questions. Comments forms are available.

If you require further details or wish to keep in touch with the progress of this proposal please contact Louise Steele at Framptons 01295 672310 or email louise.steele@framptons-planning.com

The exhibition material is available on www.framptons-planning.com you may make your comments online using this weblink. It is also available for viewing on www.manoroakhomes.co.uk

