

SITE CONTEXT

KEY
















-  TOWN CENTRE
-  RADWINTER ROAD/AUDLEY ROAD
-  SITE BOUNDARY
-  PUBLIC OPEN SPACE
-  SCHOOLS
-  EMPLOYMENT AREAS
-  SUPERMARKET
-  DENTIST
-  LEISURE FACILITIES
-  POST OFFICE
-  LIBRARY
-  BUS STOPS
-  DOCTORS SURGERY
-  PHARMACY
-  HOSPITAL

Fig 9: Local facilities plan

2.9 Planning Policy

Background and Position Statement

2.9.1 One of the most significant parts of the emerging planning policy are the site allocations within Saffron Walden. 'Land to the South of Radwinter Road' is included as a strategic allocation. The site the subject of this application forms part of this allocation. The text of the Draft Local Plan states that:

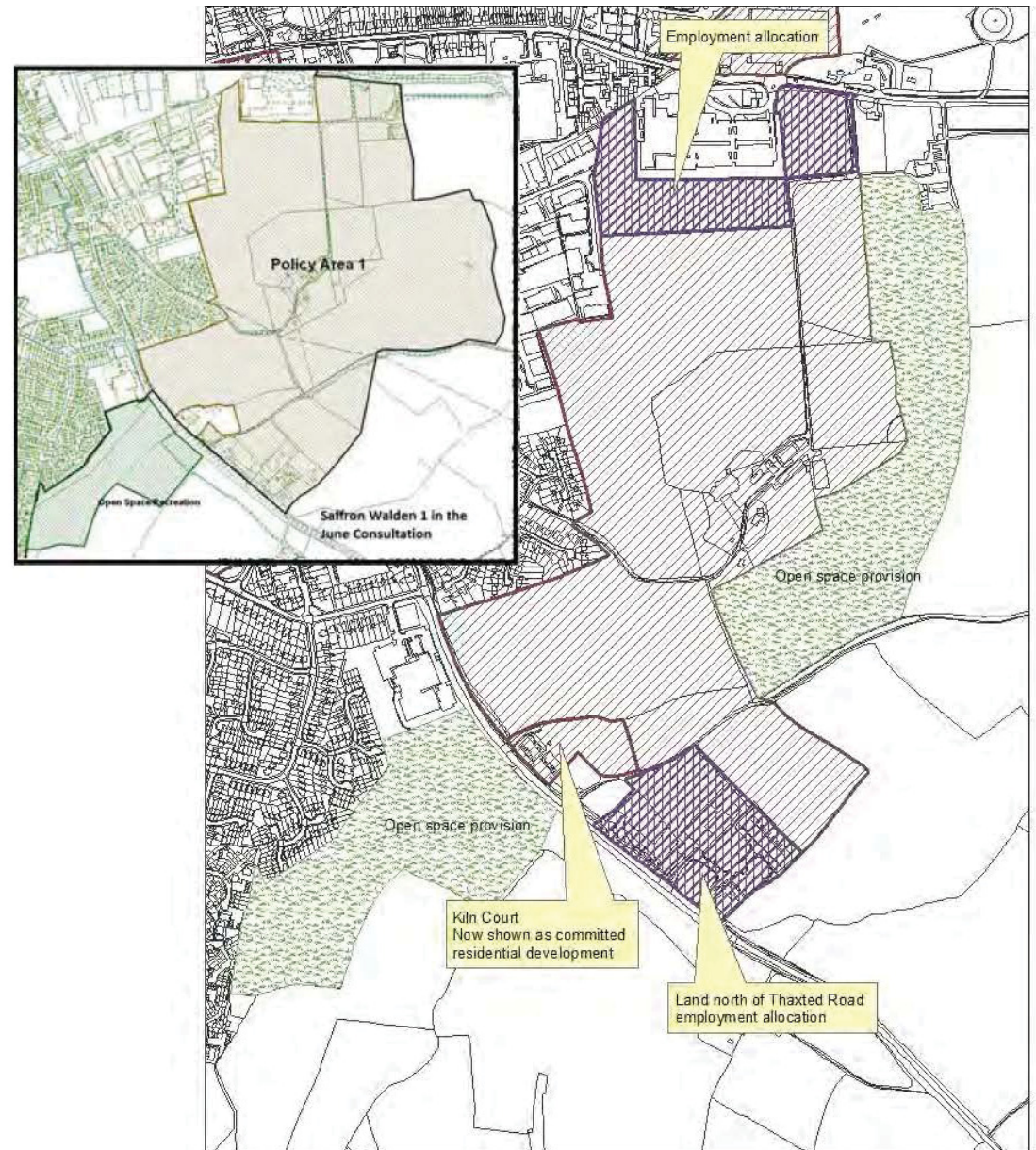
"This 79 hectare site to the east of Saffron Walden is a strategic allocation which includes employment provision.....Access, traffic generation and air quality are important considerations".

2.9.2 Greater detail in respect to the composition of the allocation is set out in 'Saffron Walden 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'.

2.9.3 The policy states:
"Saffron Walden 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

The land to the east of Saffron Walden is allocated for a minimum of 800 residential dwellings and 6 hectares of employment land.

2.9.4 Since the draft local plan, a position statement has been released firstly in October 2013, and then March 2013 which clarified the councils objectives from recent discussions. A diagram of the site (shown right) shows some of the decisions made within this position statement.



Saffron Walden 1
 Kiln Court committed residential development &
 Employment allocations

Crown Copyright, all rights reserved
 Uttlesford District Council
 Licence No: 100018688 2007

Uttlesford District Council Local Plan Position Statement March 2013

2.9.5 There are a number of saved policies from the UDC draft Local Plan and the NPPF relating to design, flood protection, access etc. The full list can be found in the planning statement with this application. The policies both nationally and locally relating to design are explained in this section:

National Planning Policy Framework

2.9.6 In applying the Framework as a material consideration, paragraph 12 states:

“...Proposed development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to date plan in place.”

2.9.7 Guidance on such plan-making is contained throughout the Framework and at paragraph 14 it is confirmed that sustainable development is the “golden thread” that runs through both the plan making process and the decision making process. With the three defined economic, social and environmental dimensions identified in paragraph 7, these dimensions are reflected within the 12 core planning principles in paragraph 14 which underpin plan making and decision taking.

2.9.8 Such core principles include placing importance upon up-to-date plans which provide a practical framework against which decisions on planning applications can be made with a high degree of predictability and efficiency. In circumstances where a local planning authority does not have an up-to-date plan in place then the appropriateness of developments and housing land supply should be judged against the core principles within the Framework.

2.9.9 The other core principles at paragraph 17 can be summarised as:

- Plan making should be a creative exercise
- Planning should be driving and supporting sustainable economic development
- High quality design is to be pursued
- Considering local identities and distinctiveness of places
- Supporting a low carbon future and making best use of existing resources and
- encouraging use of renewable resources
- Conserving and enhancing the environment
- Encouraging effective use of brownfield land
- Promoting mixed use developments
- Considering heritage assets having regard to their significance
- Actively promote sustainable forms of transport
- Support local strategies to improve services and facilities

2.9.10 Paragraphs 56 to 68 reflect the importance that Government places on good design and reinforces the need for decision making to be a force for adding and improving the quality of the area by exploiting the potential of new developments to incorporate different uses (including open space within developments). The principle of planning positively for community facilities is reflected within paragraph 70 with reference to the provision of open spaces and sport and recreation being referred to in paragraphs 73 and 74.

Draft Local plan

2.9.11 Policy GEN2 ‘Design’ requires developments to meet the criteria set out within the policy as well as adopted Supplementary Design Guidance and Supplementary Planning Documents.

The last public consultation ‘Public Participation on Development Plan Document; consultation on proposals for a Draft Local Plan, June 2012’ (Draft Local Plan) on the new Draft Local Plan took place in June 2012. The Draft Local Plan sets out the emerging policies and site allocations for where and how development in the District will be delivered over the next 15 years. As part of the vision for 2028: “The houses and facilities people need will be available and affordable locally, new sustainable housing developments will be distributed across the district” (Vision 3)

2.9.12 A key objective is:

“to meet the housing requirement for Uttlesford and to make sure that the housing being provided creates balanced communities by delivering sustainable, safe, attractive and healthy places to live while meeting local housing needs in terms of type and tenure including affordable and special needs housing” (Objective 4)

Please refer to the Planning Policy Statement prepared by Framptons planning for further details.

2.10 Design Guidance

Best practice

2.10.1 In accordance with national and local government guidance and policy, considerable importance has been placed on achieving a high standard of design for the illustrative masterplan. Successful urban design is dependent on achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions. The application of design principles will ensure a high quality layout is achieved whilst the identification of constraints and opportunities will ensure that the proposals are sensitively assimilated on the site.

2.10.2 In developing the proposals for the site, the adjacent documents are appropriate for consideration throughout the process. In addition 'The Buildings of Saffron Walden' Everett and Stewart 2003, supported the contextual analysis of the area.



Fig 10: Reference documents



3

EVALUATION

3.1 Constraints and Opportunities

EVALUATION

...a number of constraints and opportunities associated with development of the site have been identified. The constraints and opportunities presented by the site are utilised to inform and structure the development proposals.

*“...Evaluation of the information collected on the site’s immediate and wider context, identifying opportunities and constraints and formulating design and access principles for the development”
(DCLG Circular 01/2006)*

3.1 Constraints and Opportunities

Introduction

3.1.1 Following the assessment of the site and its surroundings as detailed in section 2, a number of constraints and opportunities associated with the proposed development have been identified. These are outlined opposite and are illustrated on the constraints and opportunities plan. The constraints and opportunities have also helped to inform the design proposals for the site.

Constraints

- Topography.
- Visual impact on surroundings.
- Existing landscape infrastructure.
- Exposed eastern flank, open fields immediately next to the site.
- Existing properties abutting site boundary.
- Potential noise constraints from business uses adjacent to the site and Radwinter Road.

Opportunities

- Provision of a mixed use development area comprising: Housing, Extra care provision, and business space.
- Incorporate and respond to existing landscape infrastructure, including field boundaries within and adjacent to the site.
- Capitalise on views of Saffron Walden to the north-west and open aspect to the east.
- Provide high quality open space as part of a landscape led approach.
- Allow for a future linear park to be potentially provided adjacent to the site through design approach.
- Potential to create link to Shire Hill Road business area.
- Allow for connection to a potential future link road running south from the site to Thaxted Road. This would ultimately provide a full connection between Thaxted Road and Radwinter Road.

OPPORTUNITIES AND CONSTRAINTS



KEY	
	TREES
	HIGH QUALITY HEDGING/ SCREENING - FOR RETENTION
	LOWER QUALITY HEDGING/ SCREENING - POTENTIAL TO REMOVE
	VIEWS
	EXISTING VISUAL LINKS
	POTENTIAL ACCESS / LINK
	POTENTIAL NOISE SOURCE
	COMMERCIAL FRONTAGE FACING SITE
	BACK GARDENS FACING SITE
	SLOPE DIRECTION

Fig 11: Constraints and Opportunities plan



4

DESIGN PRINCIPLES

- 4.1 Design Principles
- 4.2 Design Concepts

DESIGN PRINCIPLES

Land off Radwinter Road, Saffron Walden provides an exciting opportunity to deliver a sustainable, high-quality development that will contribute to delivering a comprehensive scheme that incorporates existing landscape features.

...the quality of the public realm is paramount and the architecture should be informed by the local context and civic aspiration and all things should be built to last...House-builders need to become place-makers and Planners, Engineers and Architects should be visionaries. (Essex County Council Urban Place Supplement)

4.1 Design Principles

4.1.1 The success of the development is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.

4.1.2 In line with national and local design guidance and policy, considerable importance has been placed on creating a well designed, sustainable place which promotes high quality design. The application of urban design principles and the vision will ensure a high quality sustainable development is achieved.

4.1.3 The principles which have been developed in order to define sustainable development have been derived from the site specific approach in conjunction with the delivery of a high quality development which achieves the criteria set out in the recent NPPF and previous design guidance documents that are not replaced by the new NPPF. The principles are as follows:

*Character and Identity
Legibility
Open spaces
Diversity*

Character and Identity

- Opportunity to establish a distinctive character whilst integrating with the landscape.
- Create attractive gateways to the development and the town.
- Establish a distinctive identity through well-designed spaces, built form and architecture inspired by local detailing and materials.
- Minimise the impact of the development on the surrounding context.
- Provide a sense of place to the development.



Photo 39: Former almshouse on Castle street, Saffron Walden

Legibility

- The development should respect local context and historical character and strengthen and enrich local identity, character and distinctiveness.
- Consideration of views in and out of the site.
- Hierarchy of building design; creating a clear order within the site.
- A concise hierarchy of roads; roads, streets and lanes.
- Variety of building heights and materials within the hierarchy to engage visual interest.



Photo 40: Legibility within Saffron Walden

Open Spaces

- Provision of, and easy access to green spaces, encompassing new imaginative types of open space.
- Creation of a public space that celebrates the existing topography.
- Creation of public space that maximises exposure to residents and visitors to the site.



Photo 41: Open Space in Saffron Walden Common

Diversity

- Establishing a set of uses that are appropriate to the location of the site and its immediate context.
- Diversity of layout, building form and tenure can contribute to create a successful living environment.
- Buildings of different sizes and types allow for different uses to be accommodated over time.
- To promote social inclusion, in well-designed places affordable housing is not distinguishable from private housing by its design.
- Diversity of street types and open spaces to create an attractive environment.



Photo 42: Diversity (One Minet Skatepark nearby)