



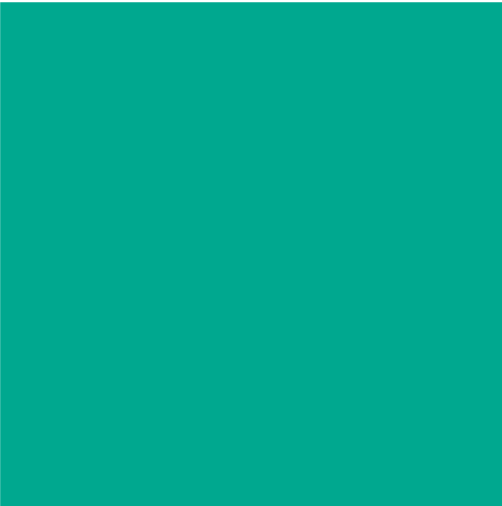
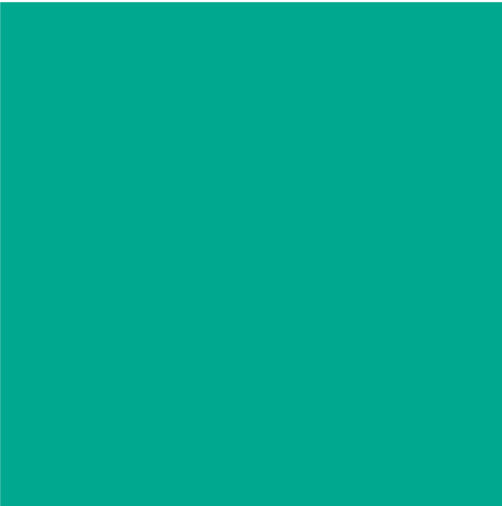
PLANNING, DESIGN AND ACCESS STATEMENT

Site: Land West of Thaxted Road,
Saffron Walden

For: Chase New Homes

Project Ref: 23060

Date: November 2023



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CONTENTS PAGE

Section	Title	Page
1.0	INTRODUCTION	4
2.0	SITE CONTEXT	5
3.0	PLANNING POLICY CONTEXT	7
4.0	THE RESERVED MATTERS PROPOSALS	10
5.0	CONFORMITY WITH POLICY	12
6.0	CONCLUSIONS	19

Plans and Documents Accompanying the Application

Thaxted Road Schedule-V3
23 0067-1 L- Site Layout Plan
23 0067-2 - Location Plan
23 0067-3 C - Block plan-north east parcel
23 0067-4 C - Block plan-south west parcel
23 0067-5 - Typical sections through the site
23 0067-6 - Section identification plan
23 0067-7 G - Site tenure plan-location of HA plots
23 0067-8 A - Locations of focal point buildings
23 0067-9 B – Materials plan-to be read in conjunction with the materials plan, drawing number 23 0067
23 0067-10 C – Cycle storage locations and ASHP locations

23 0067-11 A – Refuse strategy
23 0067-12 A – Parking plan
23 0067-13 D – Walking and cycling network plan
23 0067-14 – Material palette-to be read in conjunction with drawings number 23 0067-9 B
23 0067-20 – Proposed external bin store building
23 0067-27 D – Flat building 1 floor plans-affordable building
23 0067-28 E – Flat building 1 elevations-affordable building
23 0067-30 C – Flat building 2 floor plans
23 0067-31 D – Flat building 2 elevations
23 0067-32 E – Flat building 3 elevations
23 0067-33 C – Flat building 3 floor plans
23 0067-34 A – Flat building 4 ground and first floor plans
23 0067-35 B – Flat building 4 second floor and roof plans
23 0067-36 D – Flat building 4 elevations
23 0067-50 C – The Mulberry 2 bed terrace
23 0067-50 D – The Mulberry 2 bed terrace
23 0067-51 C – The Birch 4 bed semi detached house
23 0067-52 C – The Beech 3 bed terraced house
23 0067-53 C – The Beech 3 bed semi detached house
23 0067-54 D – The Mulberry 2 bed semi detached

23 0067-57 C – 1 bed bungalow-M4(3)
23 0067-58 B – 2 bed bungalow-M4(3)
23 0067-59 B – The Bronte 4 bed house
23 0067-60 B – The Oak 4 bed semi detached town house
23 0067-61 B – The Rowan 5 bed detached house
23 0067-62 E – The Willow 4 bed semi detached house
23 0067-63 D – The Willow 4 bed detached house-plots 96 and 97
23 0067-64 D – The Willow 4 bed detached house-plots 77 and 98
23 0067-70 A – The Aspen 3 bed detached houses
23 0067-71 A – The Aspen 3 bed semi detached houses-plots 37-38, 57-58 (handed), 82-83, 113-114
23 0067-72 – The Aspen 3 bed terrace of 4 houses
Drainage Strategy Report – IDL/1187/DS/001 P01
1187/05/101-3 - Levels Layout – Sheet 1 of 3
1187/05/102-3 – Levels Layout – Sheet 2 of 3
1187/05/103-3 – Levels Layout – Sheet 3 of 3
Landscape Statement
L21041.01.C - Soft Landscape Proposals - Drawing 1 of 2
L21041.02.C Soft Landscape Proposals – Drawing 2 of 2
L21041.03.B Hard Landscape Proposals – Drawing 1 of 2
L21041.04.C Hard Landscape Proposals – Drawing 2 of 2



Arboricultural Impact Assessment

1.0 **INTRODUCTION**

1.1 Barker Parry Town Planning has been commissioned by Chase New Homes to prepare a Planning, Design and Access Statement to support a reserved matters application pursuant to Outline Planning Application S62A/2022/0014 at Land West of Thaxted Road, Saffron Walden.

1.2 Outline planning permission was granted under a Section 62A application on 30 May 2023 for the erection of up to 170 dwellings with access from Thaxted Road with all other matters reserved.

1.3 This Planning, Design and Access Statement (PDAS) outlines the details of the reserved matters details for layout scale, design and external appearance of the buildings to be constructed and site wide landscaping details for the 168 dwellings proposed to be built.

1.4 Section 2 comprises an outline of the site and its surroundings. Section 3 summarises the relevant national and local planning policies for the application. Section 4 describes the application proposals in detail. Section 5 assesses the reserved matter proposals against the relevant planning policy and other material considerations including the Design Code approved with the outline application.

1.5 Section 6 provides conclusions.

2.0 SITE CONTEXT

The Site

2.1 The application site comprises approximately 7.8 hectares of agricultural land located to the south-west of Thaxted Road on the edge of Saffron Walden.

2.2 The land comprises three distinct arable fields which are bounded by mature vegetation in the form of hedgerows interspersed with some medium sized trees. The site is located outside of the settlement boundary for Saffron Walden.



Figure 1 – Application Site

2.3 The topography of the site rises from the low point in the northern corner adjacent to the new access up towards the south-eastern corner, where the site narrows and gradients steepen towards the upper parts of the site and then flattens out at the southernmost area of the site.

The Surroundings

- 2.4 To the north of the site is an area of public open space, a community skate park and the Lord Butler Leisure Centre beyond which is an extensive area of residential housing development. To the west lies further housing and Katherine Semar Junior School. On the east side of Thaxted Road, opposite the site, is a housing development and Knight Park, a retail/leisure park including a supermarket.

Planning Designations

- 2.5 The Application Site is located within Flood Zone 1 and has a low probability of flooding.
- 2.6 The site is not within or is adjacent to a conservation area. It is not within the curtilage or setting of any heritage assets, although 'The Granary' a grade II listed building is located c.280m to the south west of the site.
- 2.7 The site and the surrounding areas do not have a landscape designation nor is it within the Green Belt.

3.0 PLANNING POLICY CONTEXT

Development Plan

3.1 The statutory Development Plan Documents (DPDs) applicable to the application site comprise:

- Uttlesford Local Plan (2005)
- Saffron Walden Neighbourhood Plan (2022) (SWNP).

3.2 Relevant policies from these DPDs are outlined in turn below.

3.3 In terms of emerging DPDs, following the withdrawal of the draft Uttlesford Local Plan 2019, work has commenced on a new Local Plan. A Regulation 18 consultation is expected to start in the week of 30 October 2023, to inform the next stage of preparing the plan in 2024. At present no weight is to be given to this early stage consultation when determining applications for development.

Uttlesford District Local Plan

3.4 The Local Plan sets out the spatial strategy for the district to meet development needs over the period 2000 to 2011. Whilst some policies are now out-of-date, namely housing policies, the following policies are still relevant to this RMA for development management purposes:

- Policy GEN1 – Access
- Policy GEN2 – Design
- Policy GEN3 – Flood Protection
- Policy GEN5 – Light Pollution
- Policy GEN7 – Nature Conservation
- Policy GEN8 – Vehicle Parking Standards

- Policy H9 - Affordable Housing
- Policy H10 – Housing Mix
- Policy ENV8 - Other Landscape Elements of Importance for Nature Conservation
- Policy ENV3 - Open Spaces and Trees

Saffron Walden Neighbourhood Plan

3.5 The Neighbourhood Plan was formally made by Council on 11 October 2022, relevant policies comprise:

- Policy SW1 Housing Mix on New Developments
- Policy SW2 Affordable Housing
- Policy SW3 Design
- Policy SW4 Parking on New Developments
- Policy SW10 High Quality Communications Infrastructure
- Policy SW11 Ecological Requirements for All New Domestic and Commercial Developments
- Policy SW12 Promoting Walking and Cycling
- Policy SW17 Open Space for Informal Recreation

National Policy

3.6 The Government’s policies of different aspects of planning are set out in the National Planning Policy Framework 2023 (NPPF) and associated national Planning Practice Guidance (the PPG).

3.7 The NPPF applies a ‘presumption in favour of sustainable development, which for decision-making means’:

“c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

3.8 The following chapters of the NPPF are considered to be relevant to the proposed development:

- Chapter 5 Delivering a sufficient supply of homes.
- Chapter 8 Promoting healthy and safe communities.
- Chapter 9 Promoting sustainable transport.
- Chapter 12 Achieving well-designed places.
- Chapter 15 Conserving and enhancing the natural environment.

Other Material Considerations

3.9 The following documents are also material consideration in the determination of this application:

- Uttlesford Local Residential Parking Standards
- Essex Design Guide
- Uttlesford Design Code
- Energy Efficiency and Renewable Energy

4.0 **THE RESERVED MATTERS PROPOSALS**

4.1 This application is a reserved matters submission for the approval of layout, scale, appearance and landscaping. The PPG defines these reserved matters as follows:

- 'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- 'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.
- 'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:
 - (a) screening by fences, walls or other means;
 - (b) the planting of trees, hedges, shrubs or grass;
 - (c) the formation of banks, terraces or other earthworks;
 - (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
 - (e) the provision of other amenity features;

4.2 This submission follows the grant of an outline planning permission for the residential development of the site for up to 170 dwellings. This application seeks approval for:

'Reserved Matters Submission for the Appearance, Layout, Landscaping and Scale of 168 residential dwellings.'

4.3 The application accords with the location/access plans and parameter plans approved as part of Conditions 4 and 5 of the outline permission, including:

- Site Location Plan 1000 PR C;
- Site Access Arrangement Plans 22078/006D and 22078/007B;
- Land Use Parameter Plan Dwg Ref: 1201 PL C;
- Access Strategy Parameter Plan Dwg Ref: 1202 PL D;
- Building Heights Parameter Plan Dwg Ref: 1203 PL D;
- Density Parameter Plan Dwg Ref: 1204 PL C; and
- Green Infrastructure Parameter Plan Dwg Ref: 1205 PL D.

4.4 There are 168 dwellings proposed with the following housing mix:

House Type	No.
1-Bed Flat	24
2-Bed Flat	14
1-Bed Bungalow	2
2-Bed Bungalow	2
2-Bed House	22
3-Bed House	46
4-Bed House	48
5-Bed House	10
Total	168

4.5 There is a 40% provision of affordable housing proposed in accordance with the S106 agreement and proposed Deed of Variation.

4.6 The scheme delivers 6% M4(3) housing as required.

5.0 **CONFORMITY WITH POLICY**

Principle of Development

- 5.1 Outline planning permission was granted in May 2023 for the residential development of this site to provide up to 170 dwellings establishing the principle of development.
- 5.2 Following the grant of outline approval, Chase New Homes have purchased the site and are keen to deliver the housing as quickly as possible. As such, reserved matter details are being submitted for all dwellings as a one phase delivery, comprising a total of 168 dwellings. This approach wholly accords with the Government's desire to deliver more and better homes in a timely manner.
- 5.3 A Design Code has been established for the development site as part of the outline approval and the proposed development details fully accord with Code. As such, the Local Planning Authority should work with the Applicant to approve the reserved matters as quickly as possible.

Housing Provision

Dwelling Numbers

- 5.4 The proposed scheme will deliver 168 dwellings comprising houses, flats and bungalows along with associated road and landscape infrastructure.

Housing Mix

- 5.5 LP Policy H10 (Housing Mix) requires development for housing to include a significant proportion of market housing comprising small properties.

Houses / Bungalows	Affordable Rent	Shared Ownership	Private	Total
1-Bedroom	2	0	0	2
2-Bedroom	8	4	12	24
3-Bedroom	8	5	33	46
4-Bedroom	2	0	46	48
5-Bedroom	0	0	10	10
Flats	Affordable Rent	Shared Ownership	Private	
1-Bedroom	21	3	0	24
2-Bedroom	6	8	0	14
Total	47 (27.9%)	20 (8.4%)	101 (60.1%)	168 (100%)

Affordable Housing

5.6 LP Policy H9 (Affordable Housing) states that the Council will seek to negotiate on a site to site basis an element of affordable housing of 40% of the total provision of housing on appropriate allocated and windfall sites, having regard to the up to date Housing Needs Survey, market and site considerations. This was secured as part of the outline permission and is provided as part of the overall layout and mix of the site.

Design and Layout

5.7 The layout of the site has sought to follow the principles established within the approved parameter plans whilst creating an attractive development set in a well-landscaped area.

5.8 The outline permission was approved with a Design Code Rev A dated February 2023. The Design Code was prepared to guide future development of the site.

- 5.9 The Framework Masterplan at Chapter 3 combines the principles contained within the wider document and seeks to set out development zones, green corridors and road hierarchy amongst other matters.
- 5.10 The Design Code also requires compliance with NDSS, the provision of amenity space in accordance with the Essex Design Guide.
- 5.11 The design and layout of the site has followed and adhered to the principles set out above.
- 5.12 The Design Code further proceeds to break the site down into six character areas. This is a significant amount of character areas for a development of this scale, but has been incorporated into the overall design of the scheme.
- 5.13 This area, in accordance with the Design Code has created the continuation of the existing open space to the north, thus providing connectivity with the playing facilities, skate park and Lord Butler Leisure and Fitness Centre.
- 5.14 The open space continues to the southern boundary of the site and will create a focal area of open space at the highest point of the site and provide an attractive pocket park overlooked by the proposed residential development. It will be well connected to the surrounding area and have integral recreational routes for pedestrians and cyclists. All areas of open space would be actively fronted onto by streets and residential properties.
- 5.15 To the east the open space is framed by a 3 storey flatted development which provides enclosure and overlooking. To the west the scale of development becomes more traditionally two storey, providing a clear design shift from the development between Thaxted Road and the open space, to the softer scale of development moving towards the western edge of the site.

- 5.16 The green space adjacent to the main entrance will give access to the proposed flats in the north eastern corner of the site. This area comprises three storey buildings of traditional form. Building 1 has been designed as a focal building, distinctive in character and takes inspiration from Victorian pump houses, which are a common feature adjacent to watercourses. This building is constructed with a red brick façade and incorporates contrasting brick detailing.
- 5.17 The other buildings along the frontage with Thaxted Road incorporate weatherboard facades, typical of this part of Essex. These buildings have been designed to imitate traditional farm buildings and, when viewed from Thaxted Road, will be screened by the frontage hedgerow and project a more traditional rural vista.
- 5.18 The green corridor through the centre of the site will create a landscaped boulevard for the cycleway that will give cyclists and pedestrians a route to the heart of the development. This will link to the orbital greenway which follows the site boundaries and is overlooked by the dwellings on either side to allow for free and safe use by pedestrians and cyclists. The existing landscape features, hedgerows and a drainage ditch are to be retained and enhanced.
- 5.19 There are some discrepancies between the approved parameter plans and the originally submitted Arboricultural Impact Assessment, such that the location of the access and internal alignment as approved will result in a loss of additional hedgerows that were not shown. For completeness, a revised Arboricultural Impact Assessment has been submitted with this application.
- 5.20 The areas of development to either side of the central green corridor will comprise a mixture of terraced and semi-detached properties built of traditional materials fronting onto the internal streets. Properties have been set back from the kerb edge and parking bays to allow for substantial

planting areas behind and in between the spaces. These areas will also have access to the green corridor and overlook this space.

- 5.21 Towards the south west, the highest part of the site, the dwellings will transition from terraced and semi-detached properties to detached houses. Again, these properties are constructed of traditional materials, will face the rural edge and have views over open countryside and the integral open spaces. These properties are set back from the boundary allowing space for enhanced boundary planting and the orbital greenway and are built at a lower density than elsewhere in the development.
- 5.22 The space in the southern corner of the site has houses sited to provide active frontages to the new green space as well as direct overlooking to the new pedestrian access to the site from The Glebe.
- 5.23 The new properties throughout are to be built to a high standard using traditional materials and set back from the internal roads to provide separation and planting. The existing topography of the site has been taken into account and the siting of the proposed properties allows for level changes to be contained within rear gardens and predominantly along boundary lines.
- 5.24 The residential blocks have continuous building lines with buildings of different materials at road junctions and corners, these being dual aspect and will provide overlooking to both adjacent roads.
- 5.25 Existing landscape features along the field boundaries will be retained and enhanced. The new buildings will be set back from this to allow space for the orbital greenway and to ensure the existing hedgerows can be retained. This will allow for some screening from wider views and form an attractive space for the orbital greenway.

- 5.26 In addition to the basic layout and design principles of the site, the proposed development ensures adequate private amenity space for each dwelling, whilst meaningful communal amenity space has been proposed for the flatted accommodation.
- 5.27 The parking and cycle parking provision accords with the Essex Parking Standards, as required by the Design Code.
- 5.28 Each property benefits from a refuse storage location, either within the rear garden of the property, with access provided for presentation of bins for collection, or within a communal bin store.

Landscaping

- 5.29 Policy ENV8 (Other Landscape Elements of Importance for Nature Conservation) outlines that development adversely affecting hedgerows, linear tree belts and other landscape elements will only be granted permission if the need for the development outweighs the need to retain the elements and if mitigation measures are provided that compensate for the harm.
- 5.30 The landscaping scheme proposes extensive soft landscaping to ensure an attractive green development, with inviting and useable open space and key points throughout the site.
- 5.31 The edge of the development, particularly to the south and the wider open countryside retains a strong vegetative edge that is proposed to be reinforced.
- 5.32 Within the site, native tree and hedge species have been proposed to soften hard surface areas and provide a landscaped edge to any exposed wall or fence features.

5.33 At Section 5 of the Landscape Statement, it has been demonstrated that the scheme complies with the requirements of the Design Code.

5.34 The scheme has incorporated an appropriate mix of landscape features and elements that support a high quality landscaped environment, with sustainability at its heart. It is considered that the proposal complies with policies ENV8 of the Local Plan.

Drainage

5.33 In support of the application we have included the proposed drainage strategy and request that condition 24 is discharged as part of this Reserved Matters consent.

5.34 The Drainage Strategy Report sets out the proposed approach to both foul and surface water drainage. For surface water, SuDs and permeable paving are proposed, which also optimise the biodiversity value of the site.

Walking and Cycling

5.35 Further, we provide information pertaining to the proposed walking and cycling route around the site, pursuant to condition 27. It should be noted that it is not proposed to light the footpath.

5.36 We trust you have submission information for the discharge of this condition.

6.0 CONCLUSIONS

6.1 Chase New Homes is a privately owned, independent housebuilder that is focused on creating exceptional homes that are tailored to the bespoke needs and characteristics of each of our site locations. Unlike many housebuilders, they do not chase volume and by contrast, are extremely selective when buying new development opportunities. Since purchasing this site at Thaxted Road in June 2023, they have worked extensively with their Design, Technical and Planning Teams; amongst others to develop a scheme solution that positively responds to the site characteristics, proposed cycle, equestrian and pedestrian access arrangements and notably, topography and levels; whilst remaining in accordance with the approved access, parameter plans and Design Code.

6.2 The submitted reserved matters application provide layout, scale, landscaping and appearance details for the construction of 168 dwellings at Land West of Thaxted Road, Saffron Walden in accordance with Condition 1 of planning permission S62A/2022/0014.

6.3 The scheme responds to the approved planning conditions, development parameters, Design Code and S106 Agreement and will deliver a high quality design scheme.

6.4 It is considered that this application is significant progress towards the prompt delivery of this housing site and we welcome the Local Planning Authority's support in a timely determination of the submitted details.