

Extracts from UDC Regulation 18 Local Plan

Saffron Walden framework

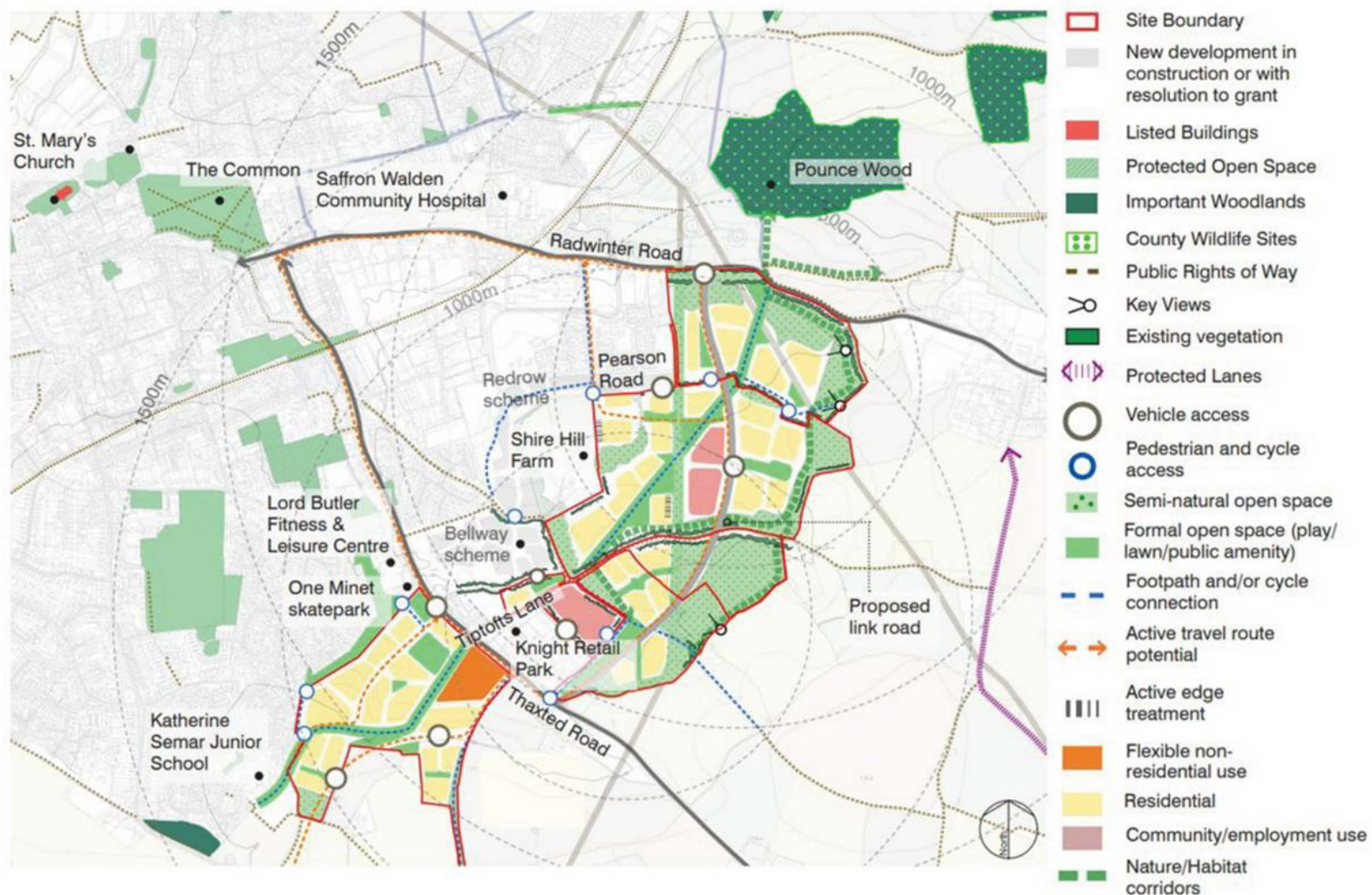


Figure 5.3: Proposed Strategic Allocations at Saffron Walden

- 5.23 The figure above shows the proposed allocations within Saffron Walden which seek to cumulatively deliver up to 1,280 dwellings, a new 3F/E primary school, a new sixth form centre, green infrastructure, open spaces, and new transport infrastructure including a link road to the east of the town. These allocations propose a level of growth which can ensure that new and existing residents of Saffron Walden benefit from sufficient school places, better transport connectivity, open and green space, whilst protecting the historic features and qualities of the town. Key considerations for planning for these sites will include:
- maximising key views towards Saffron Walden, St Mary's Church and Pounce Wood from higher ground at the western end of the site
 - provide multiple points of pedestrian access to the PROW that runs along the southern edge of the site, providing key active travel routes, and explore upgrading the PROW to a byway to include access for cyclists
 - provide a network of green spaces that are interconnected through legible pedestrian links. These spaces should be overlooked by homes and/or community facilities
 - provide a mixed-use area on the site. This area should be accessible to all visitors and well connected by all modes of transport. The mixed-use area could include an educational facility supporting a 3FE primary school
 - be connected by road infrastructure that serves as a multi-modal corridor suitable for all vehicles
 - provide vehicle access to Radwinter Road and from Parsons Road and the prospective Redrow development into the site to the east of Shire Hill Farm, avoiding utilities constraints, and
 - retain existing hedgerows and vegetation that define site boundaries and edges, and maximise the use of existing trees within the sites as a key landscape features.

Delivery of Transport Infrastructure within the North Uttlesford Area.

- 5.24 To ensure we deliver sustainable and active travel within Newport and Saffron Walden, the proposed allocations will be required to contribute to strategic transport improvements, including the delivery of active travel routes and infrastructure, improvements to bus services and infrastructure and the provision of car clubs and e- bikes. This will be supported by robust travel planning and travel plan monitoring. Consideration should be given to providing and enhancing active travel connections to rail stations and schools.
- 5.25 These interventions will ensure that the development proposals provide a realistic alternative to the car and mitigate any additional pressure on the highway network resultant from the development proposals.
- 5.26 In Saffron Walden development sites will be required to deliver a multi-modal corridor connecting Radwinter Road and Thaxted Road and Debden Road. This road will provide connectivity between the sites and serve as the primary 'estate road' access. The road is required to be delivered in full to relieve pressure from some of the key junctions and routes in the town that would result from development traffic. The road will act as a local distributor and be built to a specification suitable for all vehicles including buses and HGV's. It will provide a cycling and walking route built to LTN 1/20 standards and appropriate infrastructure for bus services.
- 5.27 The multi-modal link road corridor will be built to the appropriate highway design standards and take into account the design principles in the Uttlesford Design Code.

[Extracts from UDC Regulation 19 Local Plan](#)

Core Policy 6 North Uttlesford Area Strategy

Our over-arching priorities for the North Uttlesford Area are to secure the aligned delivery of housing, jobs and infrastructure required to help achieve sustainable development; improve self-sufficiency for each settlement by enhancing its vitality and viability; as well as maximising opportunities for sustainable travel choices.

Development in the North Uttlesford Area should be in accordance with the Settlement Hierarchy set out in **Core Policy 3**.

Housing Delivery

Around 879 dwellings will be delivered through strategic allocations at Saffron Walden. A housing requirement of 300 homes is identified to be delivered through non-strategic allocations at Newport in the Newport Neighbourhood Plan. Other non-strategic allocations may also be delivered through other Neighbourhood Development Plans.

The following table shows how the level of planned housing within the North Uttlesford Area, through strategic development sites will be distributed:

Table 5.1: North Uttlesford Area Strategy Housing Allocations

Settlement	Site Name	Number of Dwellings
Saffron Walden	South East Saffron Walden	879

Development will be supported at the strategic site allocations where development meets the requirements set out within the **Site Development Frameworks (Appendix 2)** and is in accordance with the Development Plan taken as a whole.

Employment

Existing employment will be protected in accordance with **Core Policy 45**. A total of 16ha of new employment land will be provided for business and employment growth in accordance with **Core Policy 46** on the following strategic employment sites:

Table 5.2: North Uttlesford Area Strategy Employment Allocations

Settlement	Site Name	Hectares
Chesterford	Chesterford Research Park	13.5
Saffron Walden	Land South of Radwinter Road/ North of Thaxted Road	2.5
Total		16.0

Development will be supported at the strategic site allocations where development meets the requirements set out within the **Site Development Frameworks (Appendix 2)** and is in accordance with the Development Plan taken as a whole.

Core Policy 7

Delivery of Transport Schemes within the North Uttlesford Area

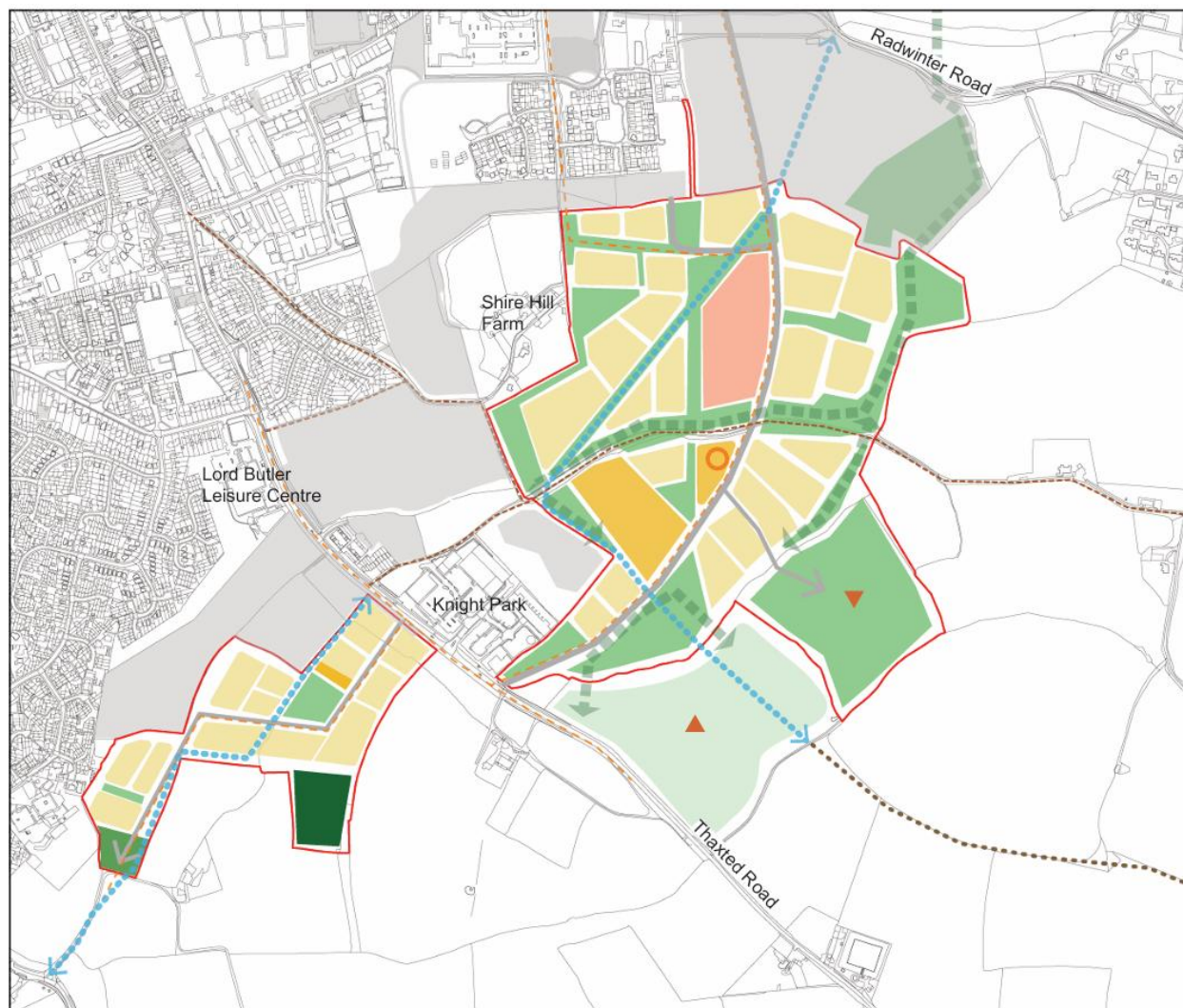
To deliver the growth in the North Uttlesford Area, strategic transport and other infrastructure has been identified to mitigate the impact of planned growth, which is important to help secure a viable and sustainable future for the area.

Strategic Transport infrastructure in North Uttlesford will be required as follows:

- i. a multi-modal link road in Saffron Walden linking Radwinter Road and Thaxted Road for all vehicles, cyclists and pedestrians

The package may be further refined through development of the Local Transport and Connectivity Plan 4 being developed by Essex County Council.

Appendix 2: North Uttlesford Site Development Templates



- Site Boundary
- Residential Development
- Community/Employment
- Education/Community
- Committed Development
- Open Space/Green Infrastructure
- Open space or potential school expansion
- Woodland
- Vehicle Access
- Pedestrian & Cycle Access
- PROW
- Sustainable Transport Route
- Mobility Hub
- Habitat Network
- ▼ Sports Pitches
- ▲ Potential Country Park

Framework Plan 2A - Saffron Walden

