

5. North Uttlesford Area Strategy

This Chapter focuses on the Key Settlement of Saffron Walden and the Local Rural Centres of Great Chesterford and Newport.

Introduction

- 5.1 This Chapter focuses on the Key Settlement of Saffron Walden and the Local Rural Centres of Great Chesterford and Newport. These are the largest settlements in the northern part of Uttlesford and together form the North Uttlesford Area Strategy. This strategy helps to provide a spatial dimension to the Local Plan and make it easier for readers interested in particular parts of the district to understand what is being proposed. All three settlements are located on or adjacent to the M11 corridor that runs north-south through the western edge of Uttlesford, and the valley of the River Cam. The area also contains a number of smaller villages (such as Littlebury and Wendens Ambo) although our policies affecting the more rural areas are set out in Chapter 8: Rural Area Strategy.
- 5.2 Saffron Walden is the largest settlement in the district, which is an important medieval town containing many historic buildings of note and includes a Conservation Area which covers large portions of the central and north-eastern extents of the town. The town has the largest retail and service offer in the district and as such functions as a Key Settlement. This offering includes several schools, sports and leisure facilities, shops and supermarkets, a GP surgery, a community hospital, along with various other services and facilities available to the public. It has seen considerable expansion in recent years particularly to the south and east of the Town, although infrastructure provision has not always kept up with this expansion. It is essential that any new development provides a comprehensive range of new or additional infrastructure services and facilities to help redress this.
- 5.3 The Audley End Estate is situated to the west of the town and comprises the house itself along with large sections of land in the vicinity which provides a natural barrier to the western extent of Saffron Walden. The historic, natural and attractive characteristics of the estate make it an important asset to the area, which should be protected from any development pressure. The nearby railway station located at Wendens Ambo provides good access to Cambridge and London, but is located approximately 3 miles from the town, so it is essential that public transport and cycling connections between the town and the station are maintained and, wherever possible, enhanced.
- 5.4 Great Chesterford is located in the northern most part of Uttlesford being close to the border with neighbouring South Cambridgeshire District. The settlement benefits from a railway station located at its heart with excellent connections and the wider area contains a number of key employment sites. These contribute to the high-tech and bio-tech cluster, that partly lie in South Cambridgeshire and partly within Uttlesford, such as Great Chesterford Research Park. Chesterford Research Park was initially constructed approximately 60 years ago and since then, has continually provided high-skill employment opportunities to the residents of Uttlesford and South Cambridgeshire, particularly surrounding the pharmaceutical and biotechnological industries. There are some significant heritage assets in the area including a large cluster of listed buildings along High Street, South Street and Carmel Street, with a Conservation Area designation also covering this historic core. Abutting the settlement to the north-east, lies a Scheduled Monument designation, comprising a Roman fort, Roman town, Roman and Anglo-Saxon cemeteries. Whilst the settlement is close to the M11 Junction 9 – the volume of traffic using this route and development pressure in the wider area (outside of Uttlesford) highlights the importance of ensuring any longer-term proposals adequately test and mitigate any impacts associated with the Stumps Cross junction, A11 and M11 Junction 9.

- 5.5 Newport is the other Local Rural Centre located in the northern part of Uttlesford that is also a highly attractive medieval settlement. The settlement benefits from a railway station with excellent connections to the north and south, a good range of shops, a secondary school and a primary school. A high proportion of the designated heritage assets within Newport are situated along High Street. Reflective of this, the Newport Conservation Area is broadly linear, running north-south along this route. Abutting the very north-eastern extent of Newport lies the Historic Park and Garden designation of Short Grove Hall. This is a well landscaped park formed in the 18th Century. The statutory protection afforded to this historic park and its rural setting ensure that it should be protected from development pressure.
- 5.6 Given the importance and relative size of these settlements in Uttlesford, along with the range of services and facilities they provide, and the associated opportunities for maximizing walking, cycling and public transport use to access services, facilities and employment; these settlements are considered to be amongst the most sustainable locations for growth within the district. For these reasons, there are strategic development proposals at Saffron Walden and Newport, but due to various constraints, no strategic growth is proposed at Great Chesterford.
- 5.7 Following the delivery of the proposed allocations, discussed later in this Chapter, the settlements will continue to be thriving places; acting as important service centres for their surrounding catchments. The historic character and attractive landscape settings will have been maintained. New development will have been successfully integrated with the settlement, alongside additional infrastructure provision, improving self-sufficiency. Meanwhile, new residents contribute to sustaining the services and facilities also valued by existing communities.

How the North Uttlesford Area Will Change by 2041

- 5.8 By 2041, the following deliverables are sought for within North Uttlesford:
- the provision of both primary (3 form entry) and secondary provision (a new sixth form centre) in Saffron Walden and the expansion of primary and secondary provision in Newport
 - the provision of around 1,692 dwellings across Saffron Walden and Newport.
 - 18.3ha of R&D floorspace at Chesterford Research Park and up to 3 hectares of employment provision in Saffron Walden in the form of expansion to the retail park at the 'Land north-east of Thaxted Road, Saffron Walden'
 - development which achieves high quality design, conserving the historic environment and landscape setting of the settlements
 - comprehensive packages of infrastructure enhancements towards new health care, open space and leisure facilities
 - transport improvements including improved bus frequencies
 - enhanced facilities at both Saffron Walden (Audley End) and Newport railway stations, along with a link road provided between Thaxted Road and Radwinter Road, and
 - high quality walking and cycling links from the proposed allocations connecting to Newport and Saffron Walden centres and the railway stations.

Housing

- 5.9 The plan proposes around 1,280 homes at Saffron Walden and 412 at Newport. This is important to ensure the Local Plan supports sustainable development and supports infrastructure delivery where it has maximum benefit to existing as well as new communities especially given the shortcomings in planning for infrastructure in Uttlesford in the past.
- 5.10 It is also important we provide support for our retailers, businesses and existing services and facilities so we help to maintain the viability and vitality of our most sustainable communities. As an increasing number of people work from home, ensuring that new residents can easily access local facilities by sustainable modes of travel not only helps to reduce the need to travel but also boosts the local economy, along with providing affordable housing where the need arises (i.e., in our existing main settlements).
- 5.11 Development at Saffron Walden provides an opportunity to provide substantial new education facilities, including a 3-form entry primary school that will provide for some of the recently committed development as well as the newly proposed allocation. This approach is preferred by Essex County Council as Education Authority as opposed to providing two smaller and separately located schools. The development will also provide a new Sixth Form Centre for Saffron Walden County High School, thus enabling secondary expansion in the town. The secondary school here is already the largest in the district, but expansion helps to prevent the need for pupils to travel further afield.
- 5.12 Moreover, within the proposed allocations, provision has been made for the delivery of a link road which connects Thaxted Road and Radwinter Road, thereby alleviating pressure from vehicular traffic within the constrained town centre and facilitating greater connectivity. The Saffron Walden allocations will also provide a range of proposed green and open spaces, including formal play areas, semi-natural spaces, and landscape corridors. The Plan is also proposing a substantial Country Park to the east of Saffron Walden to ensure appropriate open space is easily accessible to our communities across the district, while further Country Park's are proposed within the South Uttlesford Area Strategy.
- 5.13 Similarly, the proposed development at Newport helps to address the shortcomings in infrastructure provision, with proposed provision of a range of central green areas that combine existing ecological assets, new publicly accessible spaces, and include measures to enhance biodiversity. Additionally, new footpath connections are proposed within the sites which better connect Newport with the Public Right of Way network to the west, including Harcamlow Way. As part of the allocations, land is also proposed for a flexible, non-residential facility, within which future applicants should explore possibilities for providing a new leisure/community use which would relate well to the existing Newport Primary School.
- 5.14 There is no development proposed at Great Chesterford for a variety of reasons, including constraints associated with the M11 junction and the historic environment. There may be development potential at Great Chesterford in the longer term, particularly in proximity to the railway station, but this would require access from neighbouring South Cambridgeshire, and so this might be something that could be investigated in a future plan.

- 5.15 The Site Selection Methodology Topic Paper provides a detailed explanation for how the proposed allocations have been selected³⁵.
- 5.16 The policy requirements (**Appendix 2**) ensure that a comprehensive masterplanning approach is taken, whereby new development is not to be delivered piecemeal but as part of cohesive approach. Planning applications will be required to ensure that new development delivers appropriate linkages between the allocations and the existing settlement, well-connected green infrastructure, and high quality public open spaces that benefit all existing as well as future residents.

Economy

- 5.17 There has been strong employment growth within Uttlesford in recent years, particularly associated with Stansted Airport and the Northside scheme has recently been consented. Employment growth in the north of the district has been more limited to smaller developments, but expansion is proposed in Saffron Walden for 3 ha at Land North-East of Thaxted Road for industrial uses. This is consistent with the Economic Needs Assessment (2023)³⁶ that identified a need at Saffron Walden for up to 4 ha. In relation to office space, there is considered to be sufficient flexibility provided by repurposing of vacant or underused floorspace with no requirement for additional allocations for office space.
- 5.18 The evidence also noted that spending by visitors is an important source of income for the district and much of this comes from the historic market towns particularly Saffron Walden.
- 5.19 The Chesterford Research Park is located to the north of Saffron Walden and to the east of Little Chesterford. The research park was originally a crop protection research centre but over the last sixty years, it has developed into a research park for biotechnology, pharmaceutical and technology firms. The research park provides a somewhat unique employment offering within the Uttlesford context and there is the potential for additional development plots within this cluster to attract international investment, thereby building upon the high-skilled employment opportunities generated at this site. This plan allocates sufficient land to enable the delivery of the full site masterplan as promoted by the Research Park, beyond that which exists of has planning permission. Furthermore the plan provides flexibility to support economic development of unallocated sites within **Core Policy 48** should this become required.
- 5.20 Outside of the plan area, to the north of Great Chesterford, is the Welcome Genome Campus which currently has consent for up to 150,000 square metres of employment floorspace and up to 1,500 dwellings. Although outside the scope of this Local Plan, the Government's proposals for substantial development in the Cambridge area in the longer term are likely to become a factor that will need to be considered in a future Local Plan process. Given the significant constraints on development in Cambridge in the short to medium term, for example related to water supply, it is considered there is too much uncertainty around these matters to consider any firm proposals for more strategic development within the current Plan.

35 UDC, Site Selection Methodology Topic Paper, 2023. Available at: uttlesfordreg18evidencebase.co.uk

36 UDC, Economic Needs Assessment, 2023. Available at: uttlesfordreg18evidencebase.co.uk

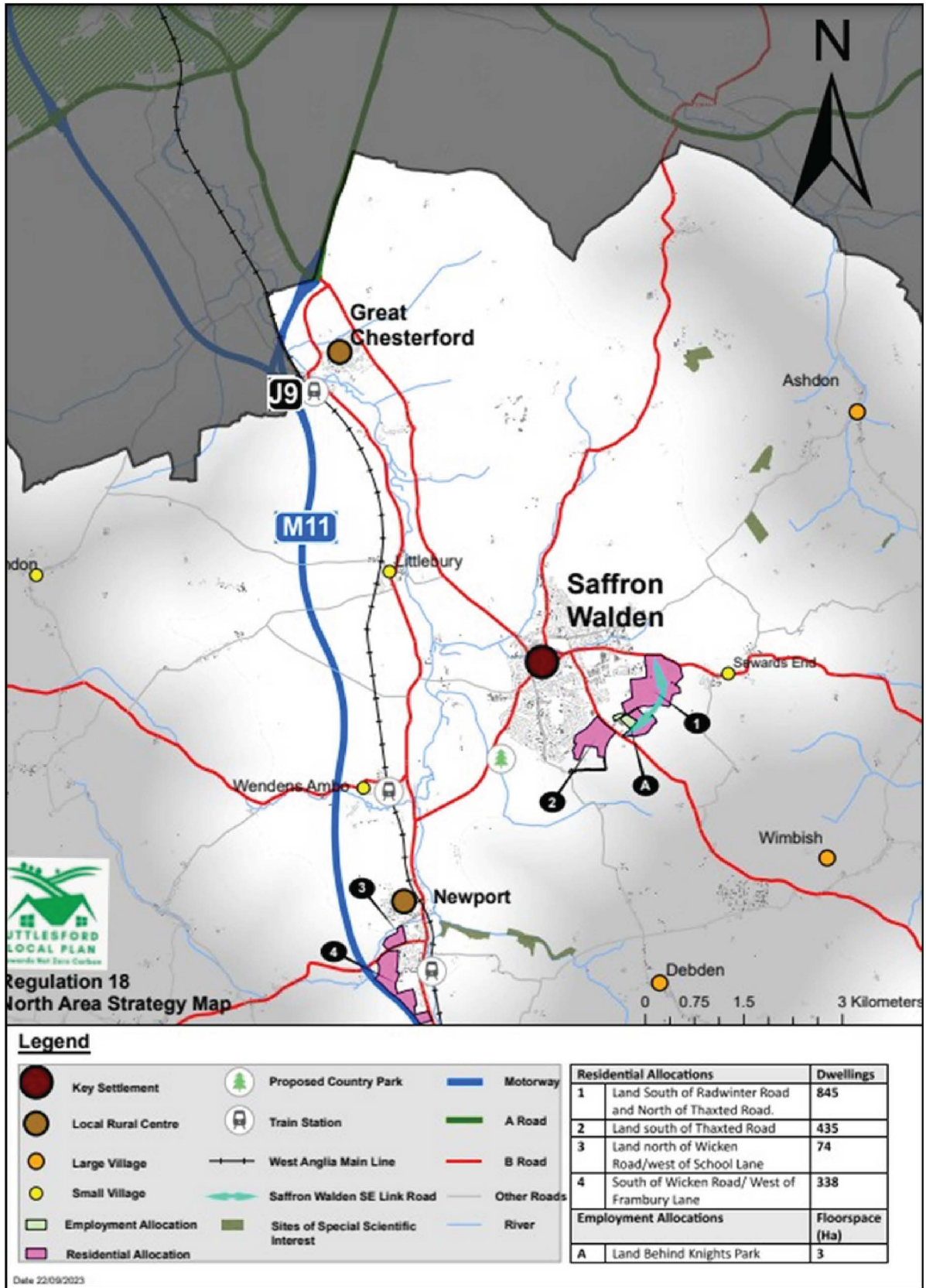


Figure 5.1: Area Strategy Map

Core Policy 6: North Uttlesford Area Strategy

Our over-arching priorities for 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 1,692 dwellings will be delivered through strategic allocations. Non-strategic allocations may also be delivered through this Plan or through Neighbourhood Development Plans.

Development will be supported at the strategic site allocations where development meets the requirements set out within the Site Development Templates (Appendix 2) and is in accordance with the Development Plan taken as a whole. 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
Newport	North of Wicken Road/West of School Lane	74
Newport	South of Wicken Road/West of Frambury Lane	338
Saffron Walden	Land south of Radwinter road, north of Thaxted road.	845
Saffron Walden	Land south of Thaxted road	435
Total		1,692

Employment

Existing employment will be protected in accordance with Core Policy a total of 21.3ha of new employment land will be provided for business and employment growth in accordance with Core Policy 46 on the following strategic employment site:

Table 5.2: North Uttlesford Area Strategy Employment Allocations

Settlement	Site Name	Hectares
Saffron Walden/Little Chesterford	Chesterford Research Park	18.3
Saffron Walden	Land north of Thaxted road (Rear of Knights Park)	3
Total		21.3

Proposed Strategic Development Sites

Newport

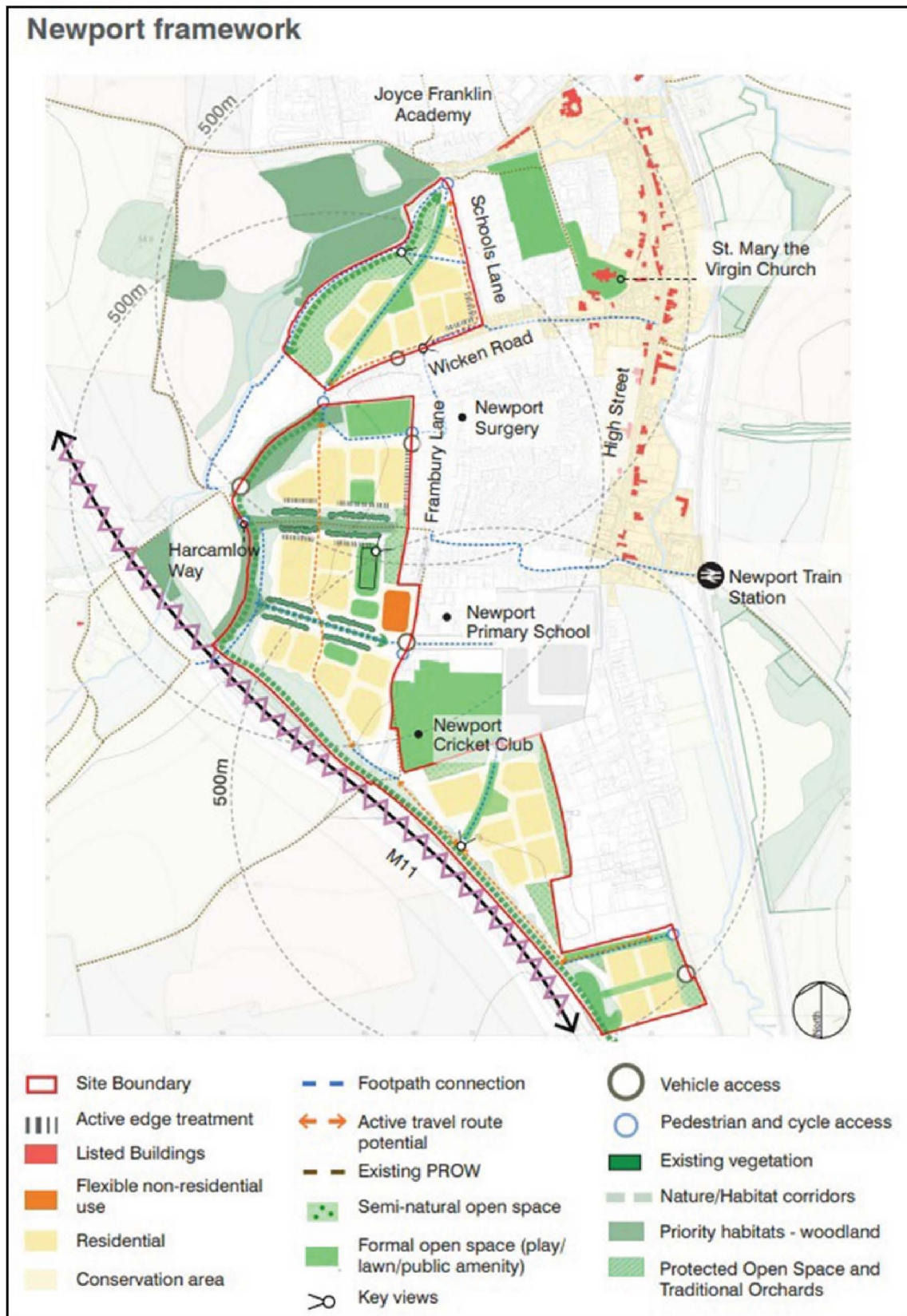


Figure 5.2: Proposed Strategic Allocations at Newport

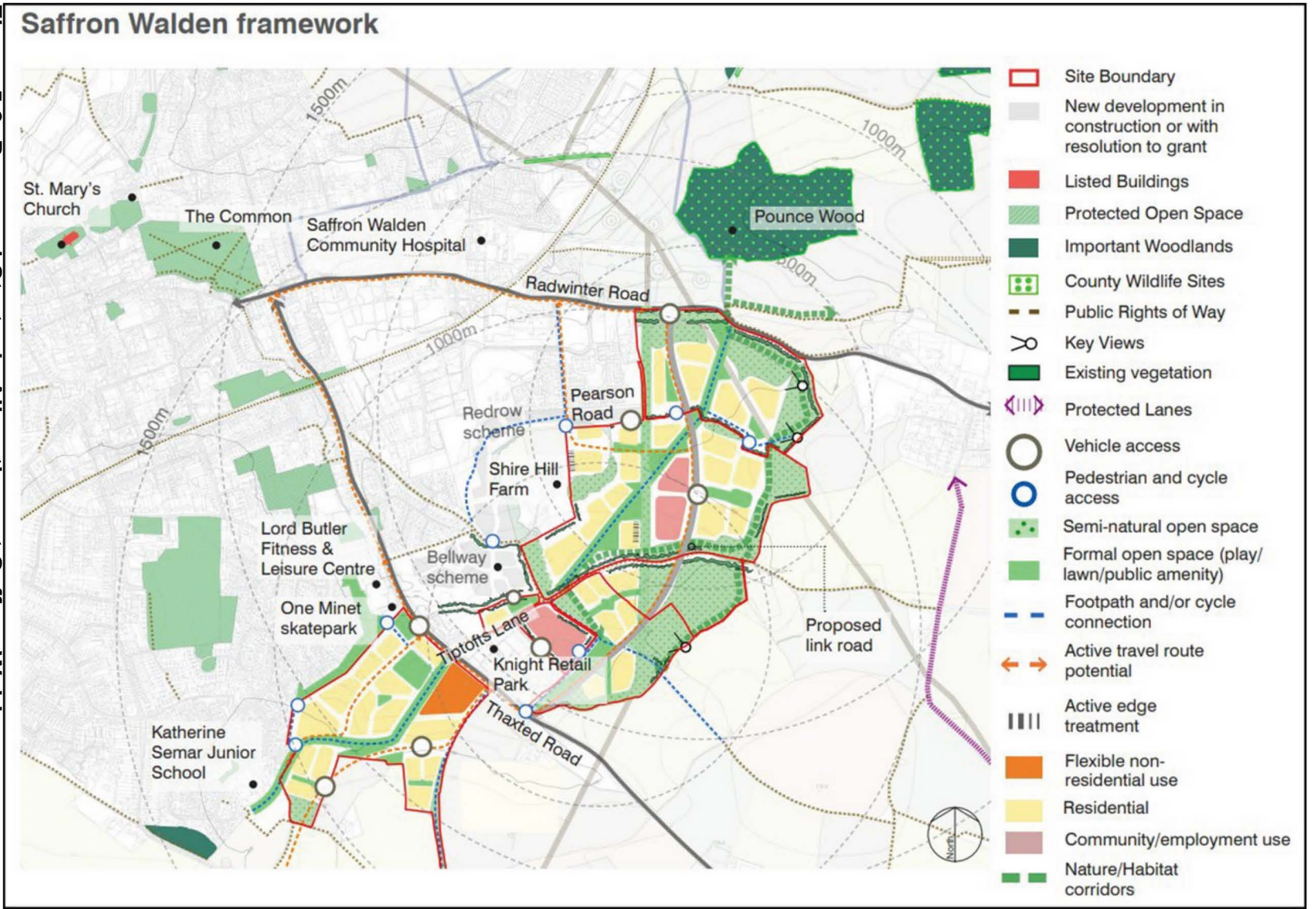
- 5.22 The proposed allocations within **Figure 5.2** seek to cumulatively deliver around 412 dwellings along with green infrastructure, open spaces, and new transport infrastructure. These allocations deliver a level of growth which can support the vitality of Newport and provide essential new facilities whilst also being well integrated into the town and protecting its important historic character. Key considerations for planning for these sites will include:

Land North of Wicken Road:

- maximise key views of St. Mary's the Virgin church and create a strong interface with the conservation area
- retain existing vegetation and trees whilst integrating new habitat/nature corridors
- establish additional pedestrian accesses to, and connectivity between, the PROW network beyond the site
- develop a central open space that is overlooked by buildings and connected by legible direct links throughout the development
- create safe and overlooked pedestrian links in the site, with a focus on providing safe walking routes between the site and the school, and
- improve footway and crossing infrastructure, including exploration of a reduction of the Wicken Road speed limit.

Land at Pond Cross Farm, Frambury Lane:

- utilise the PROW as a key feature of the development and create new PROWs that connect the sites to the landscape adjacent to the M11
- ensure pedestrian and cycle routes connect development parcels that are separated by areas of open space and landscape within the site
- explore providing an additional community use near the existing primary school
- provide a range of central green areas that combining existing ecological assets and new publicly accessible spaces and include measures to enhance biodiversity
- explore creating a strong interface with the western most section of Frambury Lane
- retain long distance landscape views to and within the site, to avoid any impact of development on existing views of the historic core of Newport, including views of the Church from higher ground, and
- prioritise pedestrian and cycle access and connectivity between the site and Newport High Street and Train Station.



- 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.

- 5.28 Development proposals will ensure that a future onward connection of the route from Debden Road to Newport Road is facilitated and considered in all site design proposals.
- 5.29 It is therefore important that these and the wider range of requirements affecting the site proposals as shown by the following Core Policy are brought forward.

Core Policy 7: Delivery of Transport Schemes within the North Uttlesford Area

In order to deliver the growth in the North Uttlesford Area, highway infrastructure has been identified to mitigate the impact of planned growth that is important to help secure a viable and sustainable future for the area. The package may be further refined through development of the Local Transport and Connectivity Plan being developed by Essex County Council.

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 and Debden Road for all vehicles, cyclists and pedestrians
- ii. financial contributions towards improvement bus services between Great Chesterford, Newport and Saffron Walden and Cambridge, allowing for an increased frequency of services
- iii. enhancements are required to existing routes and/or delivery of new active travel and bus connections to Newport and Audley End rail stations. Enhancements may also be required for interchange facilities at rail stations, and
- iv. deliver strategic cycling and walking infrastructure improvements as identified in the Uttlesford and Essex LCWIP

Safeguarding of Land for Strategic Transport Schemes in the North Uttlesford Area

- 5.30 There are a number of strategic transport improvements, set out within Core Policy 7 (shown above) that will require land to be safeguarded to help ensure that development is sustainable and deliverable. For this reason, selected schemes are identified within Core Policy 8: Safeguarding of Land for Strategic Transport Schemes in the North Uttlesford Area, set out below.

Core Policy 8: Safeguarding of Land for Strategic Transport Schemes in the North Uttlesford Area

Land is safeguarded to support the delivery of the following transport schemes as listed by **Core Policy 7**.

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

Any proposals for development that may reasonably be considered to have the potential to impact the delivery of the identified transport schemes (to be shown by maps in **Appendix 6** and the Policies Map)* should demonstrate the proposal would not harm their delivery. (continued over page)

Core Policy 8: Safeguarding of Land for Strategic Transport Schemes in the North Uttlesford Area

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Planning permission will not be granted for development that would prejudice the construction or effective operation of the transport scheme listed.

New development in these areas should be carefully designed having regard to matters such as building layout, noise insulation, landscaping, the historic environment and means of access.

*the area shown on the Policies Map and **Appendix 6** illustrates where the policy will apply. It does not seek to show a precise alignment for the transport scheme, which will need to be informed by detailed design work, carried out in consultation with Essex County Council and other relevant parties.

Delivery of Green and Blue Infrastructure in the North Uttlesford Area

- 5.31 Planning for Climate Change and for Green and Blue Infrastructure (GBI) are fundamental considerations of the Local Plan and development proposals will be required to show how GBI provides the framework for the design and layout of development proposals in accordance with Core Policies 38 and 39 on the Green and Blue Infrastructure Strategy and Biodiversity Net Gain. A particular characteristic of North Uttlesford is the rolling chalkland landscape and its chalk streams with their vulnerable habitats and water flow.
- 5.32 The Harcamlow Way is a long-distance footpath and should be incorporated in the development proposals around Newport. Where routes cross the railway line or M11 every opportunity should be made to enhance existing connections for cycling as well as walking to reduce the barrier to movement for active travel and nature.
- 5.33 In order to accommodate the need for amenity, recreation, access to open space and general compliance with Natural England standards (e.g., at least 0.5 hectares within 15 minutes of homes) it is proposed to create a new Country Park adjoining the proposed development allocation at Saffron Walden as proposed in our draft Green and Blue Infrastructure (GBI) Strategy³⁷. Although all development proposals will provide areas for play and local access it is the scale of a Country Park that is particularly required in the northern area to be provided at Saffron Walden. This offers an opportunity for the interpretation of the unique landscape and heritage as well as its underlying archaeology, scheduled ancient monuments and former settlements.

37 UDC, Green and Blue Infrastructure Study, 2023. Available at: <https://www.uttlesford.gov.uk/article/4937/Environment>

- 5.34 Tree cover is relatively poor in the north and habitats are fragmented; a key GBIS aim is to enhance tree cover, including new and replacement hedgerows and orchards. Objective SO1 from the GBI Strategy seeks to improve the habitat connectivity, in particular, where significant gaps in the habitat network have been identified around Saffron Walden. Tree planting will address another GBI objective to support tree planting on less productive agricultural land and along river corridors, enhancing biodiversity and mitigating against the effects of climate change.
- 5.35 The allocation in Saffron Walden also provides opportunities for making important contributions to biodiversity and green and blue infrastructure through measures such as ensuring good permeability between new development sites and existing developments, and by providing green infrastructure to provide habitat. Any proposed development must consider potential for green infrastructure provision to connect to and support habitat networks connecting beyond the site boundary to the Ancient Woodland site and designated LWS at Pounce wood.
- 5.36 The proposed allocation North of Wicken Road/West of School Lane is adjacent to the local wildlife site Wicken Water Marsh and this allocation represents an opportunity to enhance this site by providing broadleaved/riparian woodland planting along the site's northern boundary, strengthening the existing habitats to the north of the site and aiding flood risk reduction. Within the allocation itself there are also opportunities to provide a centrally located play space, as well as open space, and wider opportunities to incorporate green infrastructure within the streetscape through the planting of street trees, hedges and wildflower verges.
- 5.37 The larger allocation slightly further to the south gives multiple opportunities for enhancements. The site contains an existing allotment and there is a habitat corridor along its western/southern boundary with the M11 and it is important development protects the existing allotment space and provides new community spaces near the primary school (including additional community growing space, play space and greenspace). Furthermore, there are opportunities to create a focal point with good connections to Frambury Lane, incorporate provision of a significant amount of natural/semi-natural greenspace with good access links for rest of Newport.

Core Policy 9: Green and Blue Infrastructure in the North Uttlesford Area

The Council will require all development proposals to protect and enhance green and blue infrastructure and assets in the North Uttlesford area as shown by maps in Appendix 9-11 and to be shown on the Adopted Policies Map.

The Council will seek contributions towards the strategic projects (including their enhancement and on-going management costs) identified in the Uttlesford Green and Blue Infrastructure Strategy for the North Uttlesford area, including:

- i. improving access to the River Cam and its tributaries
- ii. improving the ecological condition of the River Cam and its tributaries
- iii. improving green linkages along the River Cam
- iv. extending and enhancing Public Rights of Way across allocations
- v. protecting and enhancing areas of chalk grassland
- vi. protecting and enhancing traditional orchards
- vii. protecting and enhancing species rich chalk grassland verges, and
- viii. creation of a country park to serve residents in north Uttlesford.

North Uttlesford Area - Heritage

- 5.38 The Northern Uttlesford Area is rich in history, both in its urban and rural environments. The presence of numerous designated heritage assets, including listed buildings, scheduled ancient monuments, and historic parks and gardens, means that development, both within the proposed allocations and beyond, must be sensitively located, planned and constructed to take account of these valuable assets.
- 5.39 There is evidence of definitive settlements within Uttlesford dating back to the Bronze Age, however, more extensive remains exist from later periods, including Roman Britain. In particular, Uttlesford contains the second largest walled Roman town in Essex at Great Chesterford, with evidence of Roman burial sites and historic farmsteads also located within the North of the District. Consequently, future developments should be aware of, and respond to, the archaeological sensitivities at the site in question, so that this cultural heritage can continue to be preserved and recorded.
- 5.40 Much of the present rural and urban landscape within North Uttlesford originated in either the medieval or late Saxon period. Settlements such as Saffron Walden and Newport have medieval origins, resulting in many medieval buildings and churches which are still present today. These roots are reflected both in the architecture within the settlements, but also their urban grain. Therefore, it is important that new development is brought forward in a manner which preserves the historic significance of nearby heritage assets on which they may have affect, but also prioritizes a heritage led approach which integrates well with the existing pattern of development by way of density, layout, scale etc. Many of the settlements within North Uttlesford have designated conservation areas, which outline the historic and visual significance of the respective places, as well as how future development can preserve and enhance the surrounding environment.

- 5.41 Throughout the post-medieval period, many of the aforementioned settlements were expanded to accommodate increased industry and population, meanwhile several large parks and landscaped gardens were created. Some, such as Audley End, were on the sites of former religious establishments whilst others were associated with halls and manorial estates. These parks form a critical feature of the North Uttlesford landscape and are utilized by both local residents and visitors. It is important that the open character of these parks and their surroundings is maintained so that they continue to be attractive destinations, but also to preserve their visual qualities in the context of the wider historic landscape.
- 5.42 The proposed allocations are required to be designed in a manner which reflects site specific heritage constraints and opportunities, including the retention of key views, use of active frontages, and the provision of open spaces and green infrastructure in positive locations. However, all development should respond to the historic character of this part of the district. To ensure this, all development which affects heritage assets will be considered under **Core Policy 62: The Historic Environment**, other relevant policies within this Plan and relevant national policy.