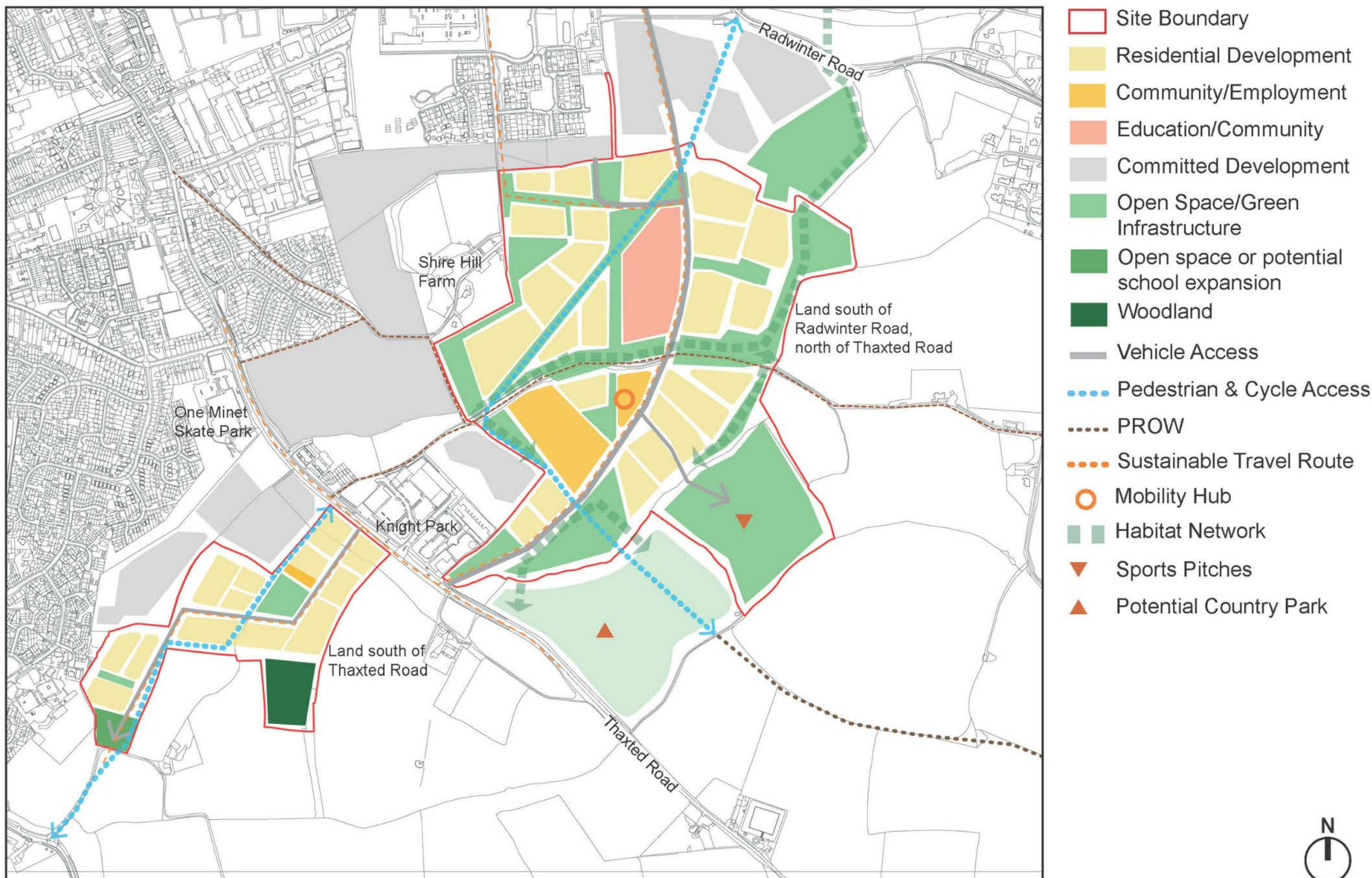




Land South East of Saffron Walden

Site Area: 71.4 hectares

Proposed Uses: Residential (c. 879 homes subject to detailed masterplanning) / Employment (2.5 ha) / Retail / Community / Education / Potential Country Park



Please note: This plan is for illustrative and indicative purposes only. Any proposals that come forward under this framework will be subject to full scrutiny by the local planning authority.

Design Principles

- Deliver a high-quality mixed-use development that is sympathetically integrated with and connected to the surrounding new development and existing communities in Saffron Walden.
- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinate high-quality development.
- Deliver 2.5 hectares of flexible employment use, prioritising general industrial (B2) and/ or light industrial (E (g) (iii)), subject to market viability and in the location indicated on the Framework Plan plus other supporting uses including ancillary retail in accordance with Core Policy 47.
- Deliver a mixed-use local centre providing a range of uses including retail, community and education use. It should be centrally located in an accessible location that is well connected by all modes of transport.
- Maximise key views towards the town centre, the Grade I listed Church of St Mary the Virgin and Pounce Wood.
- Explore the potential for increasing density within the heart of the development, particularly along the spine road and around non-residential uses.

Refer to the Site Development Templates Appendix 2A for details.