REDROW

PROPOSED SOUTHERN OPEN SPACE

SHIRE HILL FARM, SAFFRON WALDEN

1:500 | SEPT 2022

OPTION 01A

Overview

Following deferral at Committee, Redrow and the consultant team have explored a number of varying options to relocate the open space away from the spine road. A number of constraints and factors have informed the conclusion that Option 01A was the most inspiring choice to evolve along with input and support from consultees and stakeholders. The key attributes of the proposed option are as follows:

1. Spine Road alignment has been maintained in order to provide compliant geometry for future bus use and required visual approach to the new bridleway crossing.

2. Open space has been relocated and built form continued along the spine road. Tree lined streets will be continued and safeguarded within Management Company land outside of private curtilage.

3. Junction relocated due to structural layout changes with parking offset away from the junction to accord with ECC Highways requirements. Corner turning houses designed to maximise impact within the streetscene and improve wayfinding.

4. The link road provides a key network avenue to the newly located open space and the pedestrian / bridleway link to the West. It has been designed to be a safe, well overlooked route.

5. New dwellings ‘on vista’ from the link road, create an important architectural termination and point of reference in wayfinding across the development. It is proposed to provide a well animated Southern elevation to provide articulation and surveillance over the open space.

6. The relocated open space will be similar to the previous scheme, with the inclusion of a play space, pedestrian connection to the bridleway and bounded by a lesser road network. It will be well overlooked from the proposed properties to the East and benefit from being included as part of the boundary enhancement strategy.

As requested by Uttlesford District Council’s Planning Committee, Redrow has discussed the options with the Council’s Planning and Urban Design Officers. The option we are presenting to Saffron Walden Town Council has the support of District Council officers.