

PRELIMINARY WORKS: ILLUSTRATIVE SITE SETUP PLAN



MANDEVILLE CRESCENT, SAFFRON WALDEN DEVELOPMENT UPDATE JULY 2023

In October 2022, members of Uttlesford District Council's Planning Committee resolved to approve Redrow's detailed plans for a development of 100 homes, with associated open space and play areas, to the south of Linden Homes' development, off Radwinter Road, Saffron Walden. The site has been given the sales name "Mandeville Crescent."

There are still some final details to be agreed with Council officers before the development can formally commence. These relate to the provision of a new section of link road, across a public bridleway between the Redrow and Bellway developments, which Redrow has offered to fund and deliver for the benefit of the local community.

Redrow continues to work with officers at the District and County councils to finalise amendments to a legal agreement, which was drafted in June 2022, to allow for this link road to connect Radwinter Road and Thaxted Road – routing traffic away from the existing highway network.

In the meantime, we wanted to let you know about some initial preparation and set-up works that will be taking place on the Redrow site this month, prior to the formal commencement of the new housing and roads.

TEMPORARY SITE COMPOUND

The permanent construction access will be via Leverett Way and the site compound will be located in the north western corner of the site, adjacent to the primary school land.

In the meantime, during the preliminary site setup phase, a temporary site compound will be established adjacent to where the sales complex and showhomes will be built – near to Eddystone Avenue and the current access to Shire Hill Farm.

The new temporary site compound will include an office, canteen, welfare facilities, material storage and car parking for contractors. All access into the construction site will be restricted via access gates.

PROTECTING TREES AND HABITATS

As the site is quite constrained, it is important to protect the retained trees' above-ground structures and underlying root protection areas from damage during construction works. Redrow has therefore instructed contractors to install protection barriers from the earliest stage, to safeguard the roots and branches of trees which will be retained and integrated within the new development.

REMOVAL OF SOME TREES & VEGETATION

In accordance with the original outline planning permission for this development, which was granted in July 2020, Redrow's contractors will remove some trees and vegetation from the site. These removals are necessary to accommodate the new development. Fortunately, the proposals will not result in the loss of any trees considered worthy of individual distinction and they will all be replaced with better quality tree specimens, to complement and reinforce the retained boundary tree cover.

Given the time of year, all tree works will be under the supervision of an ecologist to avoid any harm to nesting birds.

DITCH ACCOMMODATION WORKS

There is an existing ditch that runs along the southern edge of the northern part of the development site. The ditch passes under the current access to Shire Hill Farm and it needs to be cleared, re-profiled and upgraded.

An existing culvert that runs under the driveway to Shire Hill Farm will be upgraded and extended under the new access road. A more extensive section of ditch, approximately 60 metres long, will be cleared and assessed. The existing banks and base of the ditch will be retained, where possible, but it will be re-profiled where necessary to achieve the required gradients and ensure that it is able to function correctly as a piece of drainage infrastructure.

TEMPORARY ACCESS TO SHIRE HILL FARM

In order to avoid disrupting access to Shire Hill Farm, it is necessary to create a temporary access route, alongside the current access, before the ditch accommodation works can start. Once the permanent road construction is complete, with the upgraded ditch culvert running underneath it, this will form the permanent access to Shire Hill Farm.

REVIEW MORE DETAILED PLANS

The plan on the front of this note is provided for illustrative purposes only. If you would like to review the development plans for this site in more detail, you can do so by visiting Uttlesford District Council's website: uttlesford.gov.uk

Choose "Search and track planning applications" on the Council's website and enter the appropriate planning reference number.

If you would like to view the Arboricultural Impact Assessment, this document formed part of the original outline planning submission reference UTT/17/2832/OP and is labelled "Tree Survey" in the list of application documents.

If you would like to view more detailed information about the layout, appearance, spine road, public open space and landscaping of this development, you can view Redrow's reserved matters planning application reference UTT/21/3565/DFO on the Council's website.

Finally, if you would like to review Redrow's approved Construction Environmental Management Plan, which sets out the construction phasing, set up and layouts, as well as detailing how the environmental and waste impacts of construction will be managed, please use application reference: UTT/23/1144/DOC.

ASK US TO KEEP YOU INFORMED

Please let us know if you would like to be kept informed as the Redrow development progresses. We will be happy to provide further information about the programme of development works and answer any questions you may have.

Please let our communications consultant, Lorna Byrne, know how you would like us to contact you to provide future updates. You can register your details by email:

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or by calling 07429 866550.

