

Our Ref: PJF/rp/PF/10680
(Please reply to Banbury office)

peter.frampton@framptons-planning.com

1st August 2022

The Occupier
<ADDRESS>

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
SECTION 78 APPEAL BY ROSCONN STRATEGIC LAND AND THOMAS ERIC BAKER AND SALLY ROSE HALL,
THE EXECUTORS OF MR E C BAKER AND MRS J BAKER
OUTLINE APPLICATION FOR THE ERECTION OF UPTO 233 RESIDENTIAL DWELLINGS
INCLUDING AFFORDABLE HOUSING, WITH PUBLIC OPEN SPACE, LANDSCAPING, SUSTAINABLE
DRAINAGE SYSTEM (SuDS) AND ASSOCIATED WORKS, WITH VEHICULAR ACCESS POINT FROM
RADWINTER ROAD. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS.
LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN
APPLICATION REF: UTT/21/2509/OP
APPEAL REF: APP/C1570/W/22/3296426**

**REQUEST FOR INSPECTOR TO GIVE DUE CONSIDERATION TO TWO DRAWINGS IN THE DETERMINATION
OF THE ABOVE APPEAL**

**(THIS IS A CONSULTATION EXERCISE BY THE APPELLANTS, NOT UTTLESFORD DISTRICT COUNCIL AS THE
LOCAL PLANNING AUTHORITY)**

I refer to the above planning application. The Applicants have appealed to the Planning Inspectorate against the refusal of planning permission. The reference of the appeal case is set out above. In addressing the three highway reasons for refusal, the Appellants have prepared two drawings in consultation with Essex County Council Highways and UDC, namely:

- Drawing No 2206-01-TS-01 Rev B Preliminary Traffic Signal Design, which shows the proposed details for the signalisation of the Church Street junction in Saffron Walden.
- Drawing No 20-1142-SK16 Proposed Western Pedestrian/Cycle Link, which shows illustratively the provisions for a pedestrian/cycle link to the western boundary of the appeal site. This link may then enable a connection to be made with a committed housing development.

Copies of these drawings are enclosed. The drawings are proposed to be referred to in planning conditions which have been drafted as follows:

21. *Prior to the construction of any dwelling, a scheme shall be submitted to, and approved by, the local planning authority which includes the following:*

enquiries@framptons-planning.com
www.framptons-planning.com

Oriel House, 42 North Bar, Banbury,
Oxfordshire, OX16 0TH
T: 01295 672310 F: 01295 275606

Aylesford House, 72 Clarendon Street,
Leamington Spa, Warwickshire, CV32 4PE
T: 01926 831144

- a) *Capacity improvements for the Radwinter Road/Thaxted Road/East Street/Chaters Hill junction as shown in principle on Dwg No. CTP-20-1142 SK10 Rev A;*
- b) *Signalisation of the Thaxted Road/Peaslands Road junction as shown in principle on Dwg No. CTP-20-1142 SK11 Rev A;*
- c) *Signalisation of the Church Street/High Street junction as shown in principle on Dwg No. 2206-01-TS-01 Rev B.*

The approved works shall include (but not be limited to) all necessary traffic regulation orders, safety audits, lighting, signing and surfacing and shall be implemented prior to first occupation of the development.

22. *The details for the layout required by Condition 4 shall make provision for:*

- i) *a bus turning facility and bus stop within the site as shown in principle in drawing number DE-463-022; and*
- ii) *a 3m wide pedestrian and cycle link to the western site boundary in the position as shown in principle on Dwg No. 20-1142 SK16. The pedestrian and cycle use shall be made available for public use.*

It is a matter for the appointed Planning Inspector to determine whether these drawings are to be accepted within the determination of the appeal.

My purpose in writing to you, as a person whom was consulted by the District Council when the application was submitted, is to invite any observations on the content of the two drawings. Solicitors, who have had no prior involvement in the planning application or the appeal process have been appointed to receive any representation by post or email. The contact details are:

Ms R Mushing
Planning Solicitor
Wright Hassall
Olympus Avenue
Leamington Spa
CV34 6BF

Rebecca.Mushing@wrighthassall.co.uk

If you have any comments on the two drawings, please submit these to Wright Hassall **by 5pm on Monday 15th August 2022.**

Following the consultation period, Wright Hassall will issue all representations (with personal information redacted) to the Planning Inspector, Uttlesford District Council and the Rule 6 Party (which comprises Saffron Walden Town Council and Swards End Parish Council).

In addition to this correspondence, Site Notices are being displayed and a Public Notice will appear in *The Saffron Walden Reporter*. The two drawings can be viewed on our website www.framptons-planning.com under Consultation – Saffron Walden.

If there are matters you wish to discuss, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to be the initials "PJF" with a stylized flourish.

Mr P J Frampton

Enc: Dwg No. 2206-01-TS-01 Rev B Preliminary Traffic Signal Design
Dwg No. 20-1142-SK16 Proposed Western Pedestrian/Cycle Link