

18<sup>th</sup> August 2021

Gordon Glenday  
Assistant Director - Planning  
Uttlesford District Council  
London Road  
Saffron Walden  
Essex  
CB11 4ER

Dear Mr Glenday,

**Reference: UTT/21/2509/OP - OBJECTION.**

Site location.

The location of the site on page 42 of the Flood Risk Assessment and Drainage Strategy document shows the site in open countryside and adjoining the village of Swards End. The proposed development would suburbanise the approach to Swards End and erode the delineation in relationship between the largest town in the District and a village, creating a continuous strip of sequentially developed urbanisation. This development can be seen as an extension of the recently completed London homes development.

Flooding – within 250m.

The Radwinter Road regularly floods from Swards End to the Tesco junction, cutting off residents from the east of Saffron Walden from accessing the services in Saffron Walden. The proposal will only add to the flooding of the Radwinter road used to access the development, given the road sits in a valley below the height of the development and surrounding fields, surface water flooding happens far more often than has been indicated in the 'desk studies' submitted with the application.

Traffic Pollution.

There is insufficient assessment of existing levels of traffic pollution at and around the proposed development. It will only add to traffic pollution levels during and after construction thereby increasing the number of unnecessary journeys into town and discouraging people from walking along the already polluted Radwinter Road. A development by London Homes, Tesco, lingering applications for care homes at Printpack and Homebase will continue to choke the eastern approach to Saffron Walden with traffic and pollution.

Visual Amenity.

The picture below shows the existing harm done to the open countryside by the London Homes development, as seen by pedestrians on the PROW 315\_22. This contrasts to the view shown on Page 6 of the Environmental Statement, the harm to the visual amenity will be significant on account of the development being higher up and further out and up the slope into the open countryside.

