

# Comments for Planning Application UTT/21/2509/OP

## Application Summary

Application Number: UTT/21/2509/OP

Address: Land South Of (East Of Griffin Place) Radwinter Road Swards End Essex

Proposal: Outline application for the erection of up to 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

Case Officer: Henrietta Ashun

## Customer Details

Name: Mrs Debbie Hansen

Address: 3 Cole End Lane, Swards End, Saffron Walden, Essex CB10 2LQ

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In our opinion this development is completely unsuitable for a variety of reasons:

Flood risk. The stretch of Radwinter Road from Swards End to Tesco already floods after any heavy rainfall, with drains unable to cope with the runoff. The road is considerably lower than the surrounding land and is the site of an old watercourse. It has got considerably worse in recent years and any loss of greenfield area will exacerbate this.

Merging of settlements. A development of this size will effectively merge Swards End with Saffron Walden. Swards End will lose its distinct character as a village and the eastern part of Saffron Walden, already affected by high levels of development, will no longer have a green boundary.

Traffic. The roads in this area are already struggling to cope with the volume of traffic, particularly in peak travel times. The roads are often gridlocked around Elizabeth Way and along Radwinter Road into Saffron Walden. An additional 233 houses, with a further 400+ cars, will greatly add to traffic congestion. This affects a large area, as the majority of traffic has to pass through Saffron Walden to reach the M11 and the rail line. Rural roads in the area including Swards End are also affected as they are already being used as "rat runs". Air quality, which is already very poor in the eastern part of Saffron Walden, will deteriorate even further with increased particulate pollution.

Road access. Radwinter Road from Swards End to Saffron Walden is frankly dangerous. It is a steep hill, narrow, in poor condition, with several blind bends. It has already become much busier

in recent years, and there have been a number of accidents on the hill recently, some involving cyclists. Having an access point here with 400+ cars, plus services, deliveries, etc moving in and out every day is going to increase the danger to both residents and through traffic.

Lack of resources. An additional 233 families requiring healthcare and education services will put an additional burden on Saffron Walden. At the moment all GPs and dental practices are oversubscribed and it is often hard to get a doctor's appointment without a long wait. There are no NHS dentists in the area. Schools are full and there are no plans for additional schools. Families in Swards End are not guaranteed a place at SW County High and face lengthy journeys to schools in another town.

Loss of farmland/green space. This large area (17 hectares) is currently agricultural (arable) land. At a time when we should be growing more food for an increasing population it is unacceptable to lose more good quality land. In addition, we should not be building on green spaces at all when there are so many brownfield sites throughout Uttlesford and Essex that should be developed first.

Water pressure. Over the last two years, residents of Swards End have frequently suffered low water pressure, resulting in showers etc not working. Clearly the addition of 233 more houses in the vicinity is likely to make this problem worse.

We have had a number of poorly thought out developments throughout Saffron Walden over the last few years, but this is the worst so far.

Debbie and Ole Hansen