

# 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: Mr Adrian knowles

Address: Beech House, 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: I object to the proposed development under UTT/21/2509/OP

Not only does the proposed development build on good quality agricultural land - it joins saffron Walden to Swards End which would cause considerable harm to the identity and integrity of the village.

The development should not be approved as it contravenes many of the policies set out in the National Planning and Policy Framework 2021. (NPPF)

More specifically the proposal contravenes:

Policy 99 - open space and recreation - Existing open spaces should not be built on.

Policy 105 - development needs to be in a sustainable location - building east of Saffron Walden is not sustainable.

Policy 107 - accessibility / car usage

Policy 110 - no consideration has been given to sustainable transport, safe and suitable access to the site. The only access is onto a single 60MPH carriageway which is the main route into saffron walden from the east.

Policy 111 - "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" . The addition of many hundreds of cars trying to cross through Saffron Walden would create a severe traffic impact.

Policy 127 - achieving well design places....

This is not an exhaustive list but clearly the proposed development contravenes many of the national and local planning policies

Adrian Knowles