

# 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 Tony Oliver

Address: Cygnus, 37B Walden Road, Swards End, Saffron Walden CB10 2LF

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:UTT/21/2509/OP Land South of Radwinter Road

I feel I must comment on the Outline Application (UTT/21/2509/OP), which make a proposal for the erection of 233 residential dwellings on the land south of Radwinter Road, Swards End.

This Proposal would add to the already excessive, sprawling urban development on the east side of Saffron Walden, adding to already heavy development of the sites opposite and adjacent to the Tesco Store. While there are many issues, I would like to confine myself to three main points.

This is another attempt by developers determined to bludgeon their way into ruining this village and its immediate environment, together with achieving a state of traffic grid-lock in the town of Saffron Walden. We seem to have said it all before and we have to keep repeating the obvious reasons why this and other similar proposals are a bad idea. This proposal, however, seems to take things to a new level.

The arguments against this proposal by both the Swards End Parish Council and by numerous residents have been well made.

The village of Swards End is connected to the town by a narrow B road which comprises a series of blind bends. The stretch from Swards End down to the town is a dried up river bed, prone to serious flooding, with steep banks either side - which give no prospect for widening or straightening. It is an inherently dangerous road. Often one is forced on to the other side of the

road by potholes/sunken drains, and I have been personally witness to cars losing wing mirrors and motorcyclists coming off bikes. Often, heavy lorries and buses can straddle the road to a dangerous extent. Further points of access, as well as the considerable increase in traffic numbers that such a development would engender, would only worsen this situation and make this road even more hazardous.

While I object to this Application on the village level, I feel I must object to it also regarding its impact on the wider environment of Saffron Walden - of yet more houses, people and particularly cars, being forced into a small area. The Thaxted Road, the Ashdon Road, the Shirehill Industrial Estate - to name just a few places - are now frequently intolerably grid-locked. In many streets, cars are now parked on pavements, and single lane passing is now the norm in many places in the town of Saffron Walden. Nothing ever happens to mitigate the effects of more and more traffic in and passing through Saffron Walden.

Uniquely, this Proposal joins the village of Swards End to the town of Saffron Walden. As such, Swards End will completely lose its character and identity. Saffron Walden at the same time, takes another step to becoming an urban sprawl.