

# 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 Richard Gilyead

Address: 14 Farmadine, Saffron Walden, Essex CB11 3HP

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposed development on the basis that it will have a significant adverse effect on traffic levels across Saffron Walden. Previous Traffic Analysis reports since 2014 have all shown that junctions will be above capacity levels and that traffic queues will rise to levels causing gridlock. The Transport Analysis document, submitted with this proposal, glosses over these problems by claiming that:

1. Appropriate opportunities to promote sustainable transport modes will be taken up;
2. Safe and suitable access to the site can be achieved for all users;
3. There will be no significant impacts from the development on the transport network in terms of both capacity and congestion.

These claims are made without evidence. It is suggested that more home-working will reduce commuting but many occupations are unsuited to home-working. The pandemic has actually resulted in fewer bus journeys and more use of private cars. Anyone trying to walk to Saffron Walden town centre would face a lengthy journey along a busy road with multiple entrances to commercial premises. Any additional traffic will worsen the congestion in the town. It is simply not possible to say that there will be no significant impacts.