

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 Hadley Pritchard

Address: The Towers, Walden Road, Swards End Saffron Walden, Essex CB10 2LF

Comment Details

Commenter Type: Parish Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello, I am a Parish Councillor but my comments are my own private thoughts.

I strongly object to this proposed development.

At only a glance on the map we can see that it would be in entirely the wrong location, and almost all objections stem from this being the wrong site.

As we know Cllr John Lodge stated that applications have arrived for "tens of thousands of new houses in our rural district". UDC has a duty to build new homes, but it has a duty to approve planning in the *right* place too. This site is the wrong location.

All infrastructure for SW lies to the WEST. This is where the major roads, train lines, train stations, hospitals, public facilities exist. Swards End is the first village in the rural/agricultural community and must stay the protected breakwater of Eastern SW.

Swards End parish, which includes this proposed development land is a 'green lung' for SW town and plays a major part, on higher ground than the town, in providing good air quality. The development would significantly reduce air quality everywhere, both during its building, with endless lorries day and night, generators, personnel, traffic delays etc. and post-build when a conservative 500 extra cars and vans will be at the new homes, commuting *West* to the train station, SW town, the M11 or Cambridge & Bishops Stortford. Not East.

Adding to residential traffic and pollution we will also have the extra delivery drivers to these homes daily. The impact of this cannot be ignored.

Current UDC/Essex Highways upkeep of roads is appalling, and more roads and more traffic will be a bigger burden, without the extra pollution to be considered.

Residents in the rural community rely on access to SW town and this development will, because of its location, limit and delay access from the Eastern villages.

The land itself is perfectly good 41 acres of functioning arable land. Once the first digger carves up the soil it will never return to its current state, never be useful land, never have the flora & fauna it currently enjoys, and any development could be environmental barbarism.

No 'bio-diversity' strip is needed on an existing field! We must recognise our duty to the environment, and be seen to do the right thing. Planning for the future should mean taking into consideration the 'whole' negative impact of this development.

The proposed access road, and all surrounding roads are unfit for purpose at this site. The road is not only dangerous due to its 'shape' and without pedestrian facilities, but it regularly floods and no amount of sunken tanks or ponds will absorb the water. The drainage on the road is forever blocked. Evidence of this is the ongoing flooding at the Linden Homes site. The proposed site is unfit to be developed and we must respect our environment rather than bend it to our will as we have tried to do in the past and caused Global Warming.

Sadly this development will destroy the ancient village of Swards End as the coalescence is inexorable. Swards End would no longer exist.

It cannot be right to allow this development that so clearly *doubles* in size our village and swallows it. This proposed development is a 'gateway drug' if approved, laying the way for so much more development further East beyond Swards End.

This development will have serious consequences on the future of Uttlesford and the market town of Saffron Walden, if approved. All the character of Uttlesford will change. Tragic, but true, UDC would have to replace all our refuse bins that currently depict a field in the foreground with a church steeple (St. Mary's) in the background. These wonderful views that promote Uttlesford and Saffron Walden will no longer exist.

The countryside should begin, for SW town's residents, where Linden Homes stops. SW Town Council attempted to change the Swards End Parish boundary in order to take control of Swards End land. Their reasoning was that potential residents of the new houses would *identify* Westward, towards the town, and not as part of Swards End village. Facilities exist in the town, to the West. Logic dictates that if this is true then the development is in the wrong place no matter

what 'extras' a developer gives the local community. This development creates two separate communities within one village, causing disunity, and many other social problems will potentially arise. I disagree with forcing through a bolted-on housing project to an existing small village because it will do more harm than good to all those living within it.

Access to the countryside has been so important during the pandemic for the mental health of everybody and this development would take it further out of reach, beyond walking distance. Building homes is an important function, but we now know that the environment and mental health are more important and as UDC maps out the future of our towns and villages it has a duty to focus on what is best for the people it is accountable to, as UDC is the caretaker of a very precious piece of earth.

The UK Govt is in the process of scrapping The Planning Bill and is rethinking it's response to housing. It is doing this as it acknowledges the desperate environmental damage done to existing brown/green field sites and arable land development, and that irresponsible building could now take place without a Local Plan. Our guardians, empowered with checks and controls, are the Planning departments at District level. What must be taken in to account is what is the right thing to do on behalf of the people of SW town and the future of the surrounding villages.

This development is in the wrong location.