

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 Wright

Address: 9 Redgates Lane, Swards End, Saffron Walden, Essex CB10 2LW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are road traffic considerations which adversely affect the proposal to build about 233 houses with a single access onto the B1053 Radwinter Road. This road is very busy with frequent long queues at the Thaxted Road traffic lights tailing back to the top of Common Hill in one direction and to Tesco's Store in the other. Despite that the as yet unoccupied Daphne Cornell Court building with 73 apartments will be occupied and outline planning approval (17/1436) has been given for an extra care home village of 36 apartments and 16 bungalows just east of Tesco's Store. which together will give an appreciable amount of additional traffic movements. Furthermore an undecided planning application (20/2007) been made for a discount food store, a 70 bed care home and 49 residential apartments on an old factory site just west of Tesco's Store. The 233 house planning application is estimated to create about 850 additional traffic movements a day. Clearly all the additional traffic will add to the logjams on Saffron Walden roads which are becoming quite frequent.

East of the application site the B1053 road becomes the Walden Road at the foot of Pounce Hill. The road here has no verge and has steep slopes on both sides of the road being an old river bed. In wet weather large amounts of rainwater runs off the field to the south into the road and water also runs into the road from the north side of the road causing serious floods in the road over a considerable distance exacerbated by inadequate and inefficient road drains. The water in the road freezes when there is a frost creating a further hazard for vehicles.

No further planning application approvals should be given for new houses in the Radwinter Road

until the Thaxted Road junction incapacity has been. dealt with.