

**Roger John Mance
Greatford Cottage
Stocking Green
Radwinter
CB102SS**

17 September 2021

The Planning Department
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

Dear Sir,

Re Planning Application UTT/21/2509/OP | Outline application for the erection of up to 233 residential dwellings. | Land South Of (East Of Griffin Place) Radwinter Road Swards End Essex

I am writing to object to the above application which in any case contains errors.

The application states that only agricultural land is affected yet all the site plans clearly indicate the boundary includes lengths of Radwinter Road which is a public highway. Furthermore it is a public highway for which Essex County Council are the Highway Authority and only they, subject to completion of the appropriate statutory procedures, can authorise works or alterations to it.

The application also states that the proposals will not increase the risk of flooding locally yet it is frequently the case that the drains in Radwinter Road are unable to cope during periods of heavy rain. So much so that water often fountains up through the holes in the manhole in the middle of the road close to the eastbound turn off to Pounce Hall. Such a massive housing development on what is currently agricultural land must increase the risk of flooding of the existing drainage which is already unable to cope with the ever deteriorating weather extremes.

It is evident that the developers are hoping for Radwinter Road to be realigned to accommodate their proposed roundabout junction at the proposed access to their development. But whether or not this is done by Essex County Council, the Highway Authority, it will not reduce the number of access points along this short length of Radwinter Road, all of which will be generating substantially extra traffic flows. With such accesses as those serving The Spike, The Hospital Site, The housing development opposite Tesco's, Tesco's Supermarket and garage, The Lindons Homes Estate (and potentially a new link road to Thaxted Road) together with two or three other existing access points, the traffic conflicts and risks of accidents along this stretch of road will inevitably increase.

This proposed development, as with so many of those already completed or in the pipeline relies entirely on the proposal for a link road between Radwinter Road and Thaxted Road and on the continued use of Peaslands Road and Borough Lane as a way of bypassing the narrow inadequate road network within the centre of Saffron Walden. But the development of the Shire Hill Industrial Estate, the retail complex near the Recycling Centre, and of the various housing developments in Thaxted Road together with development near Ridgeons etc have already exceeded the ability of

Peaslands Road and Borough Lane to cope with the increasing volumes of residential and commercial traffic.

It is surely unarguable that Borough Lane, a residential road of varying width and without footpaths along parts of its length which means some households have to access directly onto the carriageway, was never intended for the use to which it is being put. Certainly it falls way short of Essex County Council's own design requirements for a mixed use residential road. Yet this road will now be expected, not only to carry an increasing number of HGVs (including presumably construction traffic for this and other developments on the east side of Saffron Walden) but also extra residential and commuter traffic since the main north-south rail and road links all lie to the west of Saffron Walden.

The time has surely come to halt any further major developments to the east of Saffron Walden. I therefore urge the Council to reject this application.

Yours faithfully

A solid black rectangular box used to redact the signature of Roger Mance.

Roger Mance