

UTT/21/2509/OP

To who it may concern, I wish to vehemently oppose the above planning application.

1. Saffron Walden is fast becoming seriously OVER DEVELOPED. Already on Radwinter road is the Linden Homes development still under constructon, the recent development opposite Tesco's, on Ashdon Road the recent development on the old Ridgeons site, the Clutton road estate behind the hospital. There are also 2 new developments on Thaxted Road!!!! The huge current traffic increase along Ashdon Road and Radwinter Road is unacceptable without adding to it with another 233 houses. Even of a weekend the traffic queues from before Tesco's right through to the traffic signals at Thaxted road junction. Ashdon Road often gridlocks with cars parked and drivers not giving way.

This already seriously affects air quality.

2 . Radwinter Road always floods when there is considerable rainfall and with another huge area concreted over will only get worse and banks will be eroded and roads damaged.

3. The small single track lanes, Cole End Lane and Redgates Lane will inevitably become cut throughs and create dangerous traffic issues.

4. With 233 dwellings with an average of 3 inhabitants this will create another 699 people using the already stretched infrastructure of Doctors, schools etc. and if there was only 1 vehicle per household it would mean at any one time another 233 vehicles on Radwinter Road! Another very serious concern I have is the access onto Radwinter Road from the proposed development. Beyond Leverett Way the road is classed national speed limit with blind bends all the way up the hill into Swards End, this section of road is already fairly busy and a road entering into this is a recipe for disaster.

5. The proposed development will join up Swards End with Saffron Walden and this can only be detrimental for a beautiful ribbon village with a fantastic village community. This will just disappear overnight and will become part of a sprawling mismatched, overdeveloped, under serviced, unattractive Essex market town and the quaintness and history will also disappear.

5. Another BIG concern is the impact on the wildlife and surrounding flora & fauna. There is deer in the area and other species who will suffer greatly along with birds who nest and feed there. Considering the current conservation issues it may be a relatively minor area but will have an impact and nationwide all new ill thought out developments given planning consent combined it will be massive.

I understand there needs to be new housing developments but it is very important that the planning is seriously looked at in depth and considering the views and long term impacts on current residents and the overall degradation to the beautiful historic town we all enjoy so much.

Yours Sincerely
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