

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 Oscar Wilson-Toy

Address: Franklands, 2A Walden Road, Swards End Saffron Walden, Essex CB10 2LE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development will result in Swards End becoming a suburb of Saffron Walden. Although the developers maintain there will be a defined space between the boundary of the development and the village, I cannot see that one small undeveloped field between the two qualifies as such. Seeing the current rates of development that the council allow, there is no doubt that that singular field would be the next location marked for development.

The development requires access along the main Walden Road, the only access route from the village and this end of town. A road that is narrow and winding and is already at its limits. The addition of over 200 vehicles to use this road daily would only create congestion here and make the roads unusable. Congestion throughout the town is already a severe issue that the council has done nothing to improve; other than approving more developments that worsen the problem, this here is no exception.

Schools and doctors surgeries are at full capacity. School class sizes are now at heights that are detrimental to the education of the pupils. Doctor surgeries cannot take on any more patients, I personally was quoted a 2 month waiting list for an appointment. The town has clearly been squeezed enough and cannot take another hike in population. Over 200 homes could see an increase of over 1000 people that will not fit.

In the case of schools, many children are now being forced to move away from closer schools. Kids living in Swards End can now no longer feel relaxed knowing they will certainly be accepted into SWCHS, as the school hits capacity, they are forced to go to schools further away.

The plans suggest the drainage issues will be addressed. But this was not done by the developers who built the houses behind Tesco (at Saffron View). The main road floods frequently in heavy rain - and the developers have not been held to account.

Moreover, the Saffron View homes: HAVE NOT SOLD. How can further development even be considered towards an end of the town so persistently and now overly built on where new properties in the area are still listed as for sale? This is not a desirable end of town to live in and building further and further out Saffron Walden is an embarrassing attempt by the council to cash in on any green space. This here is a clear sign of the out-of-touch nature that the council has consistently displayed with their inclination to approve any plans to any new build site without consideration of the local people.

The development shows absolutely no benefit for the community whatsoever. No creation of any community projects; no health, school or recreational facilities. Nothing for youth, nothing for the arts and nothing for sport. Why can't every developer be forced to build something for the community as a prerequisite of getting planning permission? Every development should be forced provide something to benefit the community before any planning permission is granted. But clearly the local community isn't in your interest.

Sustainability has not been considered, the number of cars on the roads is disgraceful, with this development in this location, this only worsens (as previously mentioned). But the affects of the additional cars and the reduction in green space around the town will make Saffron Walden an unpleasant place to live with poor air quality which cause further health problems, especially in younger children. Dare I say, they might require a visit to the GP.

Many of the homes mocked-up in the documents also have the facade of houses not using local materials or of a design not familiar with the traditional image of the town. Nor do they show a move to increase the number of eco homes in the town. There is no attempt to integrate the properties within the town or to ensure they add something to the town, only acting as another site to be poorly developed with the profits of the developers at the forefront.

All in all, this development is just a money making scheme for the developers with little thought as to how it affects the local community or the quality of life of the inhabitants of the new builds. A better thought out plan would include houses on the side of the town with infrastructure for commuting, and access to further facilities. This is the wrong side and a poorly thought out scheme.

And personally I have no faith in the planning authorities taking any notice of the very real concerns of the residents of Swards End who will be badly affected.