

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 Ian Kirby

Address: 4 Dragons Green, Swards End, Saffron Walden, Essex, CB10 2GP

Comment Details:

Stance: Customer objects to Planning Application

The proposals are for another excessive development on the east side of Saffron Walden adding to recent developments on sites around and opposite the Tesco store. The volume of houses and their location should be examined as the infrastructure and most amenities for Saffron Walden lie to the west of the town.

The new development would add some 500+ vehicles to already busy roads accessing the amenities in town and routes for commuting.

Radwinter Road already suffers from heavy traffic. At peak times, traffic is often queued back from town as far as Elizabeth Way or even Tesco. Additional housing will increase further the time to travel across town to the schools, the railway station, M11 and roads leading to Bishops Stortford and Cambridge and will also increase the amount of air pollution from queuing traffic along this road and other roads in town.

There is poor visibility when turning right from Tesco towards Swards End, new housing will result in increased road usage and risk of serious accident at this junction particularly as vehicles do not adhere to the speed limit. Safety at the junction could be significantly improved by introduction of a roundabout.

The access from the development out onto Radwinter Road would make this road even more hazardous, Radwinter Road is a narrow road with tight, blind bends. The stretch from Swards End to Saffron Walden is lower than the surrounding fields with insufficient drainage. When it rains heavily water pours down the road, flooding stretches between Swards End up to Tesco which when freezing turns to thick ice.

The proposed development will put additional pressure on already oversubscribed amenities:

There is already too great a demand on doctors' and dentists' surgeries, an extra 233 households will increase the wait time for appointments and access to emergency treatment.

Another 233 households would also add to the demand for primary and secondary school places in town. With many primary schools at or near capacity and with children living in villages to the east of

town or on the edge of town often unable to gain a place at Saffron Walden County High School, therefore having to travel through town to Joyce Frankland Academy in Newport or Linton Village College.

The Ecology Scoping Request states that there are [REDACTED] present. This is not correct as an [REDACTED] is present just to the North of Radwinter Road so [REDACTED] paths are likely to be present across the proposed development site. Development of this site will therefore have a detrimental effect on the [REDACTED] and it is unlikely that mitigation / compensation measures will be effective. How will this [REDACTED] be protected from disturbance?

Red Kites (and Buzzards) are known to be present in the area. Will the proposed development protect these species and will the loss of habitat have a detrimental effect on these birds?

We should be preserving our agricultural land and countryside or enhancing it to improve biodiversity rather than covering it with housing. Once this has been done the process can't be reversed.

This development will join the village of Swards End to Saffron Walden, with the village losing its identity and becoming part of the urban sprawl of Saffron Walden.