

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 Graeme Procter

Address: 6 Dragons Green, Swards End, Saffron Walden CB10 2GP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the Outline Application (UTT/21/2509/OP) for the erection of 233 dwellings on the land south of Radwinter Road, Swards End for the following reasons:

1) Road Safety - The road approaching from Swards End is already hazardous with a number of sharp, blind bends. Vehicles already speed on this stretch of road and to have access from the new development onto Radwinter Road will make this even more hazardous. Also, this road floods regularly and the proposed dwellings will only add to the already poor drainage.

2. The East side of Saffron Walden has seen many new developments approved over the past few years. The existing road infrastructure is already unable to cope with the increased volume of traffic. All routes into Saffron Walden from the East are congested and are regularly gridlocked with the current volume of traffic. The addition of an additional 400+ vehicles will only add extra strain to the already creaking road structure. This has already been acknowledged by the developer who has proposed major changes to the junctions affected by the increased volume.

There is an increase in Commercial & Private traffic using Cole End Lane as a cut through to avoid the regular congestion in town. Cole End Lane is certainly unsuitable for the volume that uses it now - let alone any additional increase resulting from this proposed development.

3. The overexcessive development of the area East of the town has already stretched Doctors, Dentists and Schools to capacity. All services have long waiting lists now so how will the residents of this proposed development be serviced? The developer does not appear to have made any

proposals regarding the additional strain on existing services.

4. How will the utility companies such as Electric, Gas, Sewage & Water support this new development without affecting the service it is already struggling to offer the residents of Swards End ? Swards End already suffers poor water pressure and regular power outages.

5. Policing in the town is already stretched to being virtually non-existent so how are the Police expected to offer their support for such an increase in demand?

6. The Town's air quality often falls short of key-targets. What controls does the developer propose to maintain, at the very least, current levels. The addition of these homes and associated traffic will surely add to this problem?

I am not against future developments but this is another proposed development on the already over developed, East side of Saffron Walden. The lack of any development plan within Uttlesford seems to have presented this developer with an opportunity to attempt to develop a most unsuitable site.

For the aforementioned reasons, I object to consent being granted for this ill-conceived application.

Graeme Procter