

Your ref: PP-10066066
Our ref: JB60778
DD: 07769 687142
E: Steven.butler@bidwells.co.uk
Date: 03-08-2021

Gordon Glenday
Assistant Director – Planning
Uttlesford District Council
London Road
Saffron Walden
Essex
CB11 4ER

Dear Gordon,

OUTLINE PLANNING APPLICATION – PROPOSED RESIDENTIAL DEVELOPMENT OF LAND TO THE SOUTH OF RADWINTER ROAD (EAST OF GRIFFIN PLACE), SAFFRON WALDEN, ESSEX.

PLANNING PORTAL REFERENCE PP-10066066

Following our pre-application discussions with Maria Shoesmith under reference UTT/21/0363/PA, on behalf of Rosconn Strategic Land and Thomas Eric Baker and Sally Rose Hall, the Executors of Mr E C Baker and Mrs J Baker please find a planning application enclosed in respect of the above. The Planning Portal reference number is PP-10066066.

As you will be aware, the development is proposed to assist UDC in meeting its 5-year housing land supply requirement.

The description of development is as follows:

Outline planning application for the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Radwinter Road. All matters reserved except for means of access. The application is accompanied by the following documents and plans:

- **Completed outline application forms;**
- **Site Location Plan** (Define);
- **Parameter Plans** (Define), comprising:
 - Land Use;
 - Building Heights;
 - Access and movements;
 - Green Infrastructure;
- **Illustrative Masterplan** (Define);
- **Minerals Resource Assessment** (Tetra Tech);

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- **Design & Access Statement** (Define);
- **Planning Statement** (Bidwells), incorporating:
 - Statement of Community Involvement;
- **Landscape & Visual Assessment** (Bidwells);
- **Topographical survey** (Beacon Land Surveys);
- **Transport Assessment** (Cotswold Transport Planning) incorporating:
 - Traffic Impact Assessment;
- **Travel Plan** (Cotswold Transport Planning);
- **Air Quality Assessment** (Kairus Ltd);
- **Agricultural Land Quality Report** (Land Research Associates);
- **Environmental Statement (Bidwells) incorporating:**
 - Agricultural Land Quality Report (Land Research Associates);
 - Air Quality Assessment (Kairus Ltd);
 - Ecology Assessment and Surveys (harrislamb);
 - Flood Risk and Drainage (Cotswold Transport Planning);
 - Landscape and Visual Impact Assessment (Define);
 - Noise and Vibration (Resound Acoustics);
 - Socio-Economics and Health (RSK);
 - Transport Assessment (Cotswold Transport Planning);
- **Flood Risk Assessment & Drainage Strategy** (Cotswold Transport Planning), incorporating:
 - Completed LLF Technical Assessment Proforma;
- **Contamination Report- Phase 1 Desk Study** (JPP);
- **Utilities Report** (Cotswold Transport Planning);
- **Archaeological and Heritage Assessment** (BSA Heritage Limited);
- **Noise Assessment** (Resound Acoustics);
- **Arboricultural Assessment** (BJ Unwin Forestry Consultancy Ltd) incorporating:
 - Tree Constraints;
 - Tree Impact Statement;
 - Tree Protection Method Statement;
 - Tree Retention and Protection Plan;
- **Preliminary Ecological Appraisal** (Harris Lamb property consultancy) incorporating:
 - Biological Records Search and;
- **Essex biodiversity validation checklist** incorporating:
 - Sites & Habitats checklist;

- Sites and Habitats evaluation;
- Species checklist;
- Species evaluation.

The Applicant has been nominated through the Planning Portal to make direct payment to the sum of £33,236.00 to cover the outline planning application fee.

I trust this is all in order and that you will validate the application at the earliest opportunity. If you have any queries please let me know.

Yours sincerely



Steven Butler
Associate, Planning

Enclosures: planning application submission