

# 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: Mrs Valerie Waite

Address: 39 Radwinter Road, Swards End, Saffron Walden, Essex CB10 2LR

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Radwinter Road from Swards End is already extremely busy and struggles to cope with the amount of traffic, especially at peak times. This development which will add 400+ cars will make the situation much worse. This will result in more people using Cole End Lane and Redgate Lane (which are both single track lanes) as an unofficial by-pass, which will lead to an increase in car accidents as both lanes are unsuitable for increased traffic. Traffic pollution will greatly increase in Saffron Walden as this will increase queuing time to get through the town as the majority of the traffic has to pass through the centre of town to access the M11 and the nearest railway station at Audley End.

The road from the village into town is narrow, winding and has steep sides. In heavy rain it quickly becomes flooded as the drainage system is unable to cope. Another development on the hill will just make the flooding worse as it will increase the run off of surface water and result in more erosion and damage to the road surface. In winter this turns to ice which has caused several car accidents.

Saffron Walden presently does not have enough primary or secondary school places for the existing population, nor does it have sufficient doctors or dental surgeries. These matters should be addressed first before increasing the population size.

This development would result in the loss of Swards End's identity as it will just be merged into Saffron Walden.

A disproportionate amount of all the recent development has been concentrated on the eastern side of Saffron Walden leading to all the traffic being concentrated into one specific area of town, creating severe bottle necks at the junction of Radwinter Road with Thaxted Road. The planners need to do something about the traffic situation before just blindly building more and more houses without a thought about where the traffic is going to go.