



Da Vinci House
44 Saffron Hill
London EC1N 8FH

Henrietta Ashun
Planning Department
Council Offices
London Road
Saffron Walden
CB11 4ER

10th March 2022

LOC- 17/315
BY EMAIL

Dear Henrietta,

UTT/21/2509/OP – LAND SOUTH OF RADWINTER ROAD, SEWARDS END, ESSEX

Iceni Projects, on behalf of the landowners of Land east of Shire Hill Farm and south of Radwinter Road, would like to make representations in respect of planning application reference UTT/21/2509/OP. The focus of these representations relates to the relationship between our client's land interests and the application site, and highways matters specifically.

This outline application relates to the erection of 233 residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system and associated works, with a vehicular access point from Radwinter Road. The landowners do not object to the principle of residential development in this location. It is noted that all matters are reserved except for means of access however, following a review of the planning application documentation and consultation responses, there are a number of points requiring clarification at this point.

First, we wish to confirm the landowner's of the land east of Shire Hill Farm and adjacent to the applicants site intend to bring forward their land holding for development in the short to medium term; linked to this, we request that access to the land to the south of the application site is adequately secured through any future planning permission, and in return our landowners will provide an undertaking that pedestrian and cycle linkages through our client's land interests can be facilitated. The plan provided at Appendix 1 shows the strategic relationship between the two land holdings. Each of the points is covered in further detail below.

Future Development

There is no up-to-date Local Plan in Uttlesford to guide future development locations. The land at Shire Hill Farm, comprising approximately 29.8 hectares, has been promoted for residential development through both the Saffron Walden Neighbourhood Plan (SWNP) and Uttlesford District Local Plan processes for a number of years. The site has the potential to deliver strategic scale residential development.

As well as making representations and a Call for Sites submission to the SWNP, the site was also promoted at all stages of the previous Uttlesford Local Plan process (now withdrawn) and submitted to the Call for Sites as part of the new Local Plan preparation process. We have also been engaging with Uttlesford District Council via the Saffron Walden Stakeholders Board in relation to the development potential of land to the east of Saffron Walden.

As such, despite the absence of an up-to-date Local Plan at this stage, it is clear that there are aspirations for the land to the south of the application site to come forward for development in the short to medium term.

It is therefore requested that this is taken into account in determination of the subject application, principally through the provision of a relief road or mechanisms to secure the provision of a link road in the future as a minimum. This is considered in further detail below.

Connectivity and Future Relief Road

It is welcomed that the potential for a future relief road has been taking into account in the consideration of the subject application. It is acknowledged that sufficient space has been reserved at the site access on Radwinter Road to provide a suitably sized roundabout to accommodate the relief road and it appears that sufficient land has been safeguarded to accommodate a 7.3m carriageway to accommodate a relief road to serve the land to the south of the application site. The specification of the carriageway should be capable of accommodating strategic housing growth.

Taking into account that the application is submitted in outline with all matters reserved save for the primary access point on Radwinter Road, it is requested that UDC use the mechanisms available at this stage to protect future access to land to the south at this stage.

It would be logical to seek to secure the provision of the infrastructure at the outset, taking into account that future development is likely to come forward in the short to medium term to avoid abortive works and costs associated with upgrading infrastructure shortly after initial completion. This could be secured through the Section 106 agreement. The following clause could apply:

The Council covenants with the Owners that it will ensure that:

- (a) *the Principal Access Road is delivered (including the required service utility infrastructure) so that the Development Site is connected by road to the land to its immediate south as required under the Planning Permission the Owner is granted the immediate right to connect to and access over Principal Access Road and the required service utility infrastructure once delivered. Even if this shall require the Council to take enforcement action against a Landowner or exercise its step-in rights to ensure that the necessary works are commenced and completed.*

It is requested that the Council require the adoption of the future relief road.

Failing that, we request that a suitably worded condition is attached to any planning permission that would require the relevant parties to safeguard the land up to the application site boundary, to ensure that the infrastructure can be successfully implemented and delivered at a future date.

Pedestrian and Cycle Linkages

The applicant has requested that the landowners facilitate the pedestrian and cycle link from the application site through their land interests to provide improved connectivity to Saffron Walden to respond to comments made by ECC on the application. Subject to an appropriately legally binding condition or obligation relating to the provision of the future relief road, the landowners would be willing to facilitate the pedestrian and cycle link, on the proviso acceptable terms can be agreed.

We would welcome the opportunity to discuss these matters with you in further detail, once you have had the opportunity to consider these requests. I look forward to hearing from you in due course.

Yours sincerely,



Lorna O'Carroll
DIRECTOR

cc. Katherine Wilkinson, Essex County Council
cc Nigel Brown
encl. Plan – Land east of Saffron Walden