

UTT/21/2509/OP Land South Of (East Of Griffin Place), Radwinter Road, Swards End, Essex

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.

Objection

In principle, the change of this site from open field, meadow and green buffer, to built-up site for up to 233 houses is likely to have significant environmental effects:

Specific objections to the application are raised due to:

- Planning Statement
- Site Location outside the defined settlement boundary
- Loss of agricultural land
- Landscape
- Access
- Traffic and AQMA
- Flooding
- Safety – Fuel Store and pipework
- Safety – Conflict with farm operation
- Noise and vibration
- Ecology
- Heritage
- Scale of development
- Further Infrastructure
- Planning basis used

Planning Statement:

The basis of the Planning case does not take material planning considerations proportionately into account.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The material considerations include housing supply, but appropriate and up to date weight is still also required in the first instance for the Local Plan policies and the emerging policies within the Local Plan and Neighbourhood Plan.

NPPF 11 applies a presumption in favour of sustainable development, but in order to be sustainable, it needs to fulfil the 3 interdependent objectives in NPPF8, and in this case there is material evidence that it does not fulfil (at least) the environmental objective:

11c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

