

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

### Appeal Reference: APP/C1570/W/22/3296426

#### DETAILS OF THE CASE

Appeal Reference	APP/C1570/W/22/3296426
Appeal By	ROSCONN STRATEGIC LAND & T E BAKER AND S R HALL, THE EXECUTORS OF MR E C BAKER & MRS J BAKER
Site Address	Land South of (East of Griffin Place) Radwinter Road Sewards End, Great Dunmow Saffron Walden Essex CB10 2NP Grid Ref Easting: 555369 Grid Ref Northing: 238261

#### SENDER DETAILS

Name	MISS LORNA O'CARROLL
Address	Iceni Projects Da Vinci House, 44 Saffron Hill LONDON EC1N 8FH
Company/Group/Organisation Name	The Landowners of Land East of Shire Hill Farm

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence

- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

**COMMENT DOCUMENTS**

**The documents listed below were uploaded with this form:**

**Relates to Section:** REPRESENTATION  
**Document Description:** Your comments on the appeal.  
**File name:** 220519 Letter to PINS Final.pdf  
**File name:** 220519 Appendix1.pdf  
**File name:** 220519 Appendix 2.pdf

**PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US**



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19<sup>th</sup> May 2022

LOC– 17/315  
BY EMAIL ONLY

Dear Madam,

**APP/C1570/W/22/3296426 – LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SEWARDS END, ESSEX**

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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 appeal reference APP/C1570/W/22/3296426, which relates to the outline application for 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 focus of these representations relates to the relationship between our client's land interests and the appeal site (see Appendix 1 a plan of the landownerships and the interconnectivity between to the appellant's land and the Landowners we represent).

Uttlesford District Council refused planning permission on five grounds in total.

Reason for refusal no.1 states:

*The submitted application has not demonstrated that pedestrian and cycle movement with neighbouring areas have been given priority.*

*a. There is no permeability from the site to allow easy access to the adjacent development and facilities for pedestrians and cyclists.*

*b. The quality of the key routes for pedestrians and cyclists has not been assessed and limited improvement is proposed for mitigation.*

Our client's land interests provide the potential to facilitate pedestrian and cycle movement between the application site and the surrounding area which would assist in overcoming this reason for refusal.

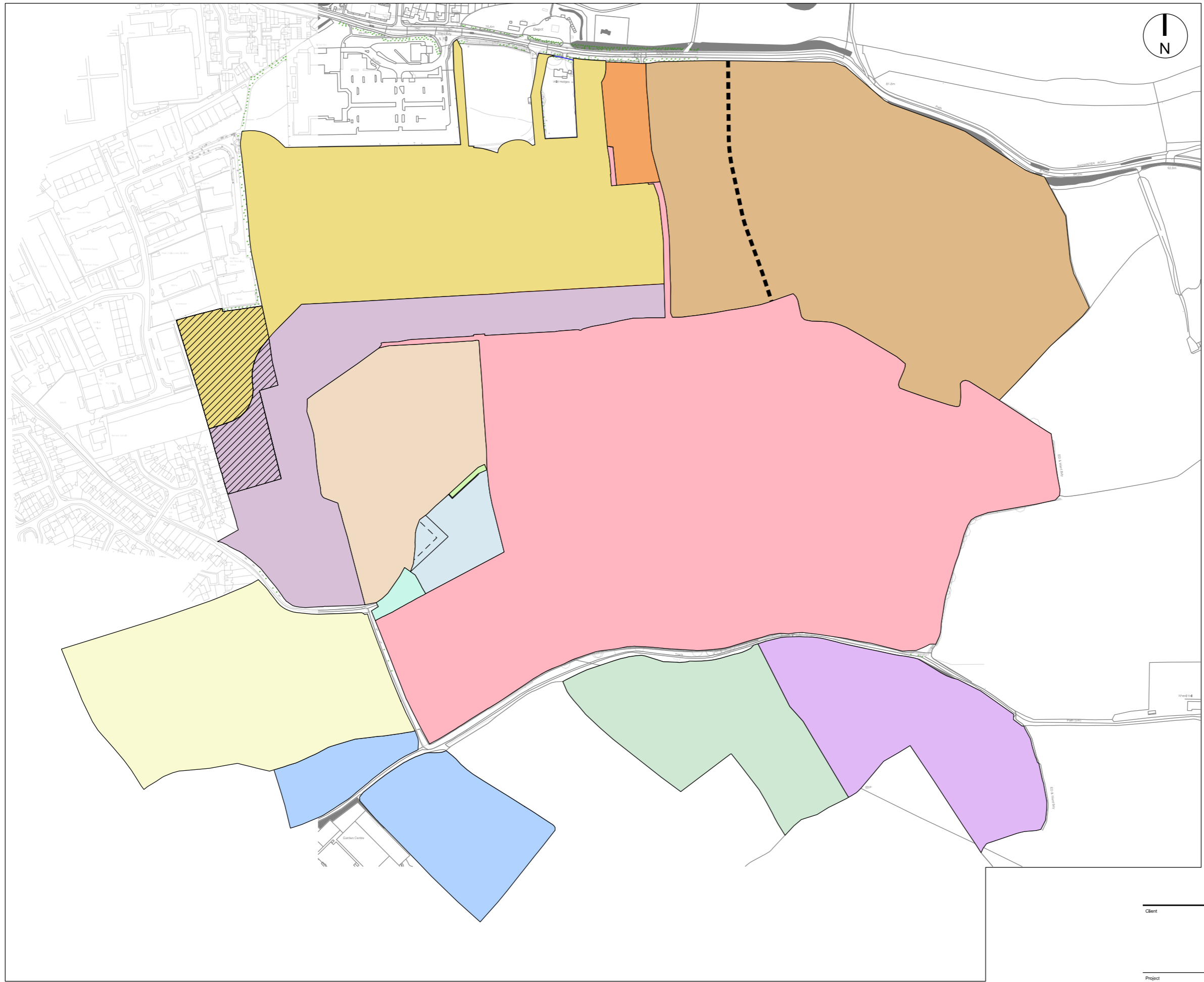
There have been discussions between the relevant parties to permit appropriate connections however, at this stage no acceptable commercial agreement has been reached which would secure delivery of such connections. On this basis, the representations set out in our letter to Uttlesford District Council's Planning Department dated 10<sup>th</sup> March 2022, also provided at Appendix 2, remain valid.

These comments are also made without prejudice, on the basis that the Appellant's Full Statement of Case is not currently available for review. However, the Landowners remain willing to progress discussions with the appellant with a view to securing an agreed position, if a suitable commercial arrangement is forthcoming before the appeal is heard.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lorna O'Carroll', with a stylized flourish at the end.


Lorna O'Carroll  
DIRECTOR



- Redrow - ref. UTT/17/2832
- Linden Homes, Saffron View - ref. UTT/16/1856/DFO
- Bellway, Land East of Thaxted Road - ref. UTT/18/0824/OP
- Kier, wider land holding
- Shire Hill Farm, wider land holding for future development
- Land off Radwinter Road - Baker land (Rosconn appointed as Promoter) UTT/21/2509/OP
- Shire Hill Farm, house and paddocks
- Sunny Corner
- The Hylands
- The Barn
- Engelmann Farms Ltd
- C Engelmann Ltd
- Turnip Hall Farm
- Land reserved for future access
- Route of new access road
- Land reserved for school

Plan for illustration only

# Plan showing land holdings on east of Saffron Walden

Client		DA VINCI HOUSE, 44 SAFFRON HILL LONDON, EC1N 8FH T. +44(0)20 3640 8508 W. mail@iceni-projects.com			
Project		Job Ref.	20-M008		Drawn by
Drawing Title		Scale	1:2,500 @ A1 1:5,000 @ A3	Checked by	PD
Shire Hill Boundary - Wider Planning Context		Drawing no.	015	Date	09.03.2022
		Rev. A			10.03.2022



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

10<sup>th</sup> March 2022

LOC- 17/315  
BY EMAIL

Dear Henrietta,

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

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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