

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	MR PATRICK BUSHNELL
Address	Pasture land and paddocks to the north of Radwinter Road, opposite appeal land c/o Pounce Hall, 3 Walden Road Sewards End Essex CB10 2LE

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

YOUR COMMENTS ON THE CASE

I have been resident at Pounce Hall since 1988, am a property specialist involved in many large commercial developments over many years. I would encourage the inspector to reject the proposal on the following grounds:

1. This is a proposal in the parish of Swards End, but on land immediately adjoining a new development on the edge of Saffron Walden. The only space between Saffron Walden and Swards End on the South of Radwinter Road is represented by the subject site. If developed, this will effectively mean that Swards End becomes absorbed into Saffron Walden. They are currently two distinct and separate communities, which should be protected.
- many would describe this as the Green Lung - the essential space between communities.
2. The application describes the drainage as 'sustainable' - I am unpersuaded by this, given the amount of water flooding off these fields onto the road during the winter and the failure for this to have been resolved notwithstanding the several attempts over many years by the highways authority. I do not find the management system proposed compelling in this case.
3. The pressure on the highways in Saffron Walden is now unsustainable with the developments that have already been undertaken and in construction. This proposal will substantially worsen this position. It is self evident from the existing new developments that car ownership and use is greater than apparently expected in the planning of these developments. The majority of car use will be focused on crossing the town making congestion much worse.
4. Schools and doctors surgeries and other services are already under extreme pressure. I am not aware of any significant additional provision included in this or any other application.
5. The promised provision of public open space and landscaping appear to be an attempt to provide amenity to the development and the community at large. It is unclear how this will be managed and who will have ownership and cover the cost of this in the future, particularly initially and then the long term. There appears to be little information relating to the current ecology on the land and how this will be protected and enhanced.
6. The loss of farm land is rural landscape is of great concern. The development is outside the village envelope and that of the Town. I can see no justification of approving this in this already congested area.