

## 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	DR PHILIP WOOD
Address	5 Leverett Way Saffron View Saffron Walden ESSEX CB10 2NG

#### 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

This planning application for a further 233 dwellings should not be granted until there is a ring road linking the Ashdon, Radwinter, Thaxted and Debden Roads to the Newport Rd. Currently, between 8 and 9am on weekdays there are traffic queues from the East Street traffic lights for 500 yards nearly reaching the traffic lights at Elizabeth Way. It can take between 15 and 20 minutes for me to cross Saffron Walden at this time on my way to work and with additional development this delay will only become more frequent and possibly longer. On Saturdays and Sundays there is still significant traffic along the Radwinter Rd as people visit Tesco's and due to the housing developments built along the Radwinter Rd in the last 10 years.

The combined traffic flow from building of these 233 dwelling and the following housing developments will gridlock the Radwinter Rd down to the East Street traffic lights between 8 and 9am on weekdays:

1. Completion of the Linden Homes Saffron View estate, phase 2 still being built.
2. A further 100 dwelling on land North Of Shire Hill Farm Shire Hill Saffron Walden Essex (UTT/21/3565/DFO or UTT/17/2832/OP).
3. The development of the Pulse / Printpack site on the Radwinter Rd: 70 bed care home, 49 retirement apartments and a Lidl discount food store (UTT/20/2007/FUL).

Gridlocking the Radwinter Rd will cause a significant increase in congestion along the Ashdon Rd as traffic will be forced onto the Radwinter Rd via Elizabeth Way and Hollyhock Rd. This gridlock will also increase air pollution in the centre of Saffron Walden and increase ambulance response times to and from Radwinter Road Hospital.

With the completion of these 233 dwelling, Saffron View and the Thaxted Rd Kier homes development, a further 150 dwellings, Leverett Way will link the Radwinter Rd to the Thaxted Rd becoming a rat run for those wishing to avoid the gridlocked Radwinter Rd. A further consequence is increased traffic flow up Peaslands Rd, along Mount Pleasant and down Borough Ln to avoid the gridlock around East Street traffic lights.

A ring road would prevent gridlocks around the East Street traffic lights, reduce the traffic on the Ashdon Rd, reduce the time required to cross Saffron Walden at peak times, prevent Leverett Way becoming a rat run and reduce the traffic flows along Peaslands Rd, Mount Pleasant and Borough Ln.