



Our Ref: PJF/LS/ PF9095  
(Please reply to Banbury office)

[louise.steele@framptons-planning.com](mailto:louise.steele@framptons-planning.com)

23<sup>th</sup> December 2013

FAO: MARIA SHOESMITH  
Uttlesford District Council  
Council Offices  
London Road  
Saffron Walden  
Essex  
CB11 4ER

Dear Maria

**TOWN AND COUNTRY PLANNING ACT 1990  
APPLICATION FOR OUTLINE PLANNING PERMISSION  
AT LAND TO THE SOUTH OF RADWINTER ROAD, SAFFRON WALDEN**

On behalf of our client, Manor Oak Homes, please find enclosed an application seeking outline planning permission relating to development at the above site.

The application is made in outline with all matters except access reserved for future detailed applications.

The application is for:

*“Outline planning application for a residential development of up to 230 dwellings; Class B1 Business floorspace, extra care housing within Class C2, provision of public open space; together with associated infrastructure including roads, drainage, access details from Radwinter Road and Shire Hill.”*

Please find enclosed 3 copies of the following:

- Planning application forms and related ownership certificates;
- Plans and drawings (including the red line ownership drawing);
- Planning statement (including sustainability agreement, housing statement and affordable housing statement);
- Statement of Community Involvement
- Transport Assessment and Travel Plans;
- Air Quality Assessment;
- Noise Impact Assessment;
- Arboriculture Method Statement;

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- Landscape and Visual Impact Statement;
- Archaeology Assessment;
- Extended Phase I Habitat Survey;
- Flood Risk Assessment;
- Services Appraisal (Foul Sewage and Utilities Assessment);
- Waste Management Report; and
- Phase I Desk Study Report (Site Investigation Report);

Draft heads of terms are included in the Planning Statement.

We enclose x 2 CD's of the above information.

The planning application fee of £13,110 (based on a site area of 13.9 hectares).

We trust the enclosed is sufficient for your purposes to progress with the determination of this application.

Should you have any queries, please do not hesitate to contact Louise Steele at Framptons.

Yours sincerely



Louise Steele