



**TOWN AND COUNTRY PLANNING ACT 1990**

**STATEMENT OF COMMUNITY INVOLVEMENT**

**TO ACCOMPANY AN OUTLINE PLANNING APPLICATION  
FOR THE 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  
AND ACCESS DETAILS FROM RADWINTER ROAD AND  
SHIRE HILL**

**AT:-  
LAND TO THE SOUTH OF RADWINTER ROAD, SAFFRON  
WALDEN**

**DECEMBER 2013**

**CHARTERED  
TOWN PLANNING  
CONSULTANTS**



Contents

1.0	Introduction
2.0	The community consultation process
3.0	Attendance and feedback
4.0	Responses to the concerns raised

Appendices

Appendix 1	Public Notice
Appendix 2	Invitation letter to residents
Appendix 3	Posters advertising the exhibition
Appendix 4	Information letters to councillors
Appendix 5	Exhibition boards
Appendix 6	Information leaflet
Appendix 7	Photographs taken at the exhibition
Appendix 8	Comment form
Appendix 9	Summary of representations



## 1.0 INTRODUCTION

1.1 This Statement of Community Involvement ('SCI') has been prepared by Framptons on behalf of Manor Oak Homes, in support of proposals for the development of land to the South of Radwinter Road, Saffron Walden, 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.”*

### **Planning Policy Background**

1.2 Government planning guidance recognises the importance of community engagement. The Coalition Government has sought to make the planning system more accessible to the public through the Localism Act of 2011 and the NPPF. Against this background, the NPPF at paragraph 188 states that:

*“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”*

1.3 More specifically, the NPPF at paragraph 189 states that:

*“Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.”*



1.4 The NPPF also frames this encouragement to involve the public with specific regard to design. Paragraph 66 states that:

*“Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.”*

*Local Planning Policy*

1.5 The adopted Uttlesford Local Plan (January 2005) forms part of the statutory development plan for the District and covers the period to 2011. All of the policies within the Plan, except two which relate to completed developments in Takeley were saved within a direction by the Secretary of State in December 2007. The Local Plan sets out District level planning policies for the District. Whilst this document does not include any policies which specifically relate to Community Involvement, the Plan recognises the importance of sustainable development in spatial planning and in particular, encourages community involvement throughout all stages of development of a planning application.

1.6 Consistent with the Core Strategy, Uttlesford District Council’s Statement of Community Involvement (SCI) was adopted in July 2006 with an annex produced in 2009 to take account of new regulations. Whilst many area of the original SCI remain unchanged, the Council is carrying out a review of the document to incorporate new ideas on community involvement and to make sure policies remain robust and are of a high standards.

1.7 Page 26 of the Council’s adopted Uttlesford’s Statement of Community Involvement (2006) states:

*“Involving people before an application is made allows them to influence development as it is being designed, and helps to identify issues that can become*





*major barriers if left until later in the process. Applicants will be encouraged to involve the community at this stage, particularly in more significant or contentious developments. The Council could not refuse to consider a valid planning application because it disagrees with the way the application has consulted the community. However, failure by the applicant to consult could give rise to objections being made, which could lead to delays in determining the application. The aim of the process should be to encourage discussion before a formal application is made and therefore to try to overcome objections and avoid unnecessary objections being made at a later stage.”*

1.8 It is the case that much of the current SCI remains unchanged within amendments proposed in the Draft Statement of Community Involvement (February 2013). Section 28 of this document relates to planning applications, and sets out a range of actions that at a minimum, should be carried out. Paragraph 28.3 states that:

*“Applicants will be encouraged to involve the community at this [pre-application] stage, particularly in more significant or contentious developments...The aim of the process should be to encourage discussion before a formal application is made and therefore to try to overcome objections and avoid unnecessary objections being made at a later stage”.*

1.9 The Council suggest that the following actions should be undertaken by the applicant, for major planning applications:

- Applicants/developers will need to consider appropriate methods of community involvement, public meetings/exhibitions, workshops, consultation website/media, development briefs.
- A statement outlining consultation/involvement undertaken will need to accompany any planning application. This must clearly outline the methods used and reasons why, in addition to any outcomes.



- Enter into pre-application discussions with the Council.
- Enter into pre-application discussions with service providers to discuss contributions towards provisions of infrastructure.

1.10 This SCI describes the process by which arrangements have been made to engage with the local community in Saffron Walden to establish views about the development proposal. This report describes the method used to publicise the exhibition; the method used to gather feedback on the proposals; and a summary of the responses received during and after the public exhibition.

1.11 The intention of the public engagement process was to provide local residents with an early opportunity to view the development proposals and to raise any concerns they might have with the planning team. The planning team have considered these representations prior to finalising the planning application.

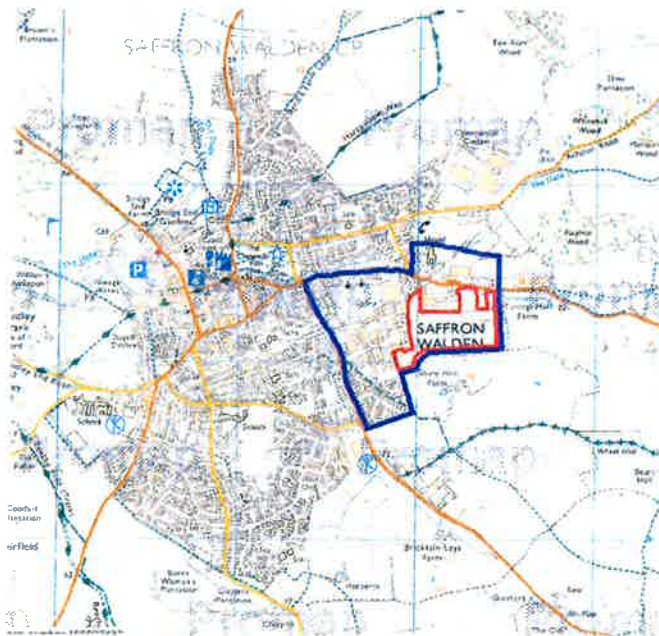
1.12 A public exhibition was held at The Assembly Room, The Town Hall, Market Place, Saffron Walden, CB10 1HR, from 3pm to 8pm on Wednesday 27<sup>th</sup> November 2013.



## 2.0 THE COMMUNITY CONSULTATION PROCESS

### Publication of the exhibition

- 2.1 In order to generate attendance by members of the local community at a time most convenient to them, the Applicant carried out an afternoon to early evening consultation.
- 2.2 The exhibition was advertised locally prior to the event:
- By a Public Notice in the Saffron Walden Reporter. A copy of the Notice is attached as **APPENDIX 1**.
  - An invitation letter was then sent out 730 residential properties within the immediate vicinity of the site; the selected properties are shown on the land edged blue as shown on Figure 2.1 overleaf (a copy of the letter is attached **APPENDIX 2**).



**Figure 2.1 - Extent of invitations/information leaflets posted**

*Source: Google Earth 2013, annotated by Framptons*



- Public notices were also posted at the Town Hall and at the Tesco on Radwinter Road **APPENDIX 3**.
- A letter outlining the details of the exhibition and containing a Site Layout Plan was also sent to member of the planning committee, members of the town council, the Saffron Walden Ward Councillor and members of the Town Council (**APPENDIX 4**). A list of the names this letter was sent to can be seen below:-
  - Councillor Asker
  - Councillor Cant
  - Councillor Cheetham
  - Councillor Davey
  - Councillor Eastham
  - Councillor Eden
  - Councillor Godwin
  - Councillor Hicks
  - Councillor Ketteridge
  - Councillor Loughlin
  - Councillor Mackman
  - Councillor Menell
  - Councillor Perry
  - Councillor Ranger
  - Councillor Rolfe
  - Councillor Sadler
  - Councillor Salmon
  - Councillor Watson
  - Councillor Wells





- Councillor Hibbs
- Councillor Britton
- Councillor Treadwell
- Councillor Anjum
- Councillor Wardley
- Councillor Harrington
- Councillor Osborne
- Councillor Ahmed
- Councillor Balliger
- Councillor Lodge

2.3 Although not organised by the applicant, the ‘We Are Residents’ web site publicised the event and the Walden Local newspaper referred to the exhibition as part of an article about development in the town. The paper was published on the 27<sup>th</sup> November 2013 (the date of the exhibition).

*The exhibition*

2.5 Intended to stimulate discussion with the local community, a series of exhibition displays were displayed about the application site and the application proposals. Copies of the exhibition material are appended to this SCI in **APPENDIX 5**. Members of the public were also encouraged to take a consultation leaflet showing the proposals. A copy of this information is attached as **APPENDIX 6**.

2.6 The exhibition was attended and overseen by the following representatives: -

- William Main (Manor Oak Homes) – Manor Oak Homes
- Chloe Walker - Manor Oak Homes
- Peter O’Rourke (McBains Cooper) – Architect
- Martin Andrews (JPP) – Highways & Drainage
- Scott Pearce (First Environmental) – Trees, Landscape & Ecology



- Kasia Beck (First Environmental) -Trees, Landscape & Ecology
- Louise Steele (Framptons) – Planning

2.7 Photographs taken at the exhibition are attached as **APPENDIX 7**.



### 3.0 ATTENDANCE AND FEEDBACK

3.1 The exhibition was attended by approximately 140 visitors in total.

3.2 Comment forms were provided during the exhibition event to enable attendees to reflect on the proposals and submit reasoned comments. An example of the comment form is provided in **APPENDIX 8**.

3.3 A website was also created for the proposals and was reiterated on the leaflet and comments forms. The web site was set up for interested parties to post comments.

3.4 A total of 23 written representations were received both during and following the consultation events. A full summary of the written representations received is provided in **APPENDIX 9** (copies of the original comments are available upon request).

3.4 The representations received were largely concerned that the development was in the wrong location, being distant from transport (motorway and railway) links and employment opportunities and the impact of additional residential units on existing infrastructure, particularly schools. Other concerns raised included:-

- An increase in traffic near the access, also resulting in excess pollution;
- A lack of adequate local facilities, such as school places, medical centres, sewage systems and water supply;
- Too high density of dwellings;
- Lack of jobs created, therefore requiring residents to commute out of the town; and
- Detrimental impact on existing trees, hedgerows and wildlife habitats.

3.5 Notwithstanding the concerns raised those that attended the public exhibition did acknowledge the attractive aesthetic layout of the plans, particularly noting the green



space proposed, along with the attraction of affordable housing. Many stated it would be a good addition to the town.





## 4.0 RESPONSES TO THE CONCERNS RAISED

### **Traffic and highways related comments**

- 4.1 A principal concern raised through the consultation was that of traffic and highways related matters on the basis that the existing network of streets and roads within the town were incapable of accommodating the scale of development envisaged in this particular location. Many held the view that the level of new development is too large for the town and is located on the wrong side of Saffron Walden having regard to the connections on the western side to the M11.
- 4.2 More specifically in relation to traffic matter, local residents were concerned about increasing traffic volume through Saffron Walden as a result of development. In response, the applicant's highways consultants, have considered these highways concerns and engaged with Essex County Council to find the most appropriate way of mitigating the transport impact, including bus stops throughout the site, cycle routes and mitigation through S106 payments.

### **Pressure on existing services and facilities**

- 4.3 There are concerns that an increase in population will have significant impact on existing stretched education and healthcare facilities.
- 4.4 There is no doubt that new people coming into the town will have an impact on services and facilities and whilst this may be of benefit to local traders in terms of increased business through local expenditure it is the case that it will place further demands on existing services. The proposal seeks to ensure that mitigation is in place to address these matters and this includes the need to include appropriate obligations within any Section 106 agreement as it relates to matters such as education provision. Discussions have taken place with Essex County Council as the local education authority on these matters.



### **Air quality**

- 4.5 Some residents raised concerns regarding the impact that new development would have upon air quality particularly in the designated Air Quality Management Areas (AQMA) in the town. Residents felt that levels were already being breached and that additional development would only worsen the problem.
- 4.6 Technical advice on air quality has been sought and an Air Quality Assessment accompanies this application.
- 4.7 The results of the assessment indicate that the annual mean pollution concentration limit was not exceeded in any of the existing receptors, either without or with the proposed development in year 2018 when the proposed development will be fully operational. On this basis it can be concluded that the proposed scheme does not include new exposure in breach of the regulations. Any increase over the sensitive receptors located within the AQMA are considered small.

### **Conclusions**

- 4.8 In accordance with Government planning policy guidance, the applicant has sought to ensure that the pre-application involvement undertaken has been appropriate to the scale and nature of the development proposed. The specific purpose of the involvement has largely been twofold, as follows:
- To discuss the proposals with officers of the Council, in seeking to ensure that the proposals are compliant with planning policy and guidance and that the content of the planning application is sufficient for the Council's purposes; and,
  - To seek to engage with the local community and politicians to ensure that their views and concerns are heard, considered and addressed wherever possible as part of the proposal submitted to the District Council as a planning application.
- 4.9 It is considered that the involvement undertaken has been appropriate and also useful in serving the above purposes. Following the public exhibition and subsequent public



consultation, the project team has considered the comments received and the resultant proposed development is the subject of the planning application of which this SCI forms part. This has been a positive and engaging process which has resulted in a number of detailed changes to the development proposal, as follows:

- the provision of a link road up to the applicant's ownership;
- S106 mitigation to mitigate any potential transport and air quality impacts;
- the potential provision of land for a one form entry primary school.



**APPENDIX 1**  
**PUBLIC NOTICE**





any such representations or objections will be taken into account by the Council and be made available for public inspection.

(I) Application for Listed Building Consent (II) Development Affecting the Character or Appearance of a Conservation Area  
(III) Development Affecting the Setting of A Listed Building (IV) Major Development (HHF) - Householder Applications

(M)(H)(I)	UTT/13/3036/HF UTT/13/3057/LB	Proposed two storey side extension, replacement windows and door Internal alterations	Apple Tree Cottage Ban End Stabling CM6 3RP
(H)(M)(H)	UTT/13/2993/HF UTT/13/2994/LB	Formation of annex accommodation in existing basement with new light well at rear and internal alterations	3-4 Westbury House Stortford Road Great Dunmow CM6 1DJ
(M)(M)	UTT/13/3026/FUL	New Dwelling	Land Adjacent To Mill House Cottages Cambridge Road Causton
(M)(M)	UTT/13/2987/FUL	Proposed new dwelling	Land At Clatterbury House High Street Clavering
(I)	UTT/13/3052/LB	Internal alterations, conversion of bay windows to French doors, addition of new windows.	82 Woodside Green Great Hallingbury CM22 7UW
(M)(IV)	UTT/13/3029/OP	Outline application for the erection of 11 No. dwellings with all matters reserved	Land at Plough Ridge Walden Road Radwinter
(H)(M) (M) (I)	UTT/13/3036/HF UTT/13/3037/LB	Rear extensions. New dormer, windows and doors and internal alterations	76 High Street Saffron Walden CB10 1BE
(M)	UTT/13/2877/FUL	Change of use of agricultural buildings (units J and K) to offices (B1) and car storage (B8)	Pond Park Farm Cock Green Felstead CM6 3LY
(M)(H)	UTT/13/2939/HF	Installation of single skin oil tank	Ivy Todd Cottage Detden CB11 3LA
(I)	UTT/13/3087/LB	Demolition of modern extensions and conversion of Barns 1 & 2 to 2 no. dwellings with garaging (Amendments to listed building consent UTT/13/039/LB)	Duddenhoe Grange Upper Green Road Langley CB11 4RY
(M)	UTT/13/2712/FUL	Revision to approved application UTT/12/0534/FUL for change of use of agricultural building for storage and restoration of classic cars together with a subdivision for a joinery workshop and ancillary offices	Leaden Hall Farm Stortford Road Leaden Road CM6 1RA
(M)	UTT/13/2785/FUL	Erection of dwelling (renewal pursuant to extant planning permission UTT/08/011/FUL)	Land Adj Rose Cottage Rickling Green
(M)(I)	UTT/13/2907/FUL	Erection of 3 No. town houses	Horn Yard 20 King Street Saffron Walden CB10 1ES
(I)	UTT/13/2976/LB	Replacement of 58 no. windows to north elevation	King Edward VI Almshouses, Abbey Lane Saffron Walden CB10 1DE

Council Offices  
London Road  
SAFFRON WALDEN  
Essex CB11 4BR

Andrew Taylor  
Assistant Director of Planning and Building Control  
email: [planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk)

Dated: 21 November 2013

**LICENSING ACT 2003**

NOTICE IS HEREBY GIVEN THAT THE FOLLOWING APPLICATION HAS BEEN SUBMITTED TO UTTFLESDORD DISTRICT COUNCIL FOR THE GRANT OF A PREMISES LICENCE IN RESPECT OF VARIATION TO LICENSABLE ACTIVITIES. To vary the current permitted hours for the sale of alcohol from Monday to Saturday from 09.00 to 23.00hrs; Sunday from 10.00 to 23.00hrs; this day from 12 noon to 15.00hrs and 19.00 to 22.00hrs and Good Friday from 08.00 to 22.30hrs to 08.00hrs to 22.00 hrs daily. 4. Representations shall be made in writing to the below address on or before 16th December 2013. Uttlesford District Council, Licensing Department Council Offices London Road Saffron Walden CB11 4BR. The Licensing Register and Record of application are available for inspection at the above office by appointment only. For further details contact: [enquiries@uttlesford.gov.uk](mailto:enquiries@uttlesford.gov.uk) or telephone 01799 510045. It is an offence knowingly or recklessly to make a false statement in connection with an application and a person guilty of such an offence is liable on summary conviction to a fine not exceeding level 5 on the standard scale.

Dated 19th November 2013 785509

**Public Notice**  
**Land to the south of Radwinter Road, Saffron Walden**

A Public Exhibition is being held to show proposals of an outline planning application for a residential led mixed use development on the site at the land to the south of Radwinter Road, Saffron Walden, for the provision of up to 300 new dwellings (including retirement homes) and public open space with the remainder of the site identified for offices. The exhibition has been arranged for Wednesday 27th November 2013, to be held at The Assembly Room, The Town Hall, Market Place, Saffron Walden, CB10 1HR from 3pm - 8pm. Members of the public are invited to attend the exhibition.

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**APPENDIX 2**

**INVITATION LETTER SENT TO RESIDENTS**





Our Ref: PJF/nd/B189/PF/9095  
(Please reply to Banbury office)

peter.frampton@framptons-planning.com

18<sup>th</sup> November 2013

«To»  
«Address1»  
«Address2»  
«Address3»  
«Address4»  
«Address5»

Dear Resident

**TOWN AND COUNTRY PLANNING ACT 1990  
LAND AT SAFFRON WALDEN**

An outline planning application is being prepared for a residential led mixed use development on the site at the land to the south of Radwinter Road, Saffron Walden, for the provision of up to 300 new dwellings (including retirement homes) and public open space with the remainder of the site identified for offices. I attach a site location plan.

The site forms the northern portion of the larger Saffron Walden Policy 1 Site, which is allocated for housing and employment land in Uttlesford's Draft Local Plan (2012).

An exhibition to display these proposals has been arranged for:

**WEDNESDAY 27<sup>TH</sup> NOVEMBER 2013**

**AT THE ASSEMBLY ROOM, THE TOWN HALL, MARKET PLACE,  
SAFFRON WALDEN, CB10 1HR**

**BETWEEN 15H00 AND 20H00**

You are cordially invited to view these proposals.

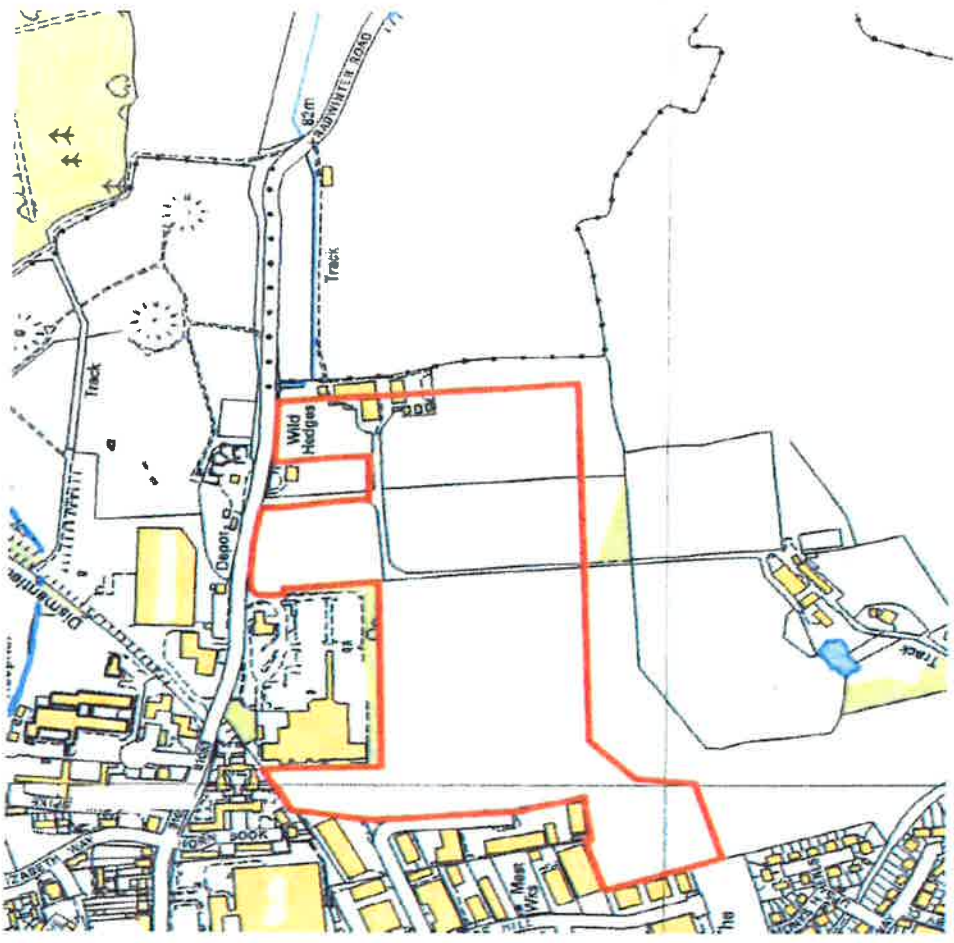
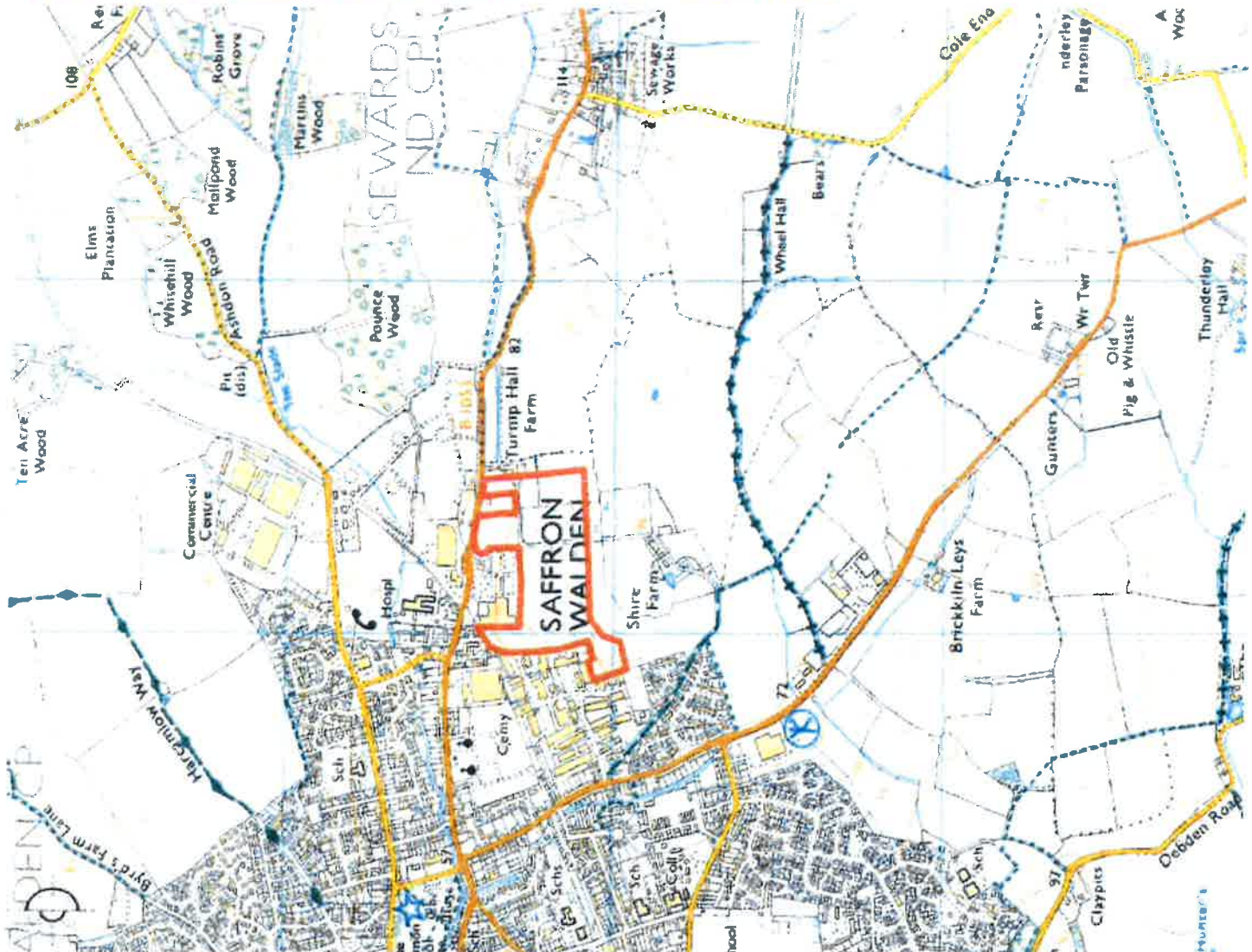
Yours sincerely

**P. J Frampton**  
(signed in absence to avoid delay)

Attached: Site location plan  
Oriell House 42 North Bar Banbury Oxfordshire OX16 0TH Tel: 01295 672310 Fax: 01295 275606  
Aylesford House 72 Clarendon Street Leamington Spa Warwickshire CV32 4PE Tel: 01926 831144 Fax: 01926 882939  
www.framptons-planning.com







Site Location Plan







**APPENDIX 3**

**POSTERS ADVERTISING THE EXHIBITION**



Public Exhibition to view  
proposals for  
**Land to the south of Radwinter  
Road, Saffron Walden**

To be held on  
**27<sup>th</sup> November 2013**

**15H00 – 20H00**

in the

**At The Assembly Room,  
The Town Hall, Market Place,  
Saffron Walden, CB10 1HR**



**APPENDIX 4**  
**INFORMATION LETTER TO COUNCILLORS**





Our Ref: PJF/nd/B189/PF/9095  
(Please reply to Banbury office)

peter.frampton@framptons-planning.com

18<sup>th</sup> November 2013

To Councillor «Name»

«address\_1»

«address\_2»

«address\_3»

«address\_4»

«address\_5»

«address\_6»

Dear Councillor «Name»

**TOWN AND COUNTRY PLANNING ACT 1990  
LAND AT SAFFRON WALDEN**

An outline planning application is being prepared for a residential led mixed use development on the site at the land to the south of Radwinter Road, Saffron Walden, for the provision of up to 300 new dwellings (including retirement homes) and public open space with the remainder of the site identified for offices. I attach a site location plan.

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An exhibition to display these proposals has been arranged for:

**WEDNESDAY 27<sup>TH</sup> NOVEMBER 2013**

**AT THE ASSEMBLY ROOM, THE TOWN HALL, MARKET PLACE,  
SAFFRON WALDEN, CB10 1HR**

**BETWEEN 15H00 AND 20H00**

**We invite you to meet our project team to see and discuss the proposals at 2pm, prior to the exhibition opening to the public at 3pm.**

In addition to invitations sent to residents whose homes are closely located to this site and a press notice will be displayed in the Saffron Walden local newspaper this week.

Yours sincerely

P. J Frampton

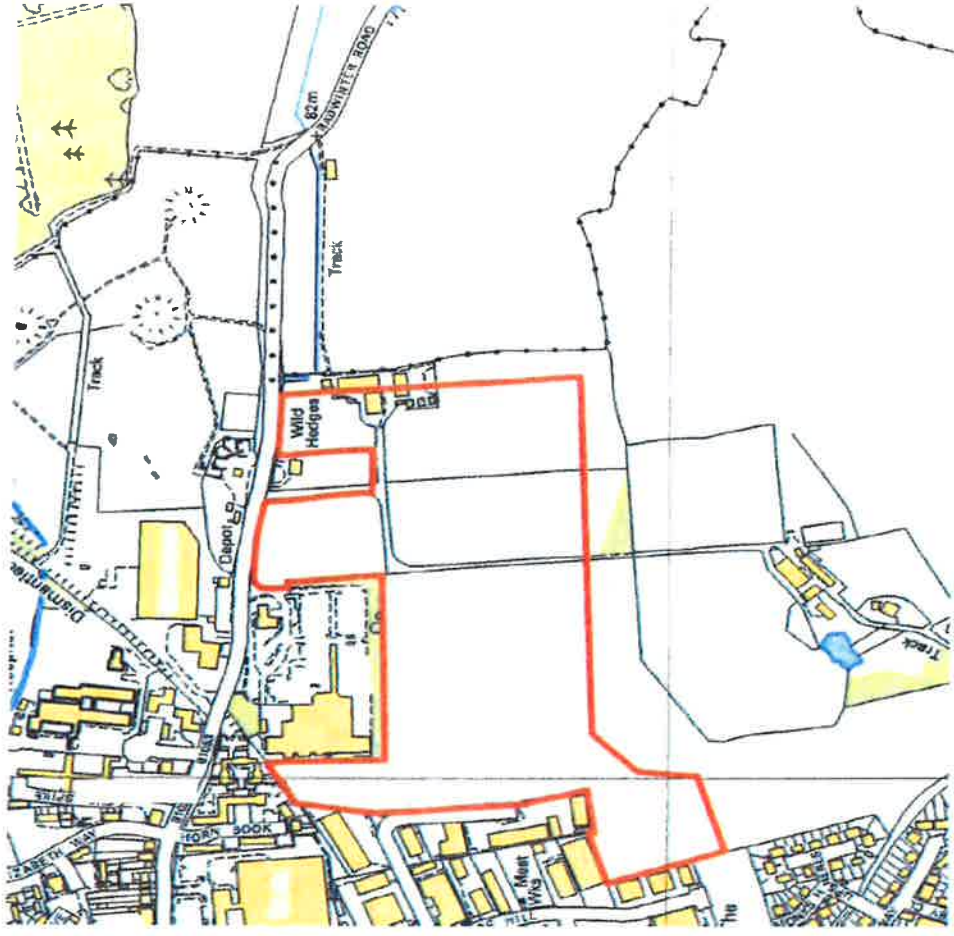
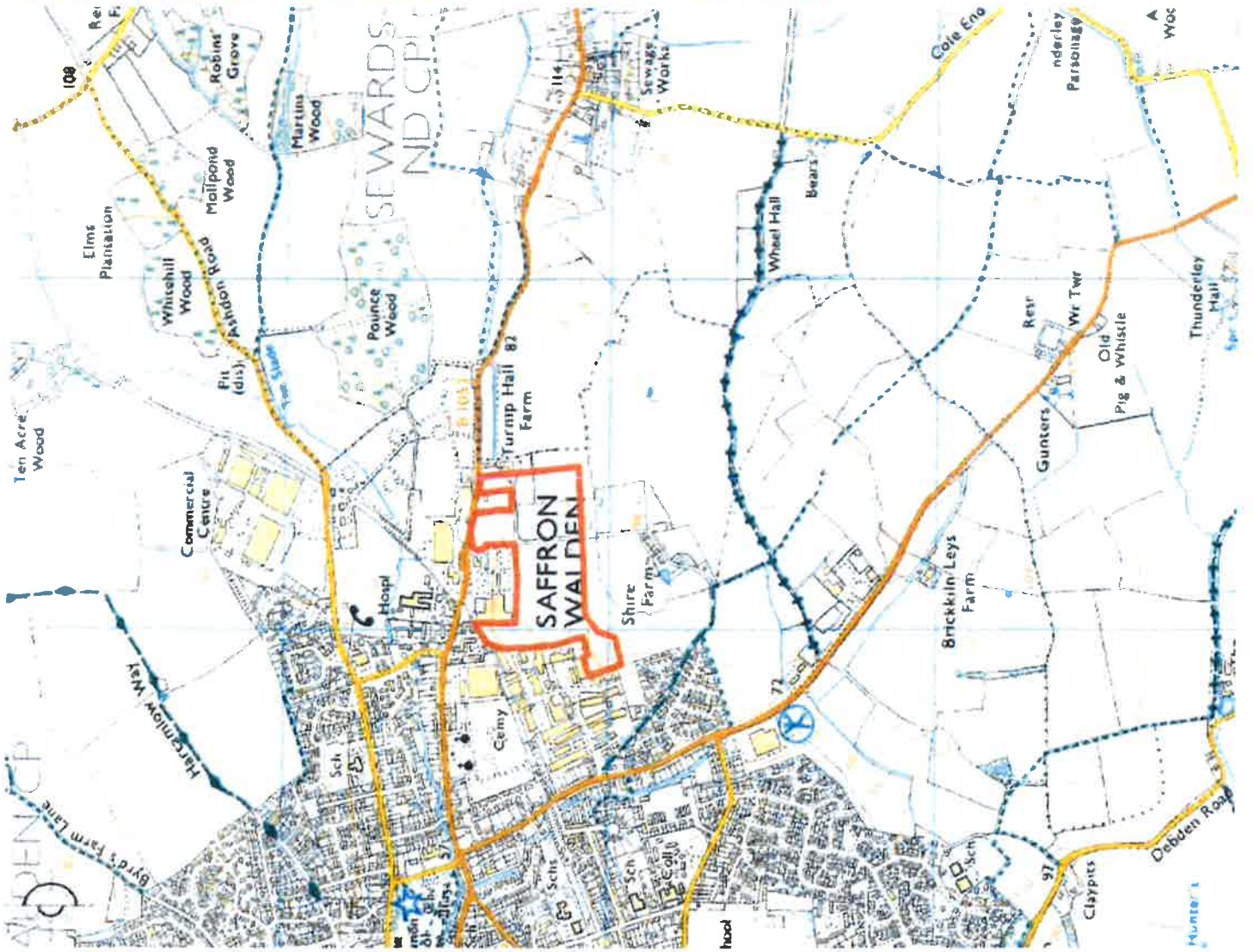
Attached: Site location plan  
Oriol House 42 North Bar Banbury Oxfordshire OX16 0TH Tel: 01295 672310 Fax: 01295 275606

Aylesford House 72 Clarendon Street Leamington Spa Warwickshire CV32 4PE Tel: 01926 831144 Fax: 01926 882939

[www.framptons-planning.com](http://www.framptons-planning.com)







Site Location Plan





**APPENDIX 5**  
**EXHIBITION BOARDS**



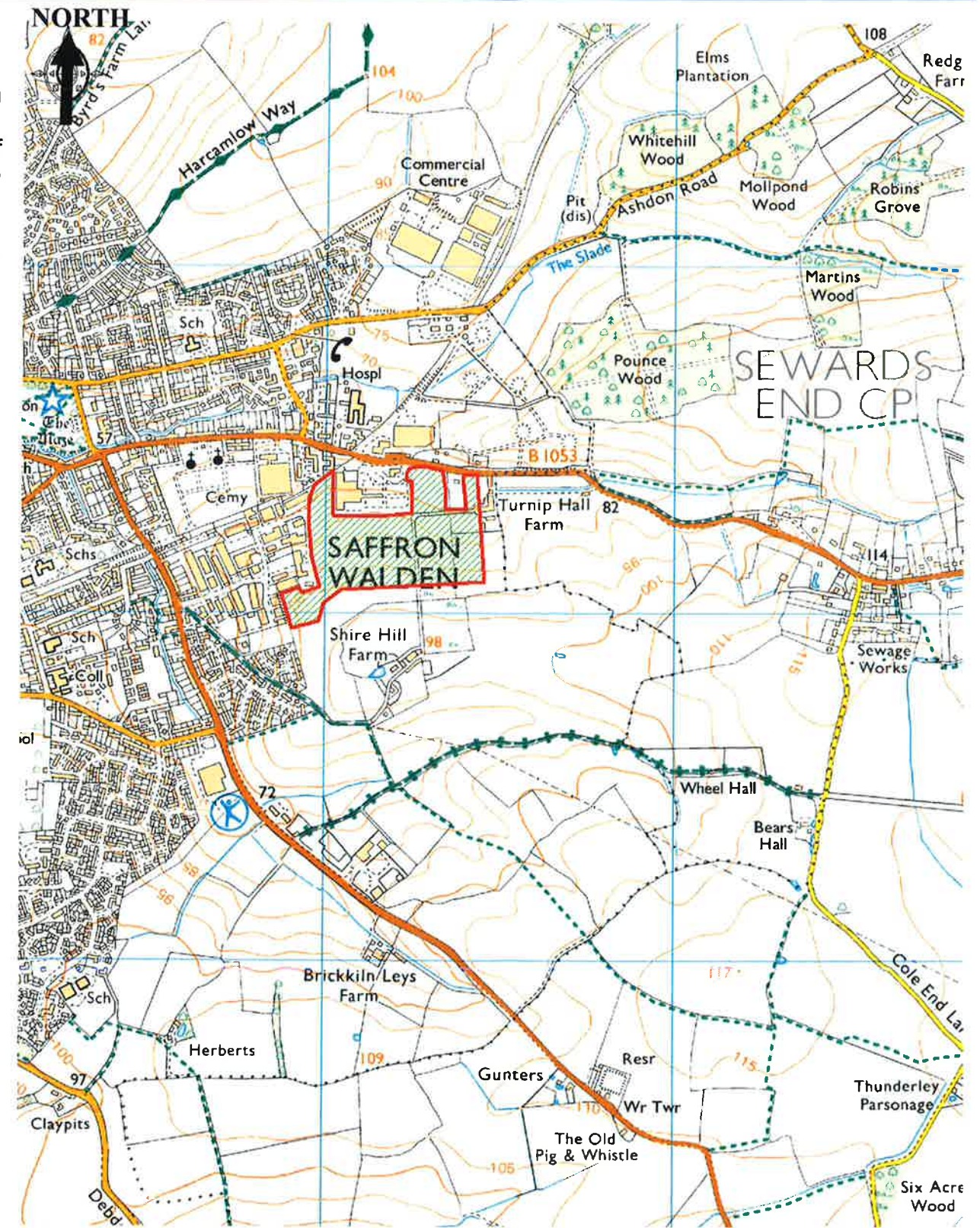
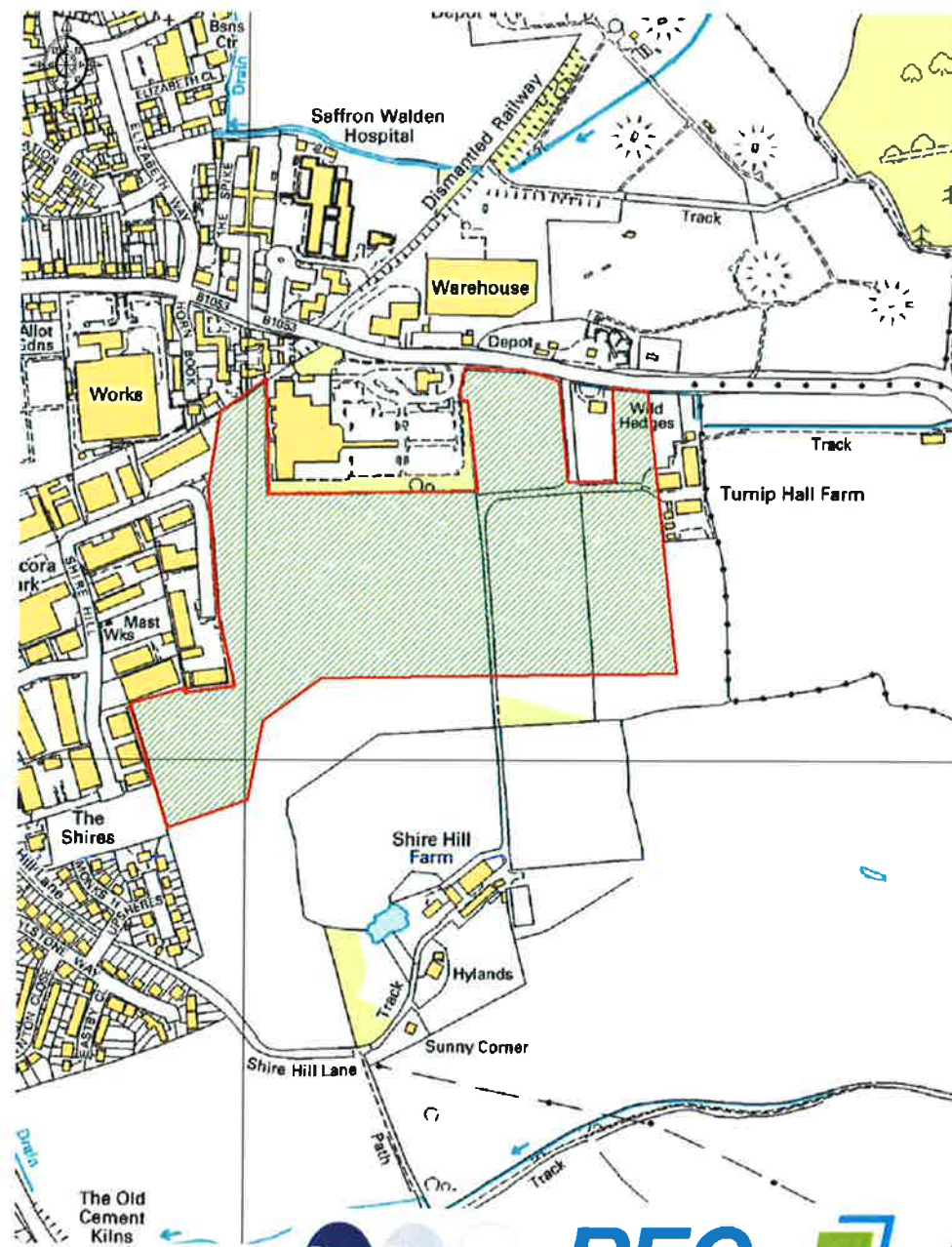


# LAND TO THE SOUTH OF RADWINTER ROAD, SAFFRON WALDEN

## Introduction

Manor Oak Homes are working with a team of consultants to submit an outline planning application for a housing led mixed use scheme on the land to the south of Radwinter Road, Saffron Walden, for the provision of up to 300 new homes (including retirement homes) and public open space with the remainder of the site identified for business units. The site is shown on the adjacent plan and is the land edged red. The site is approximately 13 hectares.

This consultation exercise enables members of the public to have sight of the proposals and speak with members of the project team to understand the scheme design.



Site Location Plan

© OS Licence 100046972





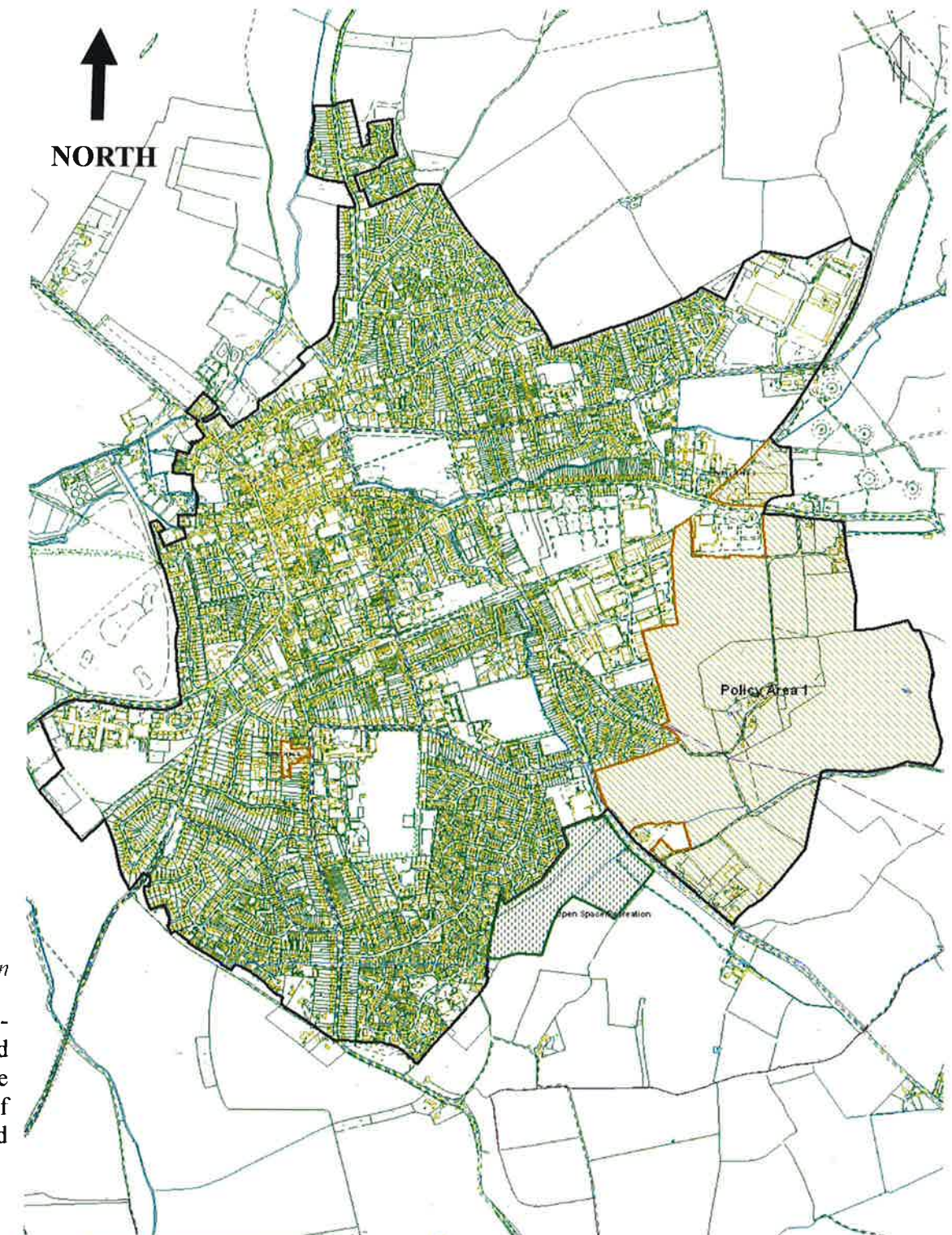


## Planning Context

In January 2012 the Uttlesford District Council published 'Town and Village' profiles which provided details for Saffron Walden in the context of housing, employment land, infrastructure, transport, minerals and waste, the historic environment and recreational land and concluded that the land to the east of Saffron Walden was the most appropriate location for new growth.

A key milestone for the emerging review of the Council's housing strategy was reached in June 2102 when the Council published its 'Consultation of proposals for a Draft Local Plan'. The draft Local Plan identified a housing requirement for 9870 new homes between 2001 and 2028. Subsequent to the consultation in June 2012 the District Council has now confirmed that the original housing requirement was not sufficient to meet full objectively assessed housing need. The District Council has therefore recently commenced consultation on additional housing numbers and sites. The District Council now state there is a requirement for 10,460 homes between 2011 and 2031 and have identified 4 additional sites for housing, including an additional site in Saffron Walden (the Ashton Road Commercial Centre).

Policy SP6 of the draft local plan identified land allocations in Saffron Walden for 800 dwellings. Saffron Walden Policy 1 of the June 2012 Draft Local Plan proposes an area of land to the east of the town for development. As part of this Policy, the land to the east of Saffron Walden is allocated for 800 dwellings, 6 hectares of employment land, and including new recreation and open space uses. The Manor Oaks Homes land lies within this area.



*Site Allocations for Saffron Walden*

**Saffron Walden Local Plan Policy 1 -**  
Land between Radwinter Road and Thaxted Road and land to the south of the Lord Butler Leisure Centre and west of Thaxted Road

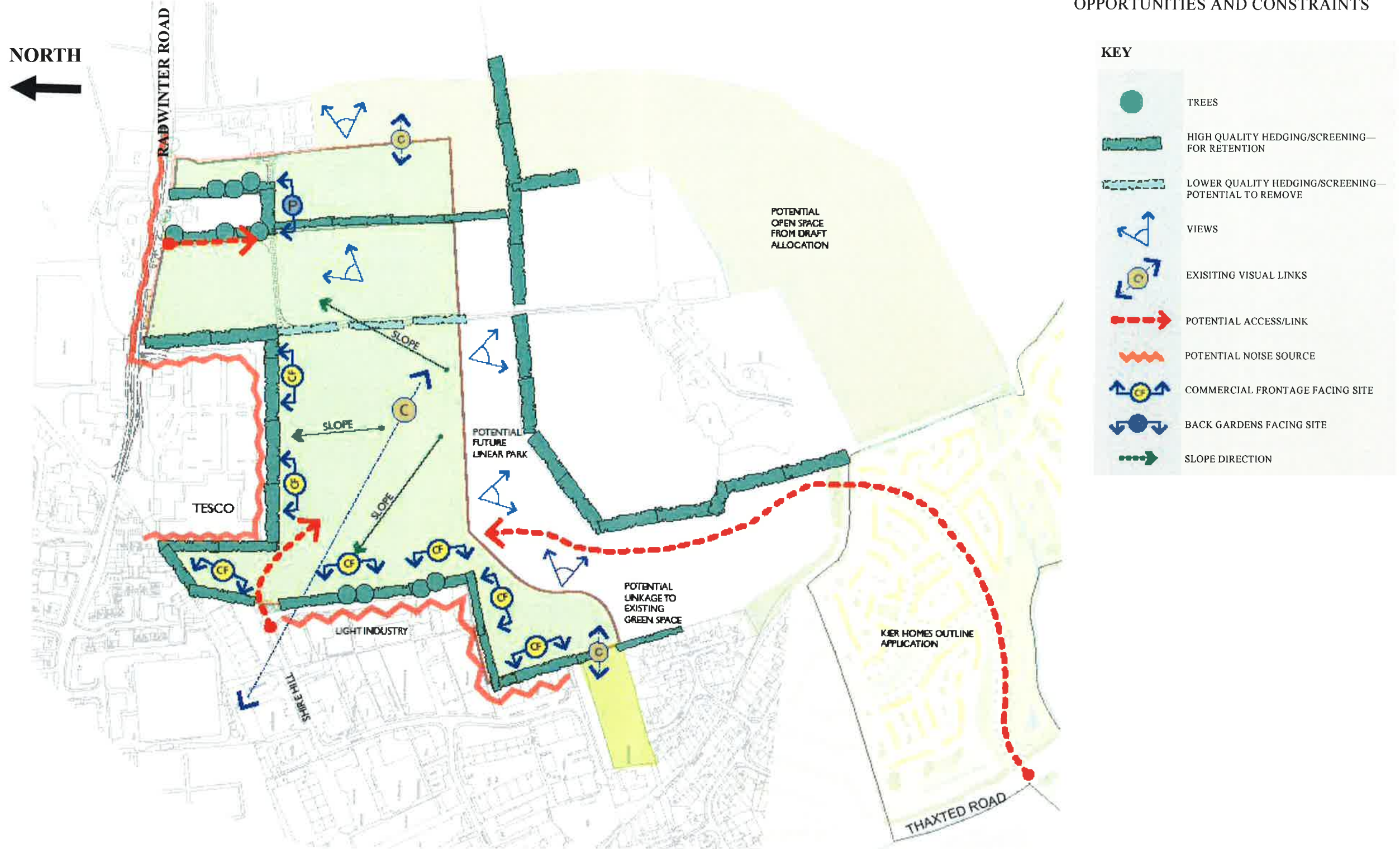






## Opportunities and Constraints

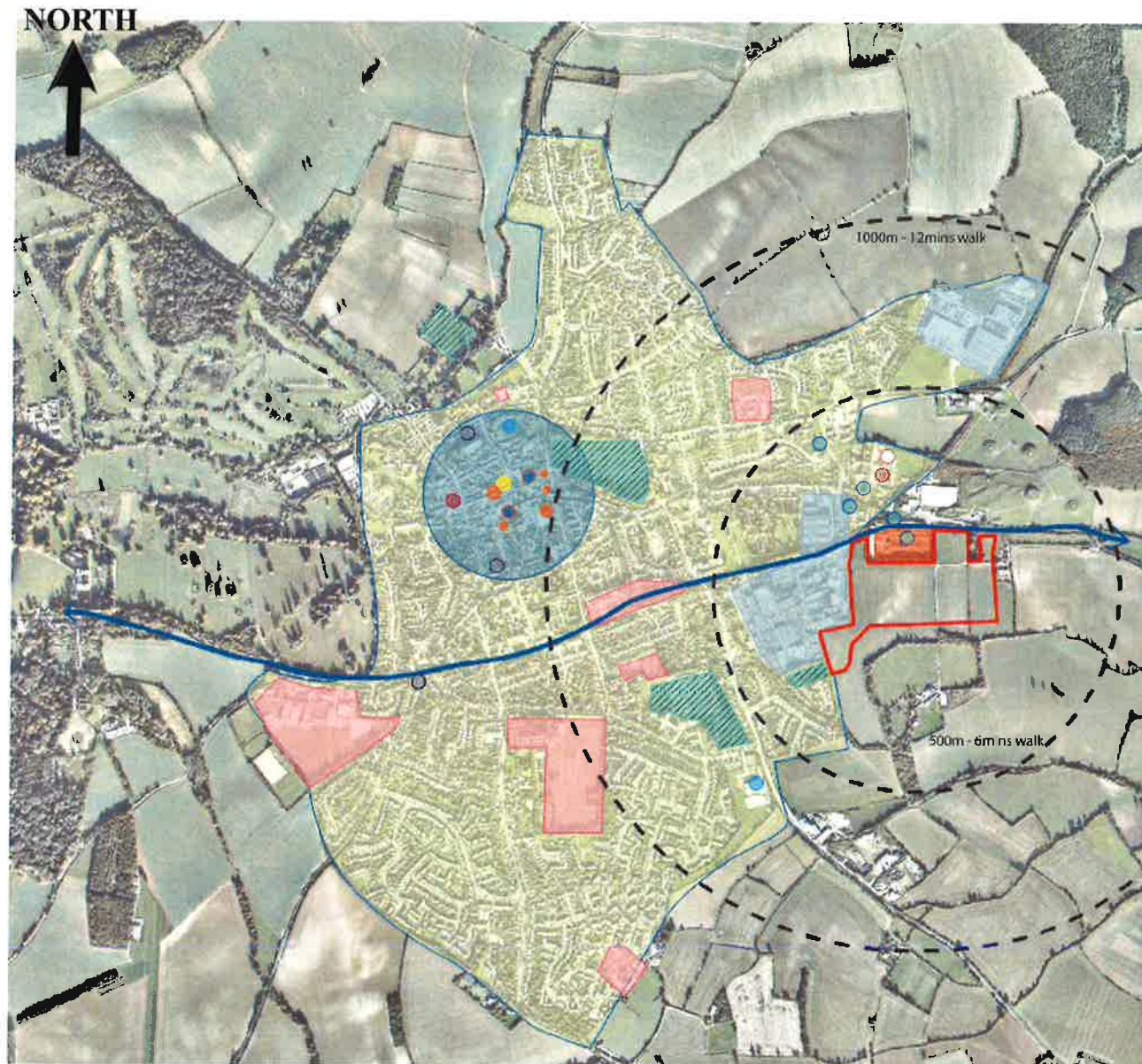
### OPPORTUNITIES AND CONSTRAINTS







## Accessibility



- SITE CONTEXT**
- KEY**
- Town Centre
  - Main Road (B1053)
  - Site Boundary
  - Public Open Space
  - Schools
  - Employment Areas
  - Supermarket
  - Dentist
  - Leisure Facilities
  - Post Office
  - Library
  - Bus Stops
  - Doctors Surgery
  - Pharmacy
  - Hospital

This plan shows the site in relation to key existing local facilities in Saffron Walden and provides an indication of the walking distances from the site to the facilities. These demonstrate that the site is well positioned to access the range of facilities in a sustainable manner as all the facilities are within reasonable walking distances.

The development site is located in an accessible location with a significant number of regular and irregular bus services operating in close proximity of the development site.

The development will be primarily accessed off Radwinter Road via a new right turning lane junction. A secondary access will be provided off Shire Hill creating a link between Radwinter Road and Thaxted Road. The proposed development will not preclude the desire of the Uttlesford District Council to provide a high quality link between Radwinter Road and Thaxted Road.

A Transport Assessment is currently underway which will identify the impact of the assessment on the highway network.

The proposed development is predicted to generate the following number of peak hour vehicle trips:

### Proposed Vehicle Trip Numbers

Use	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Residential per dwelling	41	106	147	98	59	157
Care Village per bed	3	3	6	2	3	5
B1 Office per 100m <sup>2</sup>	39	6	45	8	46	54
<b>Total</b>	<b>83</b>	<b>115</b>	<b>198</b>	<b>108</b>	<b>108</b>	<b>216</b>







## Site Analysis

### Trees

The site has been subject to a full Tree Survey. Due to the agricultural nature of a large part of the proposed site, the arboricultural component is mostly restricted to field boundary hedgerows both around and within the site boundaries. These are of mixed quality and their value arises primarily from their visibility.

Some trees are located in the field in the north-eastern corner of the site. However, these are mostly of poor form and without long term potential.

The most significant trees are located on adjacent land to the north of the site, particularly the establishing screening belt associated with the retail store and within the residential property which extends into the site. It is expected that impacts on these trees will be minimal.

Some trees and hedgerow will be lost, mainly associated with new and revised highways access points. However, the proposed landscape treatment will introduce significantly more trees and other planting than that removed. It is expected that the proposed scheme will result in a significant increase in the number and diversity of trees on the site.



### Ecology

An Extended Phase 1 Habitat Survey was conducted in relation to the site in September 2013. The site contains pockets of habitat that are considered to be of some value to wildlife, although over 95% of the area is of minimal wildlife value.

Hedgerows, scattered trees, scrub and tall ruderal vegetation provide potential breeding and/or foraging cover for common birds. The north-eastern section of the site is thought to be of some value for foraging or commuting bats, but this is mainly as a corridor to habitats on adjacent land.

No nationally or internationally important species were found on the site. At a local level, among those species featured in the Essex Biodiversity Project Action Plan only a Brown Hare and a Song Thrush were seen. It was concluded that there was low potential for invertebrate species listed as a priority in the UK Biodiversity Action Plan and/or Local Biodiversity Action Plan.

The proposed development is unlikely to impact significantly on wildlife, and will not lead to a significant loss of habitat in the area. Any losses can be mitigated by a robust and comprehensive landscape strategy

### Archaeology

An archaeological evaluation has been undertaken in the site. There are no Essex Historic Environment Records (EHERs) for the site itself with no previous archaeological investigations having occurred here. Despite a lack of any records pertaining to the proposal site itself, a desk-based assessment has pieced together some of the history of the site with known ownership and use from at least the medieval period, but with some indications of earlier activities from the Saxon and possibly the Roman periods.





## Site Analysis

### Air Quality

The development site is located 300m east of an area identified by the Local Authority as an Air Quality Management Area due to exceedance of the Air Quality Limit Value for nitrogen dioxide. Therefore, any traffic generated by the proposals has the potential to cause adverse impacts to existing pollution levels within this sensitive area. Additionally, construction works may cause air quality impacts as a result of fugitive dust emissions. An Air Quality Assessment is therefore to be undertaken in order to assess potential impacts on pollutant levels as a result of the proposals on the Air Quality Management Area at sensitive locations in the vicinity of the site.

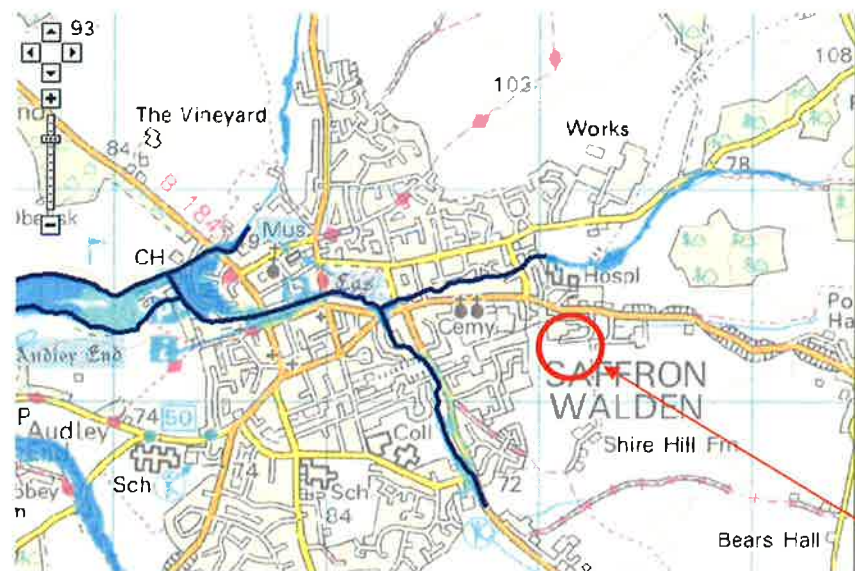
A qualitative assessment of fugitive dust impacts during the construction phase of the development has been undertaken. Assuming good practice dust control measures are implemented, the residual significance of potential air quality impacts from dust generated by earthworks, construction and trackout activities was predicted to be negligible. Any potential impacts during the operational phase will be reported and the appropriate mitigation measures suggested in order to protect local residents in the vicinity of the site from poor air quality.

### Drainage

The drainage for the development site will be designed in line with current legislation including Sustainable Urban Drainage Systems (SUDS) will be incorporated including plot soakaways, permeable paving and swales, where applicable. Detention basins will be utilised to attenuate surface water back to greenfield runoff rates ensuring that risk of flooding does not increase. The detention basins will be dry feature.

### Noise

A noise survey has been completed around the site in order to measure noise impacts from road traffic and commercial noise sources. Whilst these are not expected to be a significant constraint to development, any exceedance of noise criteria stipulated by Uttlesford District Council will be mitigated against using standard noise attenuation measures in order to control noise in external and internal habitable areas, thus affording a satisfactory level of amenity for future occupiers of the development.



### Flooding

The site is located within Flood Zone 1 as defined by the Environment Agency's Flood Map, Flood Zone 1 is defined as a low flood risk zone with a risk of flooding less than 1 in 1000 years or 0.1%.



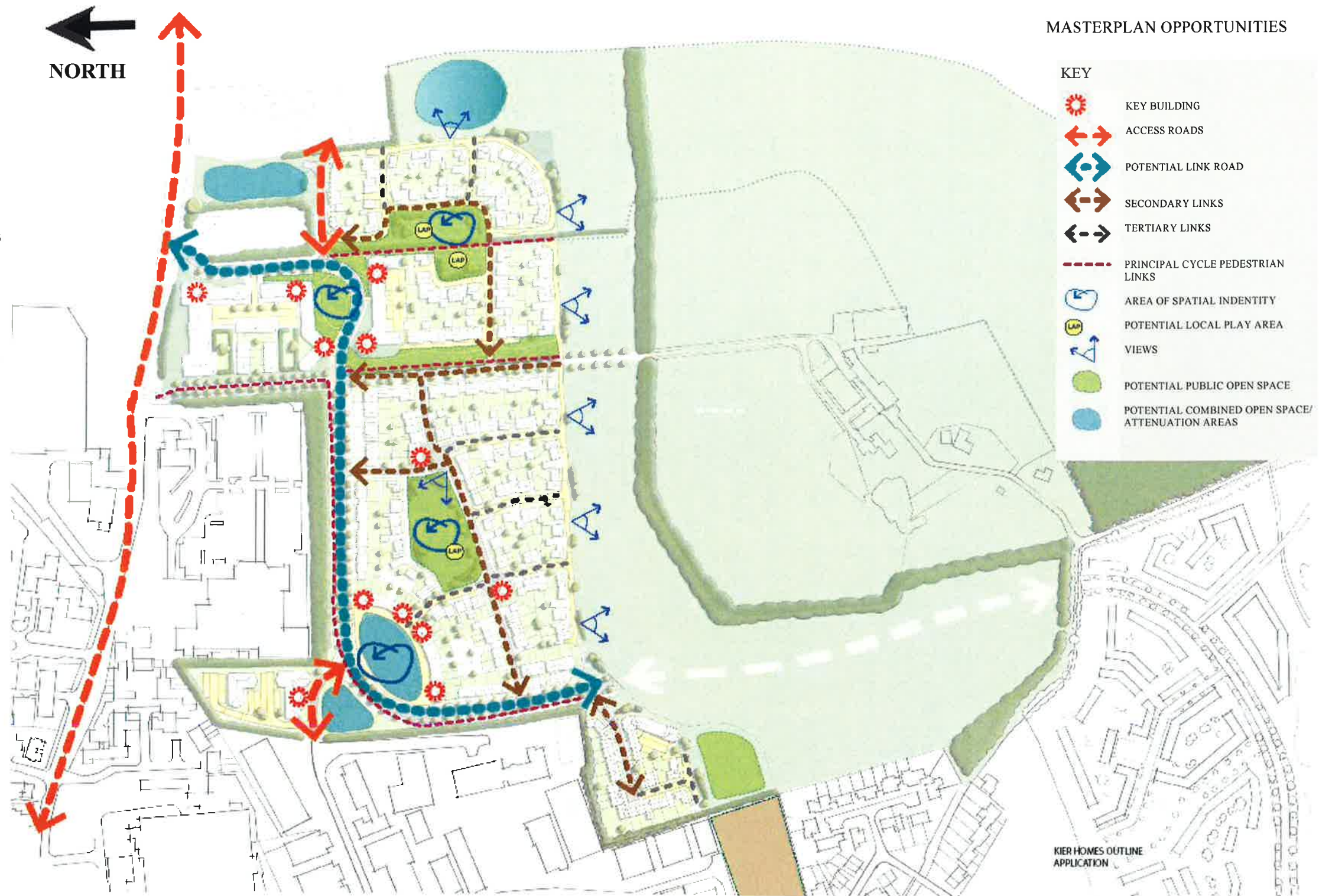




## The Masterplan

The indicative masterplan shows:

- a development of approximately 220 houses and 40 apartments;
- most of the proposed dwellings will be in the form of family homes ranging from 2 bed to 5 bed;
- the apartments will be 1 and 2 bed;
- circa 30 extra care apartment and 12 extra care bungalows;
- incorporated into the site will be approximately 40% affordable housing;
- 1800 sq.m of business use floorspace (Use Class B1);
- approximately 1.55 hectares of public open space including linear parks, landscape links and local play areas;
- cycle and pedestrian links;
- vehicle access from Radwinter Road and Shire Hill.







## Landscape Masterplan

NORTH



Key			
	Site Boundary		Wildflower Meadow
	Existing Vegetation		Wetland Meadow
	Proposed Avenue Tree		Grass
	Proposed Landscape Tree		Proposed Pond
	Proposed Shrub		Playground

### Landscape

The site is located on the south slope of a valley. The land rises up to the plateau of Shire Hill Farm providing views from the site towards the north. The west end of the site slopes down to the urban area of Saffron Walden itself.

The proposed development would be divided by a main access road branching into a network of narrow lanes of irregular pattern. The new built form along the northern boundary will continue the commercial character of the Radwinter Road frontage, with the urban character of Saffron Walden in a residential area behind. Further south the development would become more scattered with density falling as the land rises.

A proposed linear park to the south of development links to strategically placed public open spaces within the built up areas. Pedestrian paths create a green infrastructure network and an opportunity to connect to existing open spaces within the Saffron Walden urban area. Public open spaces adjacent to the main access road provide soft focal points.

Proposed water features within green spaces enhance the landscape and increase biodiversity through the use of native species. Proposed vegetation associated with ponds attracts wildlife and further enhances these spaces to provide year round interest.

Concept residential sketch:  
Linear open space



**REC**  
Resource & Environmental Consultants Ltd



**framptons**

**jpp consulting**  
Civil & Structural Engineers

**MCBAINS COOPER**

**first environment limited**

**manor oak HOMES**  
Building for the future environment





## Public Open Space Detail

### NORTHERN SECTOR: FORMAL LANDSCAPE TREATMENT

Defined by formal avenue planting which frame main vehicular route and provide visual reference for connectivity/linkages. Pedestrian movement is encouraged parallel to the central route allowing for intentional glimpsed view of surrounding water features and built form. This structured landscape approach provides a direct visual and contextual link between the northern sector of the site and the adjacent urban and industrial elements.



Proposed reed beds to provide natural habitat and soften edge of proposed pond.

Water and marsh plants planted in little groups will add interest to the space and soften the edge of the pond.

Grass around formal pond could include some species of wild flower to add colour to the space. Introduction of informal, mown path will soften the shape of the pond.

Formal pond associated with crescent built form and adjacent to formal avenue provides focal point and space for relax within the urban development.

Inspiration Images



### SOUTHERN SECTOR: INFORMAL LANDSCAPE TREATMENT

Defined by a soft landscape strategy allowing for more interesting setting. Specific treatments may include mown footpaths, open greens with groups/clusters of tree planting. Pedestrian movement is fluid providing for informal recreation and potential for picnics and family usage. Play spaces include natural elements and varied pieces of equipment provide a diverse experience for children. The green is intentionally located to ensure adequate levels of passive surveillance from adjacent dwellings.

Inspiration Images



Examples of play equipment



Native tree planting within patch of wild flower mix add visual attraction to the space and vertical accents softening built up edge.

Natural playground create space for imaginative play for children.

Mown paths allow for yearly changes of pedestrian movement directions.

Benches within the open space provide opportunity for relax and seating area for parents overlooking playing children.

Retained and enhanced hedge create green background to the views across the space.







## What happens next?....



We welcome your views on the proposal and would ask you to complete and return a comments form if you wish to express an opinion on the proposals at this stage. It is intended that following review of all the submitted comments and observations from today's exhibition the plans will be progressed and submitted to the Local Planning Authority (Uttlesford District Council).

**Thank you for taking the time to attend this public exhibition and should you have any questions please do not hesitate to speak with a representative on hand to answer your questions. Comments forms are available.**

If you require further details or wish to keep in touch with the progress of this proposal please contact Louise Steele at Framptons 01295 672310 or email [louise.steele@framptons-planning.com](mailto:louise.steele@framptons-planning.com)

The exhibition material is available on [www.framptons-planning.com](http://www.framptons-planning.com) you may make your comments online using this weblink. It is also available for viewing on [www.manoroakhomes.co.uk](http://www.manoroakhomes.co.uk)



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**APPENDIX 6**  
**INFORMATION LEAFLET**



# LAND TO THE SOUTH OF RADWINTER ROAD, SAFFRON WALDEN



## What is being proposed?

Thank you for attending the public exhibition on Wednesday 27th November 2013.

The accompanying layout plan illustrates a concept for the provision of 220 new homes, 40 apartments, 42 extra care elderly person units and 1800m<sup>2</sup> of business floor space to the south of Radwinter Road, Saffron Walden.

Approximately 1.55 hectares of public open space is proposed including linear parks, landscape links and local play areas. New cycle and pedestrian links are proposed and vehicular access is proposed from Radwinter Road and Shire Hill.

A range of houses is proposed including provision for affordable housing. In so far as the development may give rise to the requirement for new social infrastructure, provision may be made by a Planning Obligation under Section 106 of the Town and Country Planning Act 1990. Contributions may, for example be sought towards education and health facilities.

The emerging Local Plan identifies the site as being located in a larger allocation for up to 800 dwellings, 6 hectares of employment land and including new recreation open space.

## What happens next?

The full exhibition may be viewed on our website at [www.framptons-planning.com](http://www.framptons-planning.com) or [www.manoroakhomes.co.uk](http://www.manoroakhomes.co.uk)

You are cordially invited to write to Framptons at Oriol House, 42 North Bar, Banbury, OX16 0TH or; submit a representation via our website.

A summary of all views received will be presented to the Local Planning Authority as a Statement of Community Involvement.

A planning application seeking outline planning permission will shortly be submitted to Uttlesford District Council. The Council will undertake consultations and normally will reach a decision on the merits of the proposal in about 13 weeks.



Site Location Plan

# MASTERPLAN OPPORTUNITIES

## KEY

-  KEY BUILDING
-  ACCESS ROADS
-  POTENTIAL LINK ROAD
-  SECONDARY LINKS
-  TERTIARY LANES
-  PRINCIPAL CYCLE / PEDESTRIAN LINKS
-  AREA OF SPATIAL IDENTITY
-  POTENTIAL LOCAL PLAY AREA
-  VIEWS
-  POTENTIAL PUBLIC OPEN SPACE
-  POTENTIAL COMBINED OPEN SPACE / ATTENUATION AREAS

 framptons

NORTH



KER HOMES OUTLINE APPLICATION

**APPENDIX 7**

**PHOTOGRAPHS TAKEN AT THE EXHIBITION**















**APPENDIX 8**  
**COMMENT FORM**



# Comment Form

Thank you for attending this exhibition to view proposals for residential development at Land to the South of Radwinter Road, Saffron Walden

We welcome your comments.

27th November 2013

Please feel free to continue comments overleaf.

You can either fill out this form and leave it in the box provided, or post it to:

*'Saffron Walden' Exhibition , C/o Frampton Town Planning Ltd , Oriol House, 42 North Bar,  
Banbury, Oxfordshire, OX16 0TH*

Please leave your details if you wish to be informed of the progress of the proposal and to be sent a copy of our report on feedback received from this exhibition:

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Email:** \_\_\_\_\_

The report will be forwarded to Uttlesford District Council so that views can be taken into account by the Local Planning Authority when the planning application is submitted. Your details will not be passed to any other party.





**APPENDIX 9**  
**SUMMARY OF REPRESENTATIONS**





Land to the South of Radwinter Road, Saffron Walden  
Summary of representations



Reference Number	Summary of comment
1	<ul style="list-style-type: none"> <li>• Features such as green space and affordable housing are attractive.</li> <li>• However proposals should be rejected as there are significant downsides:</li> <li>• Wrong side of town;</li> <li>• Not close to rail/road links;</li> <li>• No significant employment land;</li> <li>• No relief of significant congestion and pollution issues, will further impact pollution;</li> <li>• No plan to alleviate issue of full schools in town;</li> <li>• Will further impact sewage in town.</li> </ul>
2	<ul style="list-style-type: none"> <li>• 2 storey offices at southern tip of proposed development will further close in occupants of existing development. Will need to be well screened by trees.</li> <li>• Existing hedges including lilac must be preserved.</li> <li>• Traffic from the development will be much worse than anticipated.</li> <li>• 1/3 of houses are not owner occupied, they are buy to let with absentee landlords and often have 8-10 people sharing to afford the high rents – if this is continued in the proposed development the roads will be too congested.</li> <li>• Questions building on arable land.</li> <li>• States they will never attract businesses if they are stuck in traffic.</li> <li>• Not convinced the existing plans will prevent houses flooding as the development site is very steep.</li> </ul>
3	<ul style="list-style-type: none"> <li>• Overall layout indicates the development will be a great place to live with much more consideration going into the overall aesthetic outlook than other developments.</li> <li>• However no consideration to schooling, questions where children will be educated.</li> <li>• States it is in the wrong location, with minimal jobs created, residents will drive through town with no mitigation for traffic problems and pollution.</li> <li>• The ‘dotted link’ road is an abbreviation that is misleading and should be removed.</li> </ul>
4	<ul style="list-style-type: none"> <li>• Wrong side of Saffron Walden, with no sensible transport links.</li> <li>• States they need a single settlement at Chesterford.</li> </ul>
5	<ul style="list-style-type: none"> <li>• Proposed development is too dense with no open space.</li> <li>• Suggests there should be a contribution to the ring road to relieve traffic from Peaslands Road/Mount Pleasant Road.</li> <li>• Questions where children will go to school.</li> </ul>



6	<ul style="list-style-type: none"> <li>• A comprehensive scheme to resolve the district dilemma – in the wrong place.</li> <li>• A single new settlement is required, not another development that offers nothing to the town.</li> </ul>
7	<ul style="list-style-type: none"> <li>• Concerned that small developments to the east of the town will exacerbate traffic problems in/around the town.</li> <li>• They also enable developers to ignore infrastructure (schools and surgeries etc.) for the increased population. There is insufficient space in school.</li> <li>• However looks like a ‘green’ and fairly sensitive development on the whole, compared to others.</li> </ul>
8	<ul style="list-style-type: none"> <li>• The plans look good however are in the wrong place.</li> <li>• Questions what children will do for schools, and what will happen to transport with the illegal pollution already in the town.</li> <li>• Questions when the environmental study was done.</li> <li>• Does not wholly agree as there are lots of interesting trees and birds etc.</li> </ul>
9	<ul style="list-style-type: none"> <li>• By itself the development is well conceived and if it follows the plans shown it will be a good addition to the town.</li> <li>• However it is one of a number of individual scheme in Saffron Walden, none of which address: <ul style="list-style-type: none"> <li>• Additional provision of primary schools;</li> <li>• County High Schools are at capacity;</li> <li>• Additional traffic on the east/west routes through town;</li> <li>• Additional medical centre provision;</li> <li>• Improved public transport within the town, to/from Audley End Station and to/from Cambridge.</li> </ul> </li> <li>• Concerned that after original approval is given, significant changes are then made which are not subject to public scrutiny or comment but are agreed direct with the district council.</li> </ul>
10	<ul style="list-style-type: none"> <li>• Board 5 – Ecological Information: questions if the preliminary ecological appraisal has been conducted in accordance with the Essex Biodiversity validation checklist published in June 2013?</li> <li>• States the need to obtain ecological data about the site from Natural England, Essex Field Club as the main source of species recorder, Essex Wildlife Trust, Essex Local Wildlife Sites Project, Essex Biodiversity Project. They will provide full species and habitat data for the site.</li> <li>• If not then the ecological information will be incomplete and the planning application cannot be determined.</li> </ul>



11	<ul style="list-style-type: none"> <li>• Thinks it will not benefit Saffron Walden as a whole.</li> <li>• It is to be sited in an area that would require traffic to travel through the town, especially concerning going to the Audley End train station.</li> <li>• Feels there is not enough consideration of the facilities such as schooling, medical facilities and drainage/sewage demands being met for future needs for Saffron Walden.</li> </ul>
12	<ul style="list-style-type: none"> <li>• Transport and road access problems need sorting.</li> <li>• The link road ought to be removed because it will never happen unless the Shire Hill route is used. Should call it an access road.</li> <li>• Green wildlife corridors are essential and should not be dog walking zones. Tree Preservation Orders must protect all existing hedgerows and trees. More mature trees should be planted and thin hedgerows thickened with diverse native hedging.</li> <li>• Realistically garages are not used for parking so plans should show off 2 street parking spaces are available for each dwelling.</li> <li>• Congested cul-de-sac parking will be a problem – if this means decreasing density of dwellings then so be it.</li> <li>• Landscaping green areas and ponds look promising.</li> <li>• Decent sized 1 bedroom elderly bungalows with good sized rooms and storage cupboards need to be desirable enough to encourage downsizing. The council must have some of these under occupied council houses which is a current problem.</li> </ul>
13	<ul style="list-style-type: none"> <li>• Perfectly pleasant development however built in the wrong place and wrong town.</li> <li>• There are no jobs in the area and almost every new house owner will be a commuter trying to find a way through town.</li> <li>• Questions school places and health services.</li> <li>• The new traffic assessment shows the impossibility of supporting any more people in the town, particularly on this side.</li> </ul>
14	<ul style="list-style-type: none"> <li>• Opposes the development because it is entirely disconnected to the transport needs of the town. Understands it is the responsibility of Essex County Council but it is wrong in principle and in practice for 2 councils not to make joint plans for the future of Essex.</li> <li>• Only way to avoid already illegal level of air pollution becoming much worse at the junctions of town centres is to build a bypass road around the east and south of the town.</li> </ul>



	<ul style="list-style-type: none"> <li>• As the population of Essex is certain to keep rising it would be most sensible for ECC and UDC to agree on a new town altogether.</li> </ul>
15	<ul style="list-style-type: none"> <li>• No definite plans for schools, doctor's surgeries and proper link road.</li> <li>• The development is on the East side of town when the railway and motorway access are on the other.</li> <li>• Questions if the council has any influence to make the potential developers talk to each other.</li> </ul>
16	<ul style="list-style-type: none"> <li>• Strongly objects to the development overall.</li> <li>• The town cannot absorb the detrimental impact the development will have on traffic, air quality, schools, medical services and sewage.</li> <li>• The process for development is unstrategic, incoherent (consideration in isolation from cumulative impacts of other developments around the town) and opportunistic.</li> <li>• Have not demonstrated a plan to encourage residents and businesses within the proposed development to use active travel modes of transport beyond the boundary of the development (there is a cycle path that leads to a dead end).</li> <li>• Need a development that addresses how residents and businesses would move adequately and safely through the town, not in vehicles.</li> <li>• Have a great deal more to do to win the trust of local people.</li> </ul>
17	<ul style="list-style-type: none"> <li>• Development to the east of the town is fundamentally unsustainable.</li> <li>• Will cause increased traffic congestion.</li> <li>• The town's infrastructure is singularly ill-equipped over which you have no control unless you dictate where people work and play.</li> <li>• Questions where additional schooling and medical care will come from.</li> <li>• Questions what studies have been done on water supply and what were the conclusions.</li> <li>• Questions what attempts have been made to the landowners to the west of the town to secure development land.</li> </ul>
18	<ul style="list-style-type: none"> <li>• Opposes the development.</li> <li>• It is on the wrong side of town.</li> <li>• Its size and location will create significant problems in terms of traffic congestion, impact on school places (there are not enough and no provision is allowed for) and other</li> </ul>





	<p>local services such as surgeries which are already stretched.</p> <ul style="list-style-type: none"> <li>• The consequence of this is that quality of life in the town will go down.</li> <li>• There is no meaningful effort to build in sustainable travel – the marked cycle path goes to a dead end.</li> <li>• It is opportunistic planning based on a council which has no vision or understanding of strategic approach to planning development and instead has simply asked who's got land to sell and then encouraged developments on those plots.</li> <li>• Should negotiate with the council on development outside the town on the right side for major transport infrastructure and jobs.</li> </ul>
19	<ul style="list-style-type: none"> <li>• Lack of facilities i.e. roads, sufficient water, proper sewage, school places, doctors, jobs and transport links.</li> <li>• The affordable housing and social housing didn't appear to relate to local needs – 4/5 bedroom houses are need for the majority of local families.</li> <li>• It is on the wrong side of town. Sites nearer to the A505 are more realistic for transport, jobs, schools etc. as more houses in the east of town will case untold misery for people.</li> </ul>
20	<ul style="list-style-type: none"> <li>• Very concerned about the development.</li> <li>• Traffic – Radwinter Road is already congested with traffic even at non-peak times. An additional 300 houses would mean around 500 cars and cause gridlock in the town, as well as more pollution.</li> <li>• Wrong side of town – traffic would have to go through town to the sops and amenities.</li> <li>• Site has no provision for extra shops and it is beyond easy walking distance for all shops apart from Tesco.</li> <li>• There are 3 schools and no capacity.</li> <li>• Also no assessment of needs and impact in the presentation.</li> </ul>
21	<ul style="list-style-type: none"> <li>• Questions from the Parish Council:</li> <li>• What is the time line from consent to commencing construction?</li> <li>• Will you commit 40% affordable housing to retirement houses?</li> <li>• What types of open space provision will there be in accord with FIT and the latest guidance from Play England?</li> <li>• Do you intend to contribute towards this community facility? Would you be prepared to discuss this matter at an early stage with the Town Council?</li> </ul>



	<ul style="list-style-type: none"> <li>• What are your proposals for education provision?</li> <li>• What are your proposals for waste/sewage problem?</li> <li>• Are you aware Radwinter Road is prone to flooding near to where your access road will be?</li> <li>• Do you intend to provide public transport to your development?</li> <li>• What will be your plan for site access?</li> <li>• What solutions do you prepare to remove congestion and pollution in Radwinter Road at its junction with Thaxted Road?</li> <li>• Do you to join this link road with the proposed section on the Keir site?</li> <li>• To what standards will the site road be built?</li> <li>• What will you do with the small section of land to the west of this link road?</li> <li>• Confirm that the road through the site to the eastern side of the Shire Hill Industrial Estate will run on the very western edge of the development? Will it be provided with suitable pedestrian crossing facilities?</li> <li>• Have you had any preliminary talks with the planners at UDC, if so what conclusions?</li> <li>• Are you the current owners of the land on which you intend to develop?</li> </ul>
<p style="text-align: center;">22</p>	<ul style="list-style-type: none"> <li>• Development on its own looks ok.</li> <li>• However in the wrong location on the wrong side of town.</li> <li>• 300 houses will generate 600 cars.</li> <li>• The proposed road will not solve this problem.</li> <li>• Questions who decides what is affordable house prices for local people. There is a need for some local authority housing for people on the housing list – this development will not address the housing needs.</li> <li>• Schools are already oversubscribed, as are doctors and dental surgeries.</li> </ul>
<p style="text-align: center;">23</p>	<ul style="list-style-type: none"> <li>• No objection to the actual plans however questions where the infrastructure is.</li> <li>• The routes out of the development lead to very congested roads.</li> <li>• Local schools are already full.</li> <li>• Residents are continually being asked to reduce their water use and the sewage is at breaking point.</li> </ul>







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